

Industrial Development Opportunities | Eyota, Minnesota

Eyota, Minnesota offers a strategic, business-friendly location for industrial development in Southeast Minnesota. Positioned near Rochester while maintaining a small-community scale, Eyota provides manufacturers, logistics firms, and service providers with access to regional markets, workforce, and infrastructure—without the congestion or cost pressures of larger metros.

Why Eyota

- Strategic location east of Rochester with convenient regional & interstate highway access
- Proximity to Rochester-area employers, suppliers, and institutional partners
- Available industrial land including rail served and highway adjacent sites
- Competitive development environment and responsive local leadership
- High quality of life that supports workforce attraction and retention

Target Industrial Uses

- Light and general manufacturing
- Advanced manufacturing and assembly
- Warehousing and distribution
- Contractor services and flex industrial

A Supportive Business Environment

Eyota offers a collaborative development process focused on long-term success. Businesses benefit from coordinated local and regional support, predictable planning processes, and a community that values responsible growth and job creation.

Recent Investments

- Midwest Manufacturing/Menard's Manufacturing Facility
- ONEOK Purchase of Magellan Pipeline Facility
- 50+ Residential units under construction

Utilities & Infrastructure

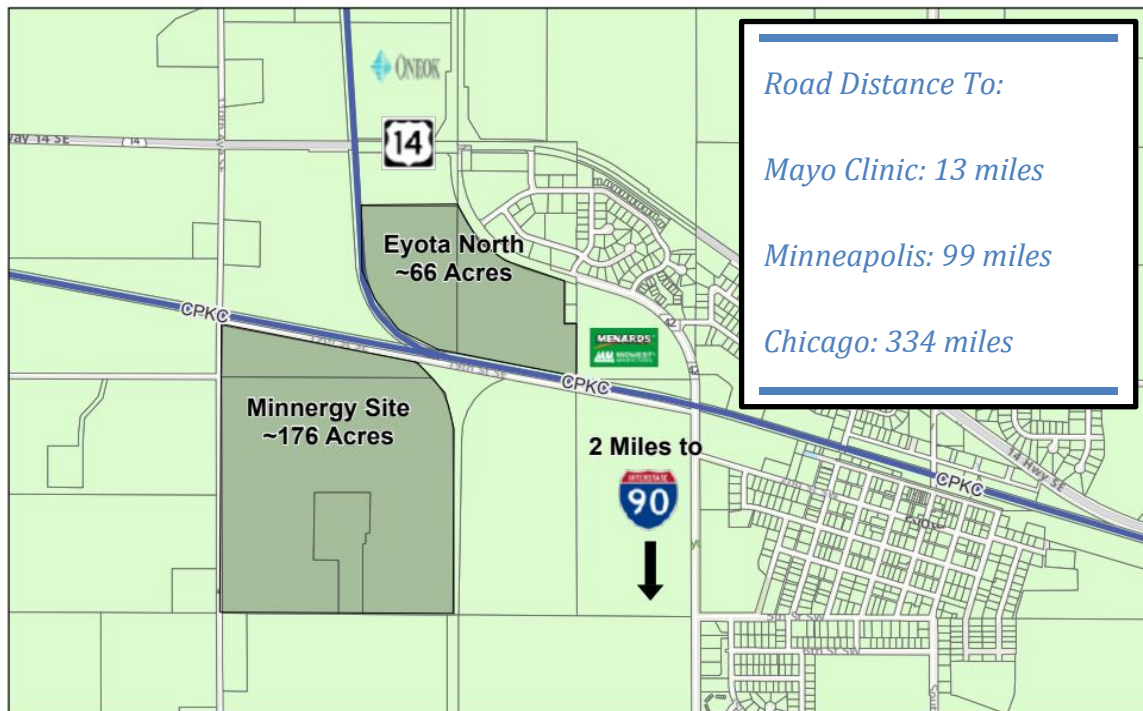
Eyota supports industrial development with reliable and scalable infrastructure. Utility services are available or can be extended to designated industrial areas, allowing flexibility for a wide range of operational needs.

- Electric capacity: 2.5 MW today, 15-25 MW within traditional construction timelines
- Natural gas availability
- Municipal water and wastewater service over 100,000 gpd available
- 1 GB Broadband and telecommunications access

Available Industrial/Commercial Sites

Property Name	Acres	Zoning/Target Use	Utilities Available	Additional Notes
Eyota North Industrial	~ 66 Acres	Industrial, logistics	3-phase power, water, sewer, telecom	Site is served by rail spur off CPKC
Minnergy	~ 176 Acres	Industrial	3-phase power. All others 50-1000 ft extensions	Geotechnical work has been done for rail spur.
Various Small Lots	.5-15 acres	Commercial/Industrial	Generally fully served	

Location Map




Learn More

For information on available sites, utilities, and development support in Eyota, Minnesota, please contact:

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