

# Beacon Bluff Business Center

PARCELS ON 39.5 ACRES: SAINT PAUL, MINNESOTA



Beacon Bluff is zoned industrial, features 11 parcels on nearly 40 acres, has shovel-ready sites, has great visibility from Phalen Boulevard, quick access to Phalen Boulevard and Interstate 35E, and there are financial incentives available.

## BENEFITS

- { Full-service interchange at I-35E & Phalen Boulevard
- { Close proximity to transportation of goods including Interstates 35E and 94; rail and river shipping
- { International airport within 10 miles; corporate airport within 5 miles
- { Access to Saint Paul's ready and qualified workforce
- { Reduced utility and energy costs through a partnership with Xcel Energy
- { Land abatement, regulatory approvals, and infrastructure improvements
- { Proximity to more than 30 higher education institutions, including research capabilities
- { Environmental liability assurances provided by the MN Pollution Control Agency



### Development Criteria

- { Value-added light manufacturing, industrial, and other uses providing significant jobs and/or tax base
- { Manufacturers: minimum \$70 per square foot construction value
- { Building-to-land coverage ratio of at least 35 percent
- { Minimum one job per 1,000 square feet of building space
- { Minimum wage of \$14.75/hour plus benefits
- { 10-year Workforce Agreement with Port Authority
- { Commitment to employ Saint Paul residents in at least 70 percent of new hire positions
- { Commitment to abide by the Port Authority's Protective Covenants
- { Commitment to evaluate construction of energy efficient buildings and sustainable site design

### CONTACT US



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**SAINT PAUL PORT AUTHORITY** In 1955, the Legislature authorized the Port to engage in economic development activities inland. Our first redevelopment project, Riverview Business Center, was built in 1962. Since then, 16 more inland business centers have been developed, contributing to approximately 25,000 good paying jobs in the City of Saint Paul.