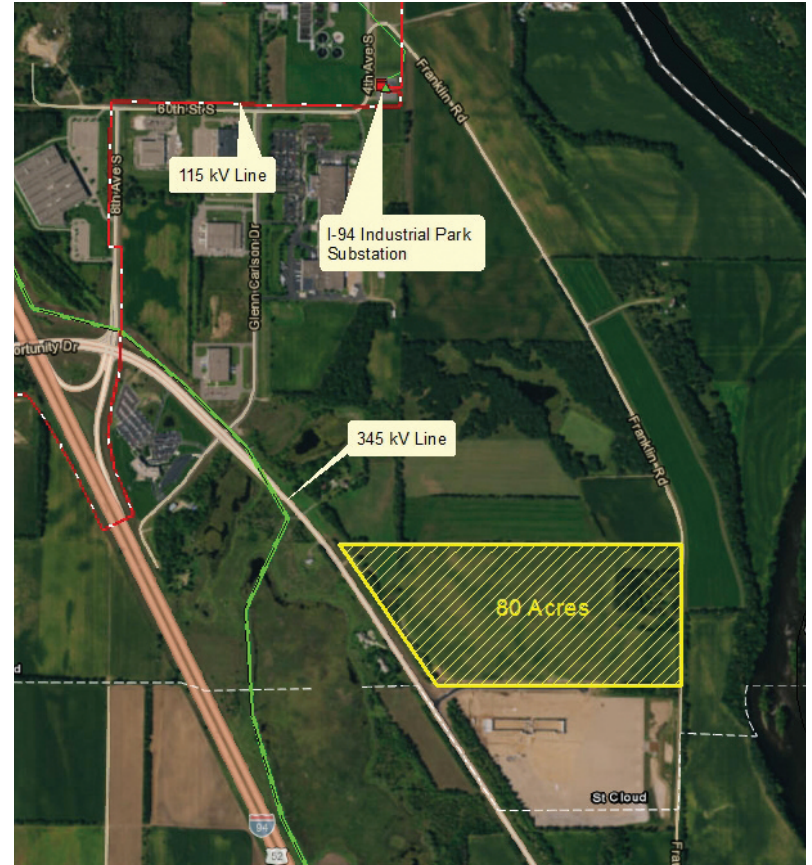




I-94 Business Park – Location Evaluation

Accessibility	
Zoning/proximate uses	Favorable
Roadway access	Favorable
Airport access	Favorable
Available Utility Resources	
Electric	Favorable
Water	Favorable
Wastewater	Favorable
Natural Gas	Mixed
Fiber	Favorable
Site Security	
Risk of natural disaster	Favorable
Distance from rail infrastructure	Favorable
Distance from gas transmission lines	Favorable
Distance from flight paths	Favorable
Distance from nuclear power plants	Favorable
Distance from chemical plants	Favorable
Community Overview	
Population	Favorable
Labor force	Favorable
Housing	Favorable
Employment & income statistics	Favorable
Local Government & services	Favorable
Higher education	Favorable
Favorable	Mixed
	Unfavorable



ST.CLOUD  **GREATER**

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County Road 75 – I 94 Business Park, St. Cloud, MN



Proximate Uses

1. I-94 industrial park (north)
2. Planned developed to the south
3. Mississippi River to the east of site
4. County Hwy 75 (border to the west)

Existing Data Centers

- Netgain
- eBureau
- Capital One
- CentraCare

Other IT Operations

- Health Partners (data room)
- Anderson Trucking (data room)
- Wolters Kluwer (data room)
- Marco (data room)

Summary Notes

The County Rd. 75 site offers 80 acres for development ½ mile south of I-94 interchange with multiple fiber optics providers offering available infrastructure within a mile of the site. The site is flat with no known impediments to development. The site has 5MW available today with additional capacity available via upgrades to nearby substation. The St. Cloud region has a population of nearly 200,000 and is home to six higher education institutions with a combined annual enrollment of over 25,000.

Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy/ Stearns Elec. Coop.		Fiber A:	Charter
Substation Capacity	10 MW	CO/ PoP Distance	8 miles away
System Capacity	100 MW	Fiber B:	Midcontinent
Distribution Level	7.2 kV	CO/ PoP Distance	6.75 miles away
Transmission Level	115 kV	Fiber C:	CenturyLink
Dual Feed Notes	Redundant loop available	CO/ PoP Distance	6 miles away

Site Attributes	
Acreage	80 Acres
Shovel Ready	No
Zoning	I-3 Planned Industrial Park
Utilities	Utilities adjacent to site, planned loop from Franklin Rd. (7200kv) line
Wetlands	Wetlands map provided but wetlands delineation not completed
Phase 1 Environmental	AUAR performed in 2006 revealing no substance concentrations above applicable limits and therefore concluded that additional assessment is not necessary
Flood Plain	FEMA map provided and not in flood zone
Storm Water Drainage	Detention will be required on site
Highway Access	½ mile to I-94 Interchange (County Road 75)
Airport Access	18 miles to St. Cloud Airport; 80 miles to Minneapolis-St. Paul International Airport