



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

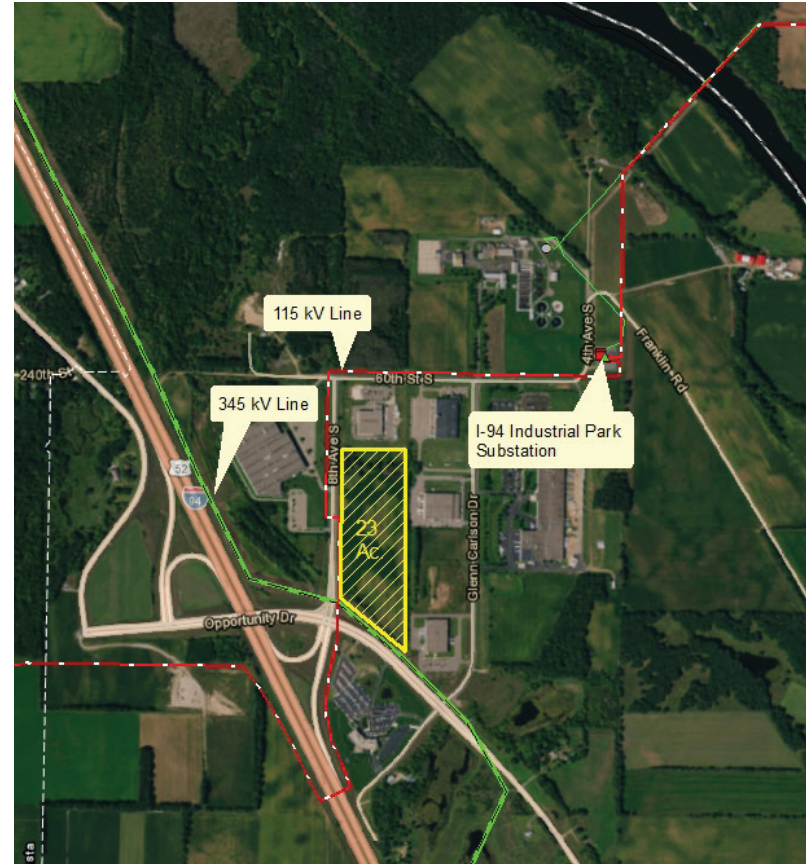
Community Overview

Population	Favorable
Labor force	Favorable
Housing	Favorable
Employment & income statistics	Favorable
Local Government & services	Favorable
Higher education	Favorable

Favorable

Mixed

Unfavorable



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8th Avenue – I 94 Business Park, St. Cloud, MN



Proximate Uses

1. Albright-plastics/acrylics mfg
2. Arctic Cat – small engine assembly
3. New Flyer – commercial bus assembly
4. FedEx Ground facility
5. Anderson Trucking – headquarters

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 8th Avenue site is comprised of 4 parcels of land totaling 23 acres immediately adjacent to I-94. Multiple fiber optics providers have available infrastructure within a mile of the site. The site is flat with no known impediments to development, however, confirmation is needed through formal geotechnical study, wetland delineation and Phase I environmental review. 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 Electric		Fiber A:	Charter
Substation Capacity	10 MW	CO/ PoP Distance	8 miles away
System Capacity	100 MW	Fiber B:	Midcontinent
Distribution Level	12.47 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	23 Acres
Shovel Ready	No
Zoning	I-3 Planned Industrial Park
Utilities	Utilities adjacent to the property, minimal extensions required to on site
Wetlands	Wetland maps provided but no formal delineation completed
Phase 1 Environmental	Not completed to date on site
Flood Plain	Out of flood plain, per FEMA maps
Storm Water Drainage	Expected on site—with preference of NW corner of property
Highway Access	Immediate access to I-94 interchange at Exit 171 on Stearns Country Rd 75
Airport Access	18 miles to St. Cloud Airport; 80 miles to Minneapolis–St. Paul International Airport