

Industrial Opportunities | Stewartville, Minnesota

Position your business for growth in one of southeastern Minnesota’s most business-friendly and well-connected industrial areas. The north side of Stewartville offers high-quality industrial land with excellent access to regional transportation, utilities, and a skilled workforce—ideal for manufacturing, warehousing, logistics, and advanced industrial uses.

Why Stewartville?

- **Strategic location:** Immediate access to U.S. Highway 63 and quick connections to I-90 and the Rochester metro area.
- **Airport access:** Stewartville is approximately 3 miles from Rochester International Airport (RST).
- **Business-ready infrastructure:** Industrial zoning, modern electric and natural gas service, municipal water and sewer, and broadband availability. A new controlled intersection will be added in 2026.
- **Proximity to Rochester & Mayo Clinic:** Access to a large regional workforce, suppliers, and research-driven economy.
- **Community support:** A city experienced in working with industrial developers and employers, supported by regional development partners with a wide range of capabilities.

Anchor Industrial and Logistics Facilities

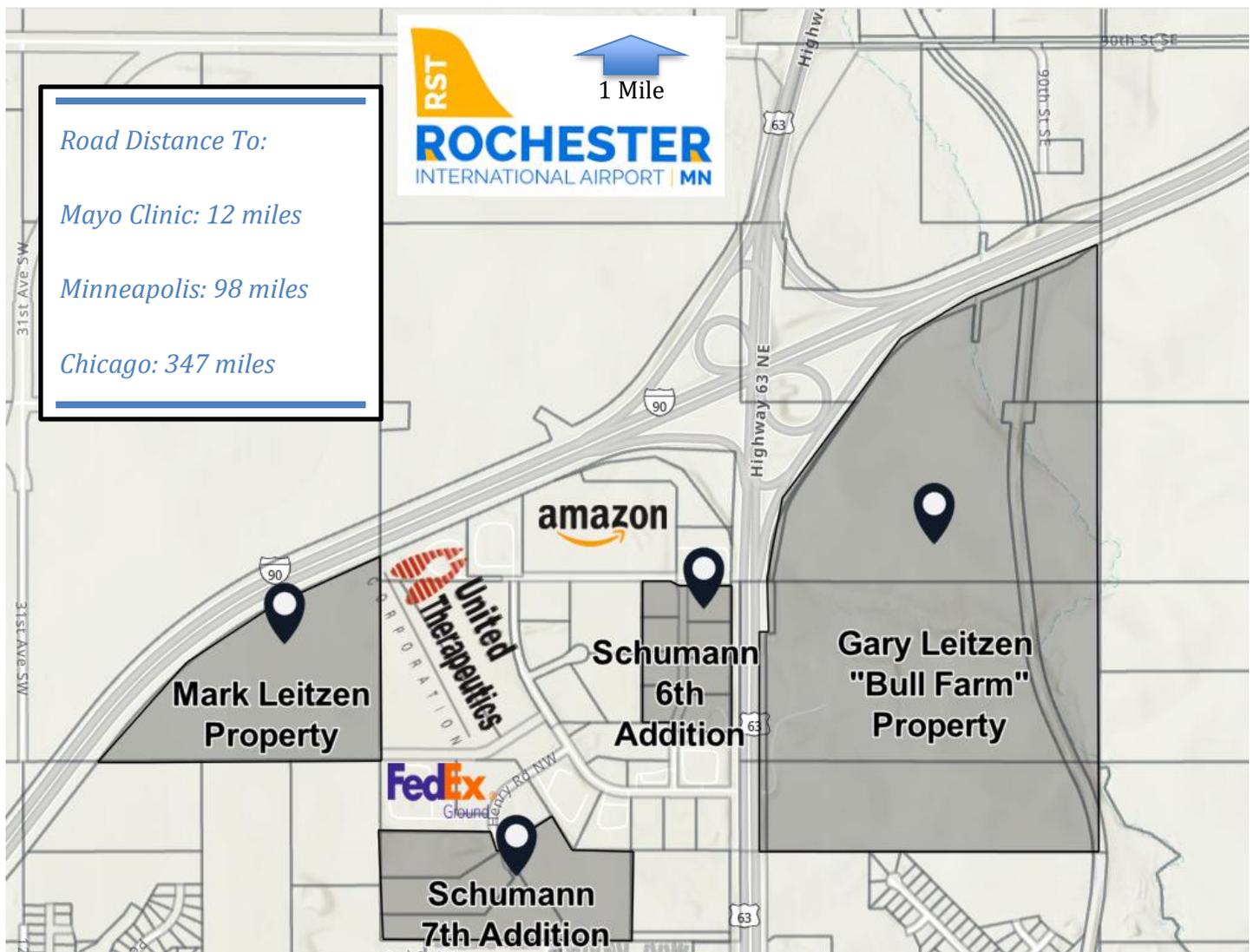
- **FedEx:** FedEx Ground operates a roughly 60,000 sq ft logistics facility in the Schumann Business Park, with an additional FedEx Express facility at RST Airport.
- **United Therapeutics:** A \$100MM facility for xenotransplantation is under construction and slated to open in early 2027, with additional phases under consideration.
- **Amazon:** A last-mile distribution center is nearing completion and will open in summer of 2026.
- **Others:** Minnesota Medical Technologies, Dayton Freight, Steelex, Geotek (Composites Manufacturing)

Available Industrial Sites

Multiple parcels are available on the north side of Stewartville, suitable for a range of industrial uses. Details for each parcel—including size, zoning, and utility access—are provided in the table below.

Property Name	Acres	Zoning or Target Use	Utilities Available	Addition Notes
Gary Lietzen “Bull Farm” Property	178 Acres in three parcels of 36, 69.63, and 74.33 acres	Commercial, Industrial, Logistics	3-phase power on site. <500 ft to water, sewer, gas lines.	Included in Orderly Annexation Plan
Mark Lietzen Property	~44 acres	Industrial, Logistics	3-phase power and gas on site, water/sewer being built.	Included in Orderly Annexation Plan
Schumann 7 th Subdivision	30 acres in 4 parcels of 6-11 acres	Industrial, Logistics	3-phase power, gas, water, sewer on site.	Within city limits
Schumann 6 th Subdivision	12.5 acres in 8 parcels of 1.5-2.4 acres	Highway Commercial	3-phase power, gas, water, sewer on site.	Within city limits

Location Map



Next Steps

These industrial sites offer flexibility, scalability, and strong regional connectivity for growing businesses. For detailed parcel information, site visits, or development discussions, please contact us.

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