

FLEET ELECTRIFICATION PROJECT DEVELOPMENT SITE



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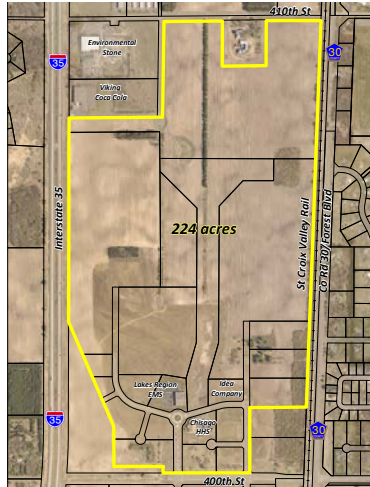


Summary Notes:

The Interstate Business Park site is comprised of 16 parcels of land totaling 224 acres immediately adjacent to Interstate 35 and in close proximity to Highway 95. The site is flat with no known impediments to development. The region has a population of nearly 60,000, is DEED shovel-ready certified and is close to two higher education institutions.



Interstate Business Park, North Branch, MN



Proximate Uses

1. Anderson Windows – window mfg
2. Environmental StoneWorks – stone veneer mfg
3. Frito Lay – snack distributor
4. Rink Tec – indoor ice area mfg
5. Viking Coca-Cola – beverage distributor

Outstanding Reliability

In the past 14 years of operation, this site has experienced a total outage time of only 30 minutes.

For More Information

Visit our website at econdev.greatriverenergy.com to learn more about project financing assistance, managed charging rates, equipment incentives and more.

Interstate Business Park – Fleet Electrification Location Evaluation

Site Overview

Location	North Branch, MN (Interstate Business Park)
Latitude/Longitude	45.510214, -92.993105
Zoning	I2 and I4 – Industrial
Topography	Flat
Flood Zone/Wetlands	None
Site Ownership	North Branch Economic Development Authority and City of North Branch
Asking Price	\$1.50/SF

Accessibility

Distance to Major Highways	I-35, CR30, HWY 95
Roadway Access	Immediate access to HWY 95 via CR30
Road Weight Limits	10 tons
Rail Access	Adjacent to St. Croix Railroad and BNSF
Airport Access	Rush City and Cambridge

Electric Utility Resources

Electric Utility Provider	Great River Energy/East Central Energy
Distance to Substation	3 miles
Current Distribution Capacity Available	4.8 MW
12 Month Build Additional Feeder Capacity Available	7.5 MW (a new substation is set as a “placeholder” in our 30 year long range plan)
Transmission System Capacity Available	15MW between North Branch 1 and North Branch 2 substations. Can deliver up to 20 MW with minor upgrade.
Distribution Level Voltage	12.47kV
Transmission Level Voltage	69kV
Dual Feed Availability	Yes, redundant loop available

Other Utility Resources

Water	12", 53 psi (static)
Wastewater	10", 18" mains adjacent to site
Natural Gas	4" main, looped feed, 60 psi (Xcel Energy and MN Energy Resources)
Fiber Optic Internet	Multiple providers including, Century Link, MidCo and Genesis (wireless)

Community Overview

Population of North Branch	11,000
Average Age	38