

Firms propose new industrial campus near Cottage Grove's Hamlet Park

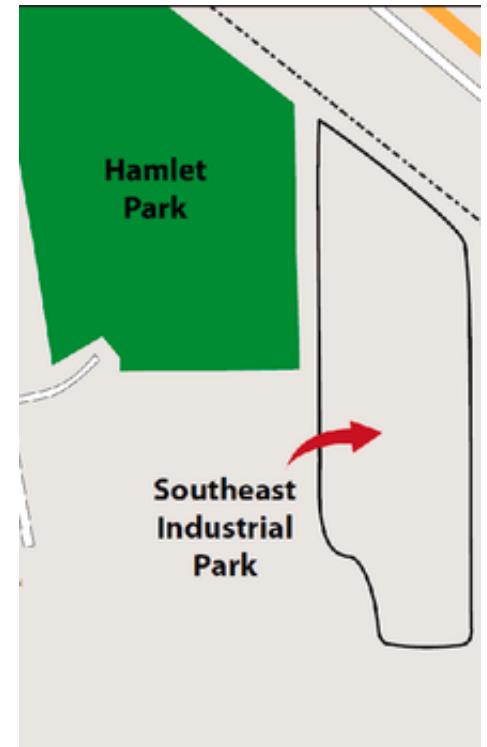
By [Emily Buss](#) on Apr 22, 2015 at 8:00 a.m.

Two developers are working on a new industrial park in Cottage Grove that would feature rail access and large tenants.

Hillcrest Development and Opus Development Company, both local entities specializing in commercial real estate sales and construction, are working to develop the 40-acre former Lyman Lumber site just off 91st Street and Hemingway Avenue. Coined the Southeast Industrial Park, the property is adjacent to the Canadian Pacific rail storage yard and zoned for industrial use.

“We’re really excited about this property and the investment that we’ve made,” said Scott Tankenoff of Hillcrest Development. “It’s a site that really wants to be industrial, and it’s in a location where there is not as much industrial land available, certainly not with rail service.”

Preliminary concept plans for the industrial park include two to four built-to-suit buildings – both for sale or lease – ranging between 50,000 square feet to as large as 360,000 square feet. However, Vice President Eric Rossbach of marketing firm Colliers said the number of buildings will be dependent on the



Local developers have eyed roughly 40 acres adjacent to Hamlet Park for a new industrial park for large manufacturers.

market.

“What we envision on this site is a high-image product, it will be bulk distribution driven by the rail,” Rossbach said. “Manufacturers will be large.”

Colliers is pursuing potential end users for the industrial park. However, Rossbach said “nothing hot and heavy” has come forward yet.

“We’ve had a handful, I’d say five or so, groups that we’ve had discussions with, either with them directly or their brokers,” he said. “With these large users there’s a significant process that goes with that.”

Because development is market-dependent, Rossbach said he anticipates the project getting off the ground within the next 12 to 18 months. With expansion activity and growth in the nearby Cottage Grove Business Park picking up, Rossbach said that only helps their proposed Southeast Industrial Park.

“It’s certainly a benefit,” Rossbach said. “As we see development taking place, specifically in Cottage Grove, we think it’s great synergy and will enhance our project and our success.”

It’s unknown what kind of property tax impact the industrial park could have in the future, but City Administrator Ryan Schroeder said: “It will go up from here.”

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Emily Buss joined the South Washington County Bulletin in February 2013. She covers local government in Cottage Grove, St. Paul Park and Newport, along with other general assignment reporting. She holds a bachelor's degree in journalism and mass communications from Minnesota State University, Mankato.