

FLEET ELECTRIFICATION PROJECT DEVELOPMENT SITE

I-94 Business Park, St. Cloud, MN



For more information contact:

Economic Development
Tom Lambrecht
Great River Energy
tlambrecht@grenergy.com
Phone: 763-445-6105
Cell: 612-850-3660

Fleet Electrification/Infrastructure
Rodney De Fouw
Great River Energy
rdefouw@grenergy.com
Phone: 763-445-6124
Cell: 763-276-8110

Summary Notes

The 8th Avenue site is comprised of 4 parcels of land totaling 23 acres immediately adjacent to Interstate 94 and in close proximity to the I-94 industrial park substation. This location has 6.5 MW of electric capacity today and can support up to 20 MW within 12 months of an executed contract. The site is flat with no known impediments to development. The St. Cloud region has a population of nearly 300,000 and is home to six higher education institutions with a combined annual enrollment of over 25,000.



I-94 Business Park, St. Cloud, MN



Proximate Uses

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

Outstanding Reliability

In the past 15 years, this site has experienced a total outage time of only 151 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.

I-94 Business Park – Fleet Electrification Location Evaluation

Site Overview

Location	St. Cloud, MN (I-94 Business Park)
Latitude/Longitude	45.467039, -94.126250
Zoning	I-3 Planned Industrial Park
Topography	Elevation variation less than 12'
Flood Zone/Wetlands	None
Site Ownership	St. Cloud Economic Development Authority
Asking Price	\$1.75/ SF

Accessibility

Distance to Major Highways	I-94 = 0 miles, Hwy 10 = 9 miles, Hwy 23 = 9 miles
Roadway Access	Immediate access to I-94 via CR 75
Road Weight Limits	10 tons
Rail Access	3 miles to nearest active rail (BNSF)
Airport Access	18 miles to St. Cloud Regional Airport, 80 miles to MSP International Airport

Electric Utility Resources

Electric Utility Provider	Great River Energy / Stearns Electric Association
Distance to Substation	~2,000 FT
Current Distribution Capacity Available	6.5MW
12 Month Build Substation Capacity Available	20MW / 16.2MW Peak
Transmission System Capacity Available	125MW
Distribution Level Voltage	12.47kV
Transmission Level Voltage	115kV
Dual Feed Availability	Yes, redundant loop available

Other Utility Resources

Water	12" main, 74 psi (static), 910 gpm
Wastewater	8" & 12" mains adjacent to site
Natural Gas	6" main, looped feed, 60 psi
Fiber Optic Internet	Multiple providers including Century Link, Charter, MidCo & Zayo

Community Overview

Population of Greater St. Cloud	299,202
Average Age	35