

# GROW

## In Glencoe, Minnesota

### ECONOMIC DEVELOPMENT & JOBS PARTNERSHIP

## Glencoe Receives Infrastructure Grant to Expand Industrial Park

The State of Minnesota recently announced that the City of Glencoe has been awarded a grant through the Department of Employment and Economic Development's Bioscience Business Development Public Infrastructure (BBDPI) program. The grant partially funds an expansion to Glencoe's industrial park.

The BBDPI program focuses on job creation and retention through the growth of new bioscience businesses. It provides grants to local governmental units on a competitive basis statewide for up to 50 percent of the capital cost of the public infrastructure necessary to expand or retain jobs.

In Glencoe, the grant will be matched with local resources to expand the industrial park's second addition with the construction of Gruenhagen Drive. The new street will service an expanding Midwest Porcine Recovery (MPR) facility, which was built in 2010. In addition to bringing new jobs to the community, MPR's growth has provided an opportunity for the City of Glencoe to make further investments to the industrial park's infrastructure.

As well as servicing MPR, the new road will make two adjacent lots ready to build sites for prospective companies. Glencoe's Industrial Park is located on the east side of the community along four lane US Highway 212 with rail service available through Twin Cities & Western Railroad.

"With the support of the State of Minnesota, the City of Glencoe is in a unique position to expand its industrial park" said Mark Larson, Glencoe's City Administrator. "As a community, we recognize how important jobs are to our future and we believe this investment will help build a strong foundation for growing Glencoe's economy".

Glencoe is a growing community of nearly 6,000 people located just 50 miles west of Minneapolis and Saint Paul. It features a diverse economy with a skilled workforce. Whether considering expansion or relocation, the City of Glencoe invites you to discover the benefits of doing business in Glencoe's industrial park.



***Midwest Porcine Recovery (MPR) constructed their facility in Glencoe's industrial park in 2010. The company's 21,000 square foot facility anchors the park's newest edition. MPR is a supplier to the medical technology industry.***

The MPR facility is also home to Miromatrix Medical Company's, a regenerative medicine company, new research laboratory. Likewise, MPR is in discussions with other medical technology companies that are seeking similar lease opportunities. The City of Glencoe and Chamber of Commerce credit MPR for their investment and the opportunity that it has provided Glencoe.

Further details on Glencoe's industrial park and other business development opportunities can be found by visiting [www.glencoe.mn.org](http://www.glencoe.mn.org). Those wanting to review pricing, incentives, and other business assistance programs can contact Dan Ehrke, Glencoe's Business Development Specialist, in the Chamber of Commerce office by calling (320) 864-3650.

# Miller Manufacturing Company Continues to Grow In Glencoe, Minnesota

With the recent acquisition of the Farm Store division of Double L Group, Ltd., in Dyersville, Iowa, Miller Manufacturing Company (Miller) is again expanding its manufacturing and distribution presence in Glencoe. This is the company's second expansion in the last six months bringing new jobs to the State of Minnesota.

"We are excited about the purchase of the Farm Store Division of Double L Group, Ltd. and look forward to the additional growth opportunities it will bring Springer Magrath and our distributor and retail partners," says Dan Ferrise, CEO of Miller. "With the addition of these product lines we expect to bring more jobs to the Glencoe, Minnesota community, and will be welcoming employees from the Garnavillo, Iowa manufacturing facility to the Miller team. The Garnavillo facility will continue to operate in Iowa under Miller."

This announcement followed the company's decision in November of 2011 to relocate its manufacturing operations from McCook, Nebraska to Miller's Glencoe facility. At that time, Dan Ferrise said "As a result of the success we have had running our Miller Manufacturing operation in Glencoe, we made the decision to relocate Springer Magrath expanding our presence and employee base in Glencoe."

Miller Manufacturing relocated to Glencoe, purchasing the former Nordic Track property in 2005, resulting in extensive renovations to the 285,000 square foot facility. The facility is located along State Highway 22. Miller worked with the City of Glencoe to qualify for the State of Minnesota's JOBZ business development program to meet the company's relocation needs.

The company employs approximately 144 full time workers plus 57 temporary workers with more than half of the employees being hired since their relocation to the community. Miller currently has 9 vacant positions they are recruiting for that can be found at [www.miller-mfg.com](http://www.miller-mfg.com).



## *About Miller Manufacturing Company:*

Miller Manufacturing Company is a market-leading manufacturer, distributor and marketer of farm, ranch and pet products which are sold under the brand names of Little Giant®, Hot-Shot® Springer Magrath® and Pet Lodge™. Today, Miller's catalog features over 900 products which are sold through a large network of farm and animal health supply distributors in the United States and over 30 countries around the world. Miller started as a family-owned business in 1941 and today is owned and operated by Frandsen Corporation of North Branch, MN.

## Seneca Foods Tour Showcases Company's Impact on the Local Economy



*Photo from Seneca Foods tour in Glencoe.*

Left to right: Chris Sonju, GSL School District; Laurie Gauer, Gauer Chiropractic Clinic; Charlie Guerrero, HOME Solutions; Gale Hoese, Security Bank & Trust Co.; Randy Wilson, City of Glencoe; and Andy Slinden, Seneca Foods.

Members of Glencoe's economic development team recently had an opportunity to tour Seneca Foods. The tour, led by Plant Manager Andy Slinden, provided a first hand glimpse at the long reaching impact the company has on the community.

This impact is not a new occurrence. The facility has been a key part of the community since being built in 1948 by the Green Giant Company. It has seen numerous expansions including several key upgrades since being purchased by Seneca Foods.

The facility is located on more than 40 acres with a total of 646,000 square feet of buildings including 165,000 square feet of dry warehouse space and 126,000 square feet of cold storage. Seneca employs a workforce of 140 full-time and as many as 850 seasonal employees at the Glencoe facility. To meet these needs their product is grown by 400 plus growers in the surrounding area.

The Chamber of Commerce and City of Glencoe recognizes the contributions Seneca Foods continues to make to the local economy and community. Glencoe is fortunate that the world's largest producer of canned vegetable produce is located here in Glencoe, Minnesota. This gratitude extends to Seneca's employees for their dedication and service to the company.



# Commercial Properties Offering Business Opportunities in Glencoe



## Property Spotlight

*Glencoe Distribution Center adjacent to  
US Highway 212 in Glencoe, Minnesota.*

### FOR SALE OR LEASE

**Address:** 1207 Cardinal Avenue North

**Zoning:** B-1 Central Business District

- Site is approximately 5.5 acres
- 97,060 square feet building built in 1992
- Precast tilt-up spancrete construction
- Existing income from current tenant
- 62,000 square feet in available space
- Includes rail spur line to building
- 28' clear height ceilings
- ESFR sprinkler system
- 6 loading docks; 1 drive-in door; 2 rail doors
- Expandable by additional 40,000 square feet

### FOR MORE INFORMATION CONTACT:

Steve Nelson

Senior Vice President of Sales and Leasing  
HOYT Properties Inc.

(612) 746-5022

[snelson@hoytproperties.com](mailto:snelson@hoytproperties.com)

[www.hoytproperties.com](http://www.hoytproperties.com)

### **Brockmeyer Building** (763) 658-7171

710 E. 11th Street; 1,750 square feet (can be split into two spaces with basement storage available); office/retail space

### **Coborn's Outlot** (612) 465-8522

2211 E. 11th Street; 2.61 Acres; adjacent to new Coborn's retail building; [www.upland.com](http://www.upland.com)

### **Downtown Commercial Building** (952) 992-9299

1102 Hennepin Ave; 4355 total square feet, 2000 main level brick 2 story; currently leased out for retail, upstairs 2 remodeled apartments, call REMAX HOMES for details.

### **Economart Building** (320) 864-3171

615 E. 11th Street; 20,788 square feet in downtown Glencoe; includes loading dock and large paved parking lot

### **E.J. Gavin Trust** (320) 864-5142

1.2 acres adjacent to US Highway 212; Morningside Avenue and 8th Street East

### **Glencoe Distribution Center** (612) 746-5022

1207 N. Cardinal Ave.; 94,828 square feet (expandable by 40,000 square feet) for sale or lease; 62,000 square feet currently available; ceiling height 28' with 6 loading docks and rail access; located in Glencoe's industrial park; [www.hoytproperties.com](http://www.hoytproperties.com)

### **Glencoe Industrial Park** (320) 864-5586

lots starting at 1 acre in size; incentives available; **direct access to four-lane US Hwy 212 with rail service availability.**

### **Manufacturing/Warehouse Space** (320) 864-6266

2725 E. 12th Street; 8,080 square feet; loading dock available; located on 1 acre in Glencoe's Industrial Park

### **Railway Business Plaza** (320) 864-4243

917- 929 12th Street; ranging from 400-1000 square feet; Commercial spaces adjacent to downtown Glencoe City Center

### **Retail/Commercial Space** (320) 864-5518

712 E. 10th Street; 1,000+ square feet; office/retail space;

### **Retail/Commercial Space** (616) 405-2270

2020 E. 9th Street; 6,000 square feet; office/retail

### **Star Business Plaza** (320) 510-1193

2021 E. 10th Street; ranging from 500-700 square feet; office/retail suites just blocks from US Hwy 212

### **Stevens Seminary Lot** (320) 864-5142

Northwest Corner of 11th Street East and Union Avenue (across from Coborn's); 30,000 square feet

### **Tepley Commercial Building** (612) 210-9042

2910 E. 9th Street; 32,000 square feet; includes loading dock and 3 overhead doors; located on 3 acres adjacent to US Hwy 212

### **Warehouse Space** (320) 864-6266

2911 E. 12th Street; 7,000 square feet; ceiling height 20' with 5 overhead doors; located on 2.5 acres in Glencoe's Industrial Park

\*Contact Dan Ehrke at (320) 864-3650 for a current listing of commercial buildings and properties.