

# Northport Industrial Park – North Mankato, MN



## Northport Industrial 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	Favorable
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



## For more information contact:

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# Northport Industrial Park – North Mankato, MN



## Proximate Uses

1. South Central Service Cooperative
2. BENCO's substation
3. LJP – recycling center
4. Label Works – wholesale printer
5. James Tower – internet marketing company
6. UPS – distribution facility
7. B&F Fastener Supply
8. Vacant – offices/laboratory space
9. Creative Company – offices/warehouse

## Existing Data Centers

Taylor Corp – ~5,000 SF

Enventis

Minnesota State University Mankato  
(Campus data center)

Ridley

Verizon

## Summary Notes

The site at Northport Industrial Park is comprised 2 parcels of land totaling 25 acres, with room for expansion to the West of the property. Utility and Fiber infrastructure relevant to data center use all currently in place proximate to the site. The Mankato-North Mankato MSA has a population of nearly 100,000 and is home to five higher education institutions with a combined annual enrollment of 26,000.

Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy/ Benco Electric Coop		Fiber A:	Enventis
Substation Capacity	27MW	CO/ PoP Distance	1.2 miles away
System Capacity	75 MW	Fiber B:	Charter
Distribution Level	12.47 kV	CO/ PoP Distance	1/4 miles away
Transmission Level	115 kV	Fiber C:	Neutral Path
Dual Feed Notes	Three substations in close proximity	CO/ PoP Distance	3 miles away

Site Attributes	
Acreage	Site is 25 acres with potential to expand westward (160 acres adjacent land)
Shovel Ready	Yes, site is flat and conducive to development
Zoning	Zoned M-2 Heavy Industrial, no current heavy industrial users in close proximity
Utilities	Natural gas, water, waste water and electricity all located in close proximity to site
Wetlands	No known wetlands on site; however, formal wetlands designation required
Phase 1 Environmental	Performed in September 2014 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 1/4 mile from US Highway 14 (four lane with roundabout interchange)
Airport Access	Site is 79 miles from Minneapolis Saint Paul International Airport (MSP)