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## Opus, Hillcrest kick off Cottage Grove business park with cardboard plant

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Developers are kicking off the first phase of a Cottage Grove business park with a 161,000-square-foot building for cardboard maker North Star Sheets.

Minneapolis-based Hillcrest Development owns 40 acres of land just south of Highway 61 and near Hamlet Park. It's partnering with Minnetonka-based The Opus Group to develop what they're calling the Southeast Industrial Park. The first phase for North Star Sheets takes up 16 acres. Opus designed the building and is serving as general contractor.

North Star Sheets is owned by Indianapolis-based Schwarz Partners and has told the city it intends to hire 40 to 50 people. The new facility is an expansion into the Twin Cities for Schwarz.

The building will be connected to the nearby Canadian Pacific rail line, so North Star can receive raw materials via rail and ship out cardboard via truck, said Phil Cattanach, senior director of development for Opus.

The building is scheduled for completion in September.

Hillcrest has hired Colliers International Minneapolis broker Eric Rossbach to market the other 24 acres, which could accommodate another 300,000 to 350,000 square feet.

Cattanach said the next phase, which is shovel-ready, also will be able to connect to rail. Cattanach said the speed of the project was made possible by the city of Cottage Grove.

"Cottage Grove has been as pro-development and pro-business a community that we have found," he said.

### Nick Halter

Senior Reporter/Broadcaster  
Minneapolis / St. Paul Business Journal



THE OPUS GROUP

A rendering of the North Star Sheets building that The Opus Group is building in Cottage Grove.

