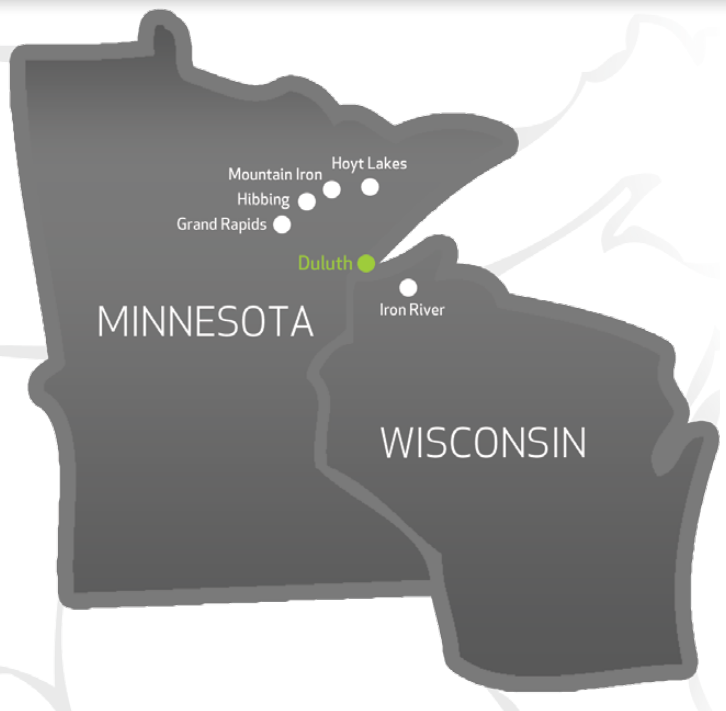


# STRATEGICALLY LOCATED SITE OPTIONS

Northeast MN and northwest WI boast strategically located site options with competitively-priced utilities and an advanced multi-modal transportation network. The chosen sites access abundant natural resources and raw materials needed to ensure the long-term success of your business.



Property	Itasca Eco-Industrial Park	Laskin Energy Park	Mountain Iron Energy Park	Central Iron Range Industrial Site	Iron River Landing
LOCATION	Grand Rapids, MN	Hoyt Lakes, MN	Mountain Iron, MN	Hibbing, MN	Iron River, WI
MILES FROM DULUTH	85	64	68	85	32
AVAILABLE ACRES	223	200	80	840	87
OWNERSHIP	Itasca Economic Development Corporation	City of Hoyt Lakes	City of Mountain Iron	IRRRB	Midwest Forest Products Company
BUILDING SQ. FT.	200,000 SF Manufacturing and Distribution	Nott, Inc. Building 30,000 SF	No	No	Two 18X30 (540 SF) Buildings
FOR SALE OR LEASE	Sale	Sale	Sale	Sale/Lease	Sale/Lease
FEATURES	Permit to draw water from the Mississippi River	Natural Gas	Natural Gas, Sewer, Water	Natural Gas, Sewer, Water	Well/Septic, Secure Access/ Cameras, Certified Weight Scale
RAIL ACCESS	Yes	Possible	Possible	Yes	Ashland, WI or Superior, WI each are 30 miles away
ELECTRIC	4,160-volt substation on site	28 MW peak, 23/46 KV	480 Volt, 3 Phase	480 Volt, 3 Phase	3 Phase
FIBER	Yes	Yes	Yes, Riber Ring runs on CR102 and US169	Yes, Fiber Ring on US169 runs through the property	DSL through Norvado