

Cannon Falls Industrial Park West – Cannon Falls, MN



Cannon Falls Industrial Park West – Location Evaluation

Accessibility

Zoning/proximate uses	Favorable
Roadway access	Favorable
Airport access	Favorable

Available Utility Resources

Electric	Favorable
Water	Favorable
Wastewater	Favorable
Natural Gas	Favorable
Fiber	Favorable

Site Security

Risk of natural disasters	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



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Proximate Uses

Agricultural land and sparse residential development to the north, south and west of the site. Cannon Falls Industrial Park to the east, including:

1. Lorentz Meats (Packaging)
2. Sweet Harvest Foods (Distribution Center)
3. Wausau Doors (Warehouse)
4. Twin City Container (Warehouse)
5. Clean Harbors (Environmental Services)
6. Sharp Machine Inc. (Tool & Die)
7. Boldon (Recycling)

Existing Data Centers

1. C.H. Robinson, Oronoco MN
2. Thomson Reuters, Eagan MN
3. Blue Cross Blue Shield, Eagan MN
4. DataBank, Eagan MN
5. Neutral Path/Zayo, Rochester MN

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Summary Notes

The site in Cannon Falls is just over 20 acres of flat, development-ready land with lots of room for expansion – nearly 100 acres to the north and east. Utility and Fiber infrastructure relevant to a data center are all proximate to the site. The City of Cannon Falls is conveniently located on Highway 52 between Minneapolis/St. Paul and Rochester in Southeastern Minnesota. The size and skill set of the existing labor force combined with the concentration of higher education institutions in the area make Cannon Falls a highly favorable talent environment for skilled data center deployments.

Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy/ Dakota Electric Association		Fiber A:	Frontier
Substation Capacity	2 MW	CO/ PoP Distance	22 miles away
System Capacity	60 MW	Fiber B:	HBC
Distribution Level	12.47 kV	CO/ PoP Distance	39 miles away
Transmission Level	115/161 kV	Fiber C:	Zayo
Dual Feed Notes	Proposed new substation served by 115kV and 161kV	CO/ PoP Distance	39 miles away

Site Attributes	
Acreage	Site is 20 acres with potential to expand to the north and east (100 acres adjacent land)
Latitude/Longitude	44.537463, -92.922578
Zoning	Annexation area with proposed zoning of Light Industrial
Utilities	Natural gas, water, waste water and electricity all located in close proximity to site
Wetlands	No wetlands on site
Phase 1 Environmental	Performed in December 2015 concluded that additional assessment is not necessary
Flood Plain	Site is outside the 100 year and 500 year floodplain
Storm Water Drainage	Retention required on site
Highway Access	Site is located 0.5 mile from US Highway 52 (four lane with new interchange)
Airport Access	Site is 30 miles from Minneapolis Saint Paul International Airport (MSP)