

~ AVAILABLE ~  
**40 +/- BUILDABLE  
 ACRES**

LOCATED 25 MINUTES SOUTH  
 OF THE TWIN CITIES AND ONLY  
 5 MILES TO I-35

ALL UTILITIES TO THE  
 PROPERTY

- REDUNDANT FIBER
- CITY WATER
- CITY SEWER
- GAS
- ELECTRIC

EXCELLENT AND RELIABLE  
 ELECTRIC POWER TO SITE  
 PROVIDED BY STEELE WASECA  
 COOPERATIVE ELECTRIC  
 (A GREAT RIVER ENERGY COOPERATIVE)

- 4+ MW POWER TO THE  
 SITE WITH TWO (2)  
 SOURCES OF BACKUP  
 POWER & 99.99%  
 RELIABILITY  
 (ADDITIONAL POWER AS REQUIRED)
- COMPETITIVE RATES –  
 REBATES AND ECONOMIC  
 DEVELOPMENT LOANS  
 AVAILABLE

FLAT SITE – 3% SLOPE

ZONED INDUSTRIAL

LOW RISK SITE

SIGNIFICANT TAX & FINANCIAL  
 INCENTIVES AVAILABLE

PREMIER  
**DATA CENTER SITE**

**SOUTH METRO ~ READY JULY 2014**

Lonsdale, MN - PIDs 19.25.4.01.001, 19.25.4.01.003, 19.25.4.01.005, 19.25.4.01.006



**LONSDALE BUSINESS PARK, LONSDALE, MN**

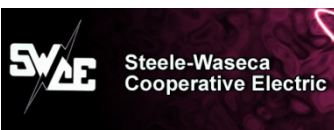
PREMIER DATA CENTER SITE AVAILABLE IN THE SOUTH METRO –  
 LOCATED JUST 25 MINUTES SOUTH OF THE TWIN CITIES METRO AREA IN  
 LONSDALE, MN (RICE COUNTY).

THE SITE IS ZONED APPROPRIATELY FOR DATA CENTER DEVELOPMENT,  
 HAS RELIABLE/REDUNDANT POWER, GREAT FIBER SERVICE, VERY LOW  
 “RISK” SITE CHARACTERISTICS, AND WILL BE SHOVEL-READY JULY 2014.

FOR MORE INFORMATION – PLEASE CONTACT  
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BUILDING FOR TOMORROW. TODAY.



# PROPERTY OVERVIEW – SOUTH METRO DATA CENTER SITE

## GENERAL PROPERTY INFORMATION

PURCHASE PRICE	\$1.50 per SF plus special assessments** **Price does not reflect tax incentives
OWNERSHIP	City of Lonsdale
PROPERTY SIZE	+/- 40 Buildable acres
PARCEL IDENTIFICATION NUMBERS	19.25.4.01.001 / 19.25.4.01.003 / 19.25.4.01.005 / 19.25.4.01.006
ZONING	I-2 (Medium Industrial)
SITE LOCATION	5 miles west of I-35 25 minutes south of the Twin Cities Metro Area
TOPOGRAPHY	Flat – approximate 3% slope across lots



## SITE INFRASTRUCTURE & RATES

POWER	Steele-Waseca Cooperative Electric 4MW of power available – (50 MW within 2 years / more as required) 2 sources of backup power available Reliability of 99.99% Competitive energy rates – including rate design options to meet the customer needs
FIBER	Lonsdale Telephone & Video Venture –“unlimited” fiber to site
WATER	12-inch main to property <ul style="list-style-type: none"> <li>• Base Fee of \$9/month + \$2.75-3.40 per 1,000 gallons based on usage</li> </ul>
SEWER	To property <ul style="list-style-type: none"> <li>• Base Fee of \$20/month +\$4.20 per 1,000 gallons</li> </ul>

## LOW RISK CHARACTERISTICS

NOT LOCATED IN A FLOOD PLAIN
NOT LOCATED IN A FLIGHT PATH
NEAREST RAILROAD APPROXIMATELY 8 MILES
NEAREST MANUFACTURING BUSINESS < 1 MILE TO THE WEST
NEAREST NUCLEAR POWER PLANT – 40+ MILES AWAY
POLICE & FIRE – < 1 MILE AWAY

## ECONOMIC DEVELOPMENT INCENTIVES

TAX & FINANCIAL INCENTIVES	STATE OF MINNESOTA – Sales tax abatement for 20 years on computers, software, networking equipment, power and cooling infrastructure, and electricity. No personal property tax.  LONSDALE –Tax Increment Financing or Tax Abatement, Revolving Loan Fund  RICE COUNTY – Tax Abatement, Revolving Loan Fund  STEELE WASECA COOPERATIVE ELECTRIC – access to USDA funds
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## CONTACT INFORMATION

**CITY OF LONSDALE**  
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