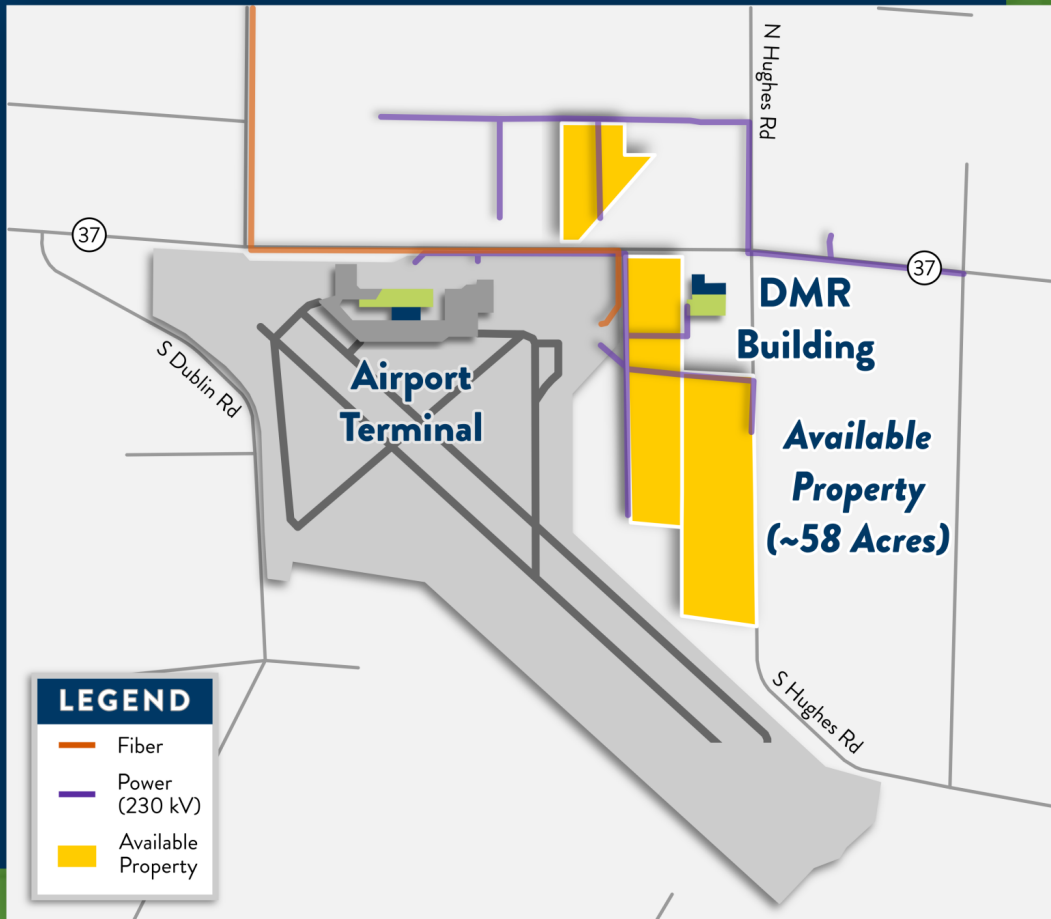


Site-Ready Available Industrial Property

Hibbing, Minnesota

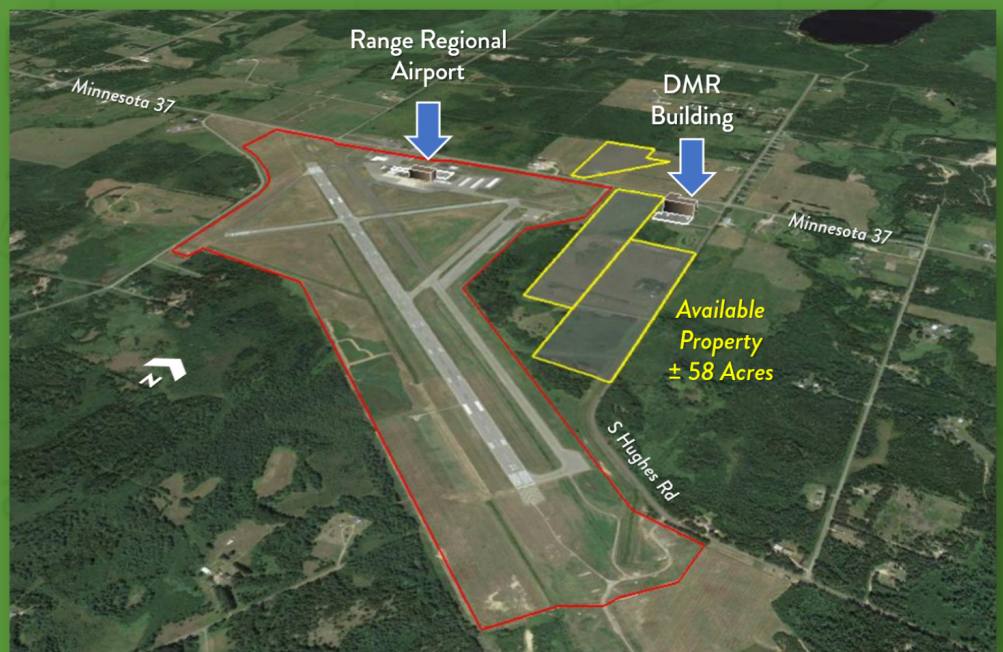




Range Regional Airport Industrial Airpark

The Industrial Airpark includes roughly 60 acres of land available and is industrially zoned. Located on State Highway 37, the airpark is in close proximity to the airport for convenient air cargo operations. The airpark is equipped with the following specifications:

- City water, sewer, gas
- Fiber Optic communications
- MN Power, 440 3-phase electric



Success Story: Detroit Diesel Remanufacturing Building

Detroit Diesel Remanufacturing and Iron Range Resources & Rehabilitation have been economic development partners in supporting the manufacture of electronics components for the heavy duty truck equipment, truck, passenger vehicle, agriculture, transit and rail industries. Iron Range Resources & Rehabilitation has helped finance equipment acquisitions and building expansions. The largest was a \$7.5 million loan to help the company locate, build-out, and expand into a spec building at Range Regional Airport in Hibbing. The building was constructed to allow for additional expansion.

IRRR Incentives:

- \$7.5 million to expand and build-out a 60,000 square-foot spec building



Location & Facility Information

The Airport is located near Hibbing, Minnesota on State Highway 37, an all-season highway. The Airport supports multiple aircraft hangers and convenient terminal facilities. Various ground transportation services are available, along with a public parking area that can support 250 vehicles with no parking fee. As an FAA Part 139 Certified Airport, the Range Regional Airport supports commercial and general aviation operations 7 days a week. Full service FBO (Fixed Base Operation) and aircraft maintenance facilities are also available.

Daily Flight & Runway Information

The Airport is serviced by daily commercial flights through Delta Air Lines, including charter services through Sun Country Airlines. The 6,758 foot-long and 150 foot-wide runway accommodates most commercial-sized aircraft and has a dual Instrument Landing System (ILS) allowing operations in inclement weather. The Range Regional Airport is your connection to any global destination.

Financial Horsepower

A location within IRRR's service area allows Range Regional Airport clients to access distinctive financial incentives. IRRR's unique business development financing programs and resources are the most wide-ranging and creative in the United States.



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