

Interstate South Logistics Park – Lakeville, MN



Interstate South Logistics 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 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

South – Industrial

- Amazon (Distribution Center)
- QA1

East – Industrial

- The Outdoor GreatRoom Company
- Schneiderman's Furniture

West – Industrial

- Spec building
- Magnum Trucking

Existing Data Centers

1. Thomson Reuters, Eagan MN
2. Blue Cross Blue Shield, Eagan MN
3. DataBank, Eagan MN
4. Compass, Shakopee MN
5. Stream Data Centers, Chaska MN
6. Flexential, Chaska MN
7. DataBank, Edina MN

Summary Notes

The Interstate South Logistics Park in Lakeville has roughly 20 acres of development-ready land within a premier south metro suburb of the Twin Cities. Utility and Fiber infrastructure relevant to a data center are all adjacent to the site. The site is located 3 miles east of Interstate 35 near the intersection of 215th Street and Dodd Boulevard. The Minneapolis-St. Paul MSA has a population of nearly 3,500,000 and is home to 157 higher education institutions with a combined annual enrollment of approx. 200,000.

Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy/ Dakota Electric Association		Fiber A:	Zayo
Substation Capacity	6 MW	CO/ PoP Distance	27 miles away
System Capacity	200 MW	Fiber B:	Frontier
Distribution Level	12.47 kV	CO/ PoP Distance	1.5 miles away
Transmission Level	115 kV	Fiber C:	Arvig
Dual Feed Notes	Proposed new substation with redundant 115 kV feeds	CO/ PoP Distance	25 miles away

Site Attributes	
Acreage	Site is roughly 20 acres
Latitude/Longitude	44.636394 , -93.258562
Zoning	I-1 Light Industrial, Data Centers are a permitted use
Utilities	Natural gas, water, waste water and electricity all located adjacent to site
Wetlands	None
Phase 1 Environmental	Performed in October 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 3 miles east of Interstate 35
Airport Access	Site is 22 miles from Minneapolis Saint Paul International Airport (MSP)