



ARCHER
DATACENTERS

Minneapolis Powered Land / Shell Opportunity

99 – 120 MW by 2028

Faribault, MN



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Executive Summary

Archer Datacenters – Minneapolis Campus (Faribault, MN)

Archer Datacenters has a state-of-the-art data center opportunity to serve hyperscale, enterprise, and wholesale users. Whether through a build-to-suit, powered shell, or land solution, Archer offers flexible structures, collaborative design opportunities, and long-term partnerships that align operator expertise with tenant goals.

Location:

15339 Acorn Trail, Faribault, MN

Site Size:

±84 acres

Zoning:

I-2 Heavy Industrial. City does not have specific data center zoning; however, per the city instruction would be considered limited industrial or wholesale, distribution, and warehousing.

Power Infrastructure

- **Utility Provider:** Steel-Waseca Cooperative Electric (SWCE)
- **Available Capacity:** 99 – 120 MW by 2028 (MISO interconnection submitted for 2025)
- **Onsite Substation:** Planned with N+1 configuration; scalable to 120MVA (4 x 40MVA transformers)
- **Distribution Voltage:** 12.47kV, scalable based on load and layout requirements

Natural Gas (Onsite Generation Optional)

- **Provider:** Greater Minnesota Gas (GMG)
- **Available Capacity:** 36,000 dekatherms/day
- **Design Options:** Evaluated solutions include up to 200MW via Enchanted Rock generators and/or simple cycle turbines
- **Estimated Infrastructure Cost:** \$5.2M–\$5.9M with lead times of 15–27 months

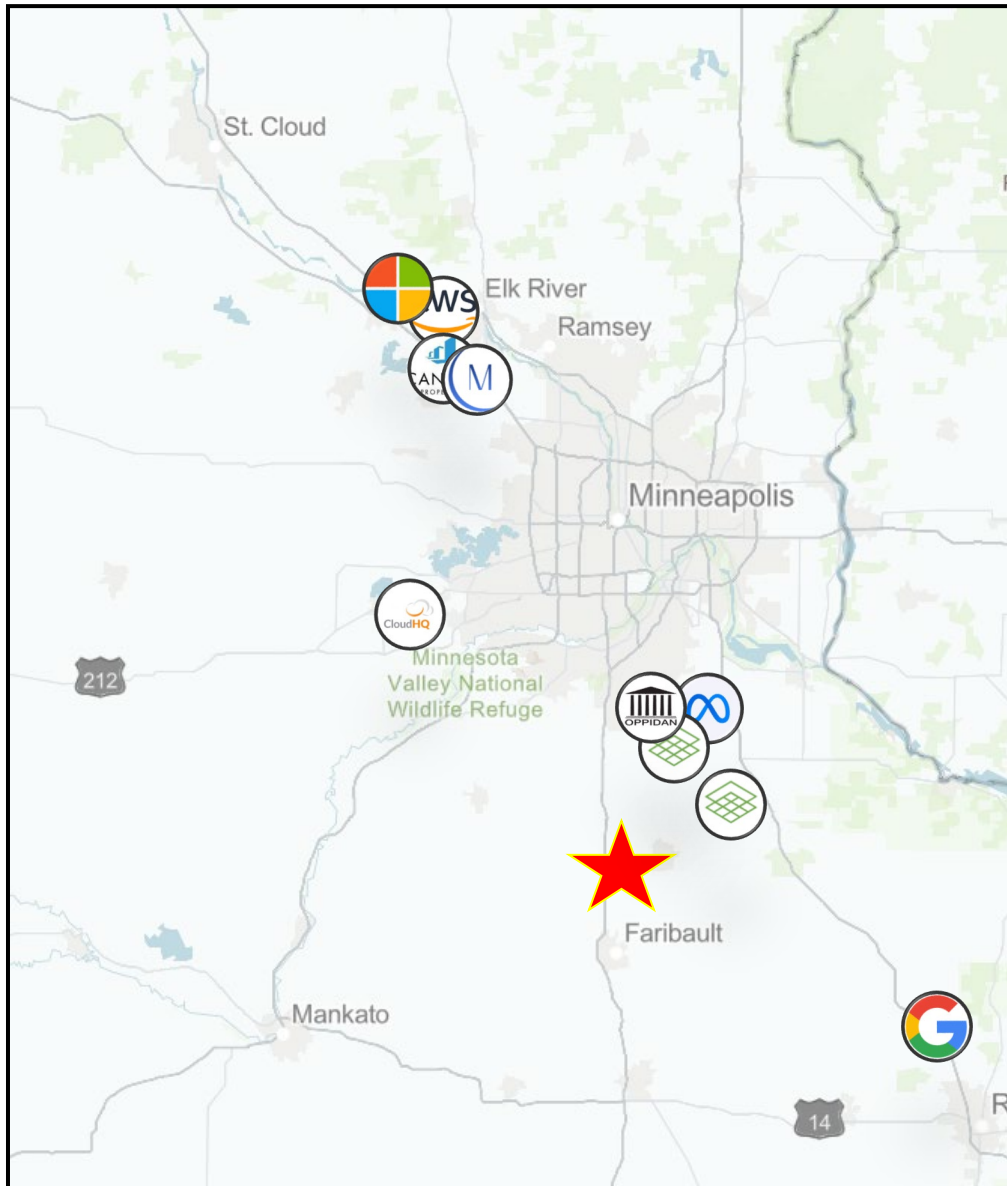
Fiber & Connectivity

- **Providers Nearby:** Lumen, Zayo, Midwest Fiber Networks, Metronet, Consolidated, Cogent, Spectrum, Aurora, Arvig, AT&T
- **Splice Point:** Located adjacent to site; plans support zero manholes and POEs on both north and south ends
- **Network Redundancy:** Conceptual routing supports diverse, redundant fiber paths

Minnesota Tax Incentives

- Sales tax exemption on IT equipment, software & supporting infrastructure

Location Overview



Destination	Distance from MSP*
Oppidan – Apple Valley, MN	16 mi
Meta – Rosemount, MN	17 mi
Cloud HQ – Chaska, MN	26 mi
Tract – Farmington, MN	30 mi
Tract – Cannon Falls, MN	31 mi
Archer – Faribault, MN	40 mi
Scannell Properties	52 mi
Monticello Tech – Monticello, MN	52 mi
AWS – Becker, MN	60 mi
Microsoft – Becker, MN	60 mi
Google – Pine Island, MN	61 mi
Google – Hermantown, MN	160 mi

*Distances listed above are fiber route distances.

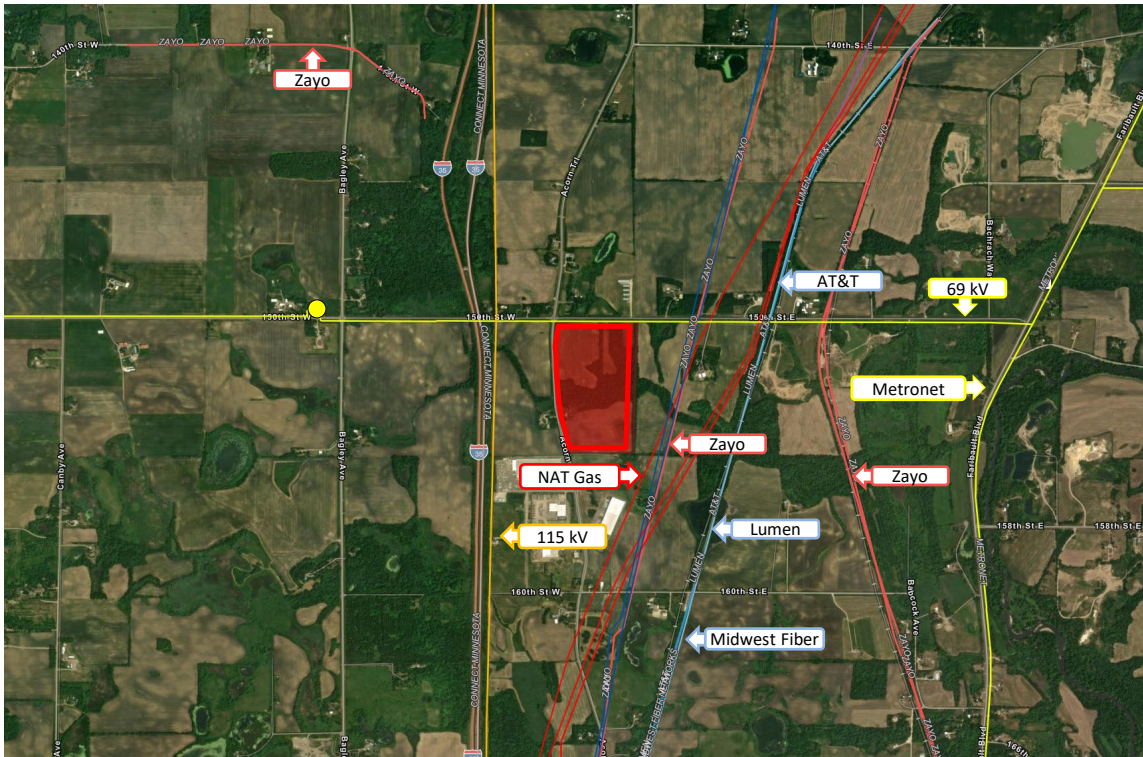
*Map only includes major data center developments.

**Google Hermantown location is not within the map limits.

Infrastructure Overview



Infrastructure Highlights



Electric Substations



Pipelines

- Crude Oil
- LPG/NGL
- Miscellaneous
- Natural Gas
- Petrochemical
- Refined Products

Fiber Routes

- AT&T
- CROWN CASTLE
- LUMEN
- VERIZON
- ZAYO
- Other Carriers

Powerlines

- 0-69 kV
- 70-138 kV
- 139-230 kV
- 231-345 kV
- 346-500 kV
- 501-765 kV

Power

- System and facility studies are complete for 99 – 120MW, which can be served from the 115kV line with added capacitors.
- 99 – 120MW by 2028. Load submitted to MISO for 2025 interconnection.
- Planned onsite substation with 12.47kV distribution, sized for (4) 40MVA transformers in N+1 arrangement.

Fiber

- Lumen (Splice point directly adjacent to site), Zayo, Midwest Fiber Networks, Cogent Communications, AT&T, Metronet, Consolidated, Arvig, Aurora.

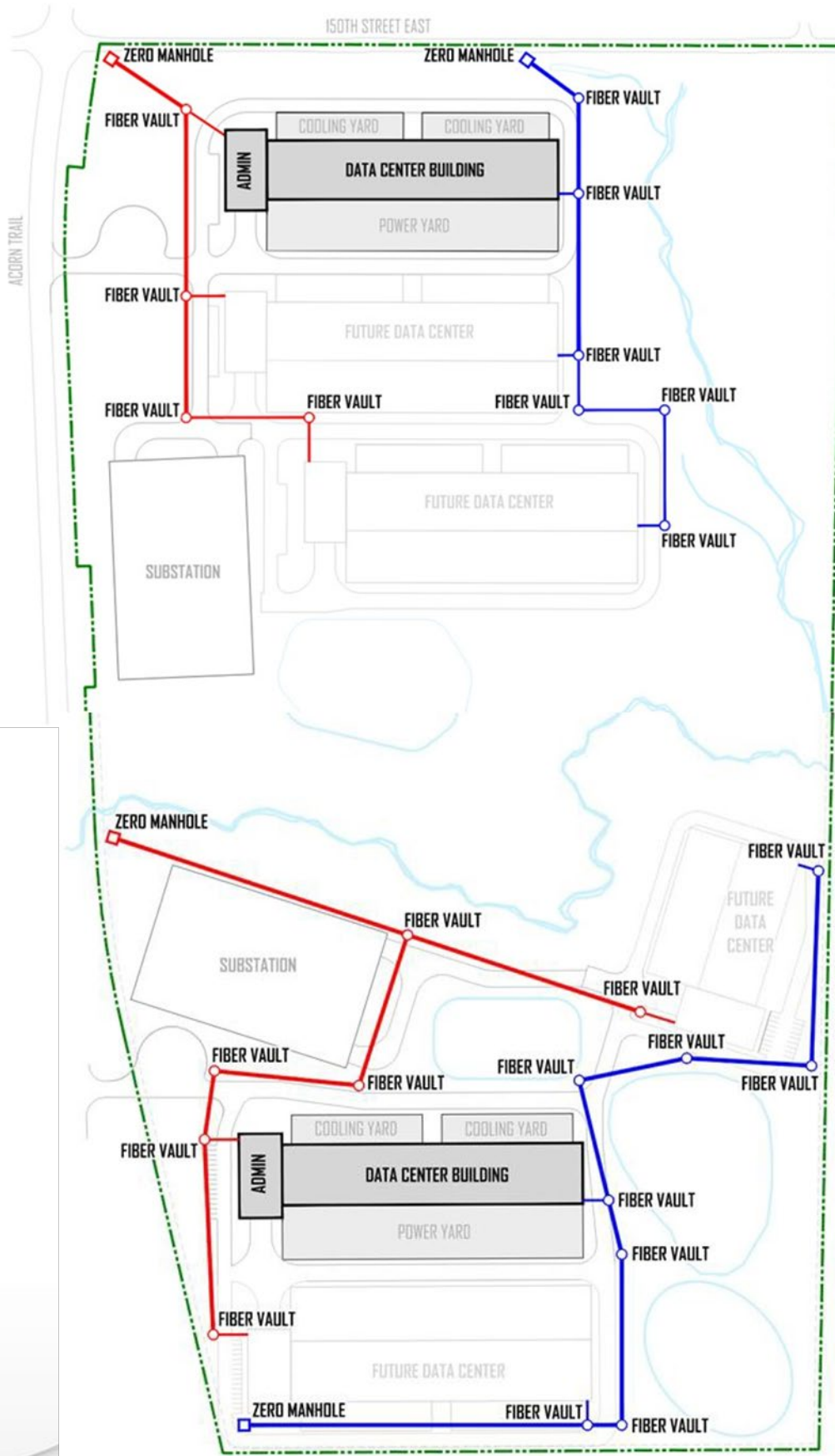
Water

- Served by City of Faribault; treatment plant operates at 7 MGD (up to 10 MGD), with sufficient pressure/flow per 2021 Water Plan.
- Existing 12" water stub ~1,800' south; requires ~2,700' extension along Acorn Trail.
- Presumptive design uses non-evaporative air-cooled systems with ~13,000 GPD demand; adiabatic systems may increase max use to ~280,000 GPD.
- Wastewater plant has 10 MGD capacity (current use 4-6 MGD).
- Existing lift station ~700' south adequate (per the city), with ~1,100' extension and onsite lift station needed.

Natural Gas

- Served by Greater Minnesota Gas (GMG); the site has access to 36,000 dekatherms/day.
- Evaluated solutions include up to 200 MW via Enchanted Rock generators and/or turbines.

Site Network



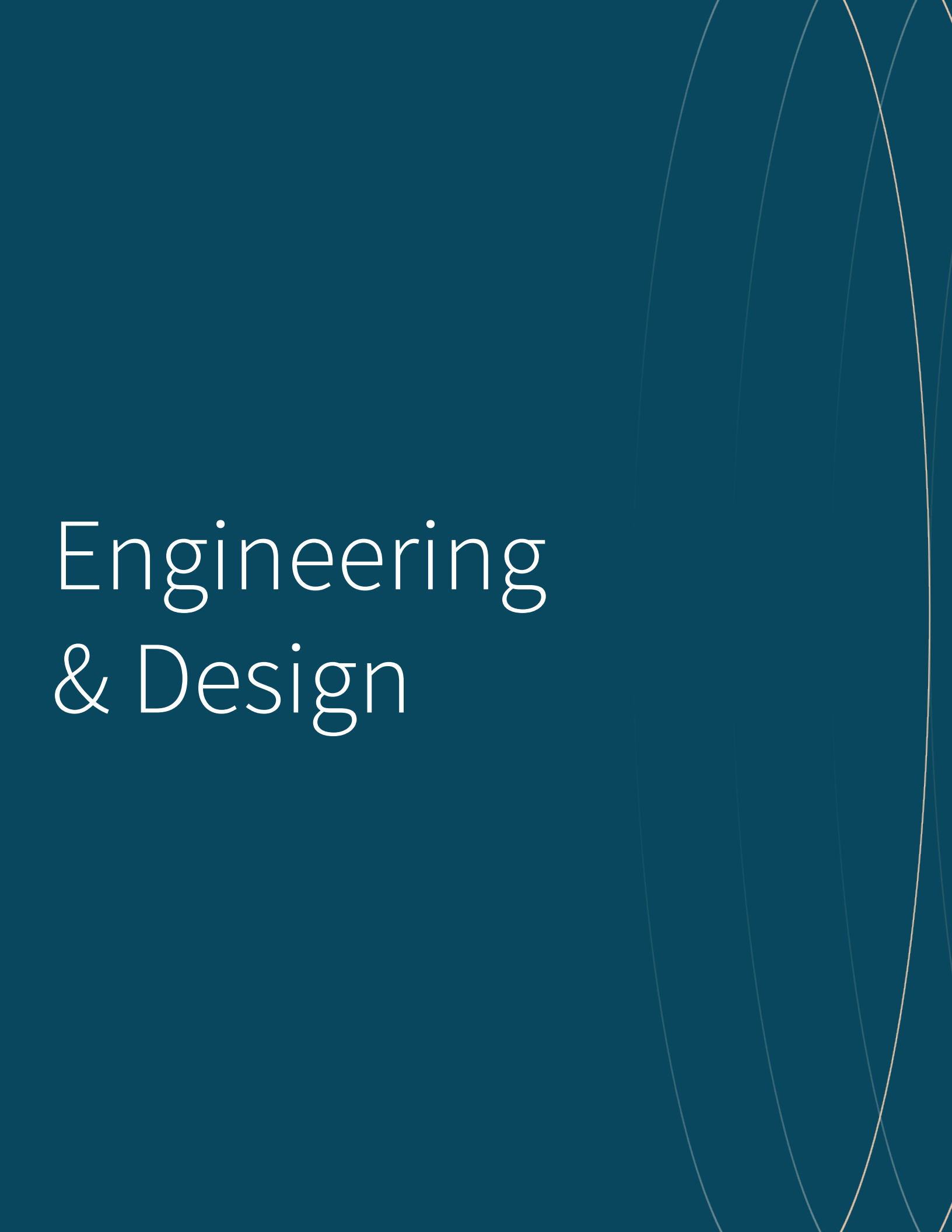
Conceptual Campus Fiber Routing

Two zero manholes along 150th Street East & two zero manholes along Acorn Trail are anticipated feeding diametrically opposed POEs for the buildings.

Conceptual Campus Fiber Routing

Two zero manholes along Acorn Trail are anticipated feeding two diametrically opposed POEs for the building.

Engineering & Design



Conceptual Design

Total Size: 475,000 SF – see layout below (larger buildings can be accommodated)

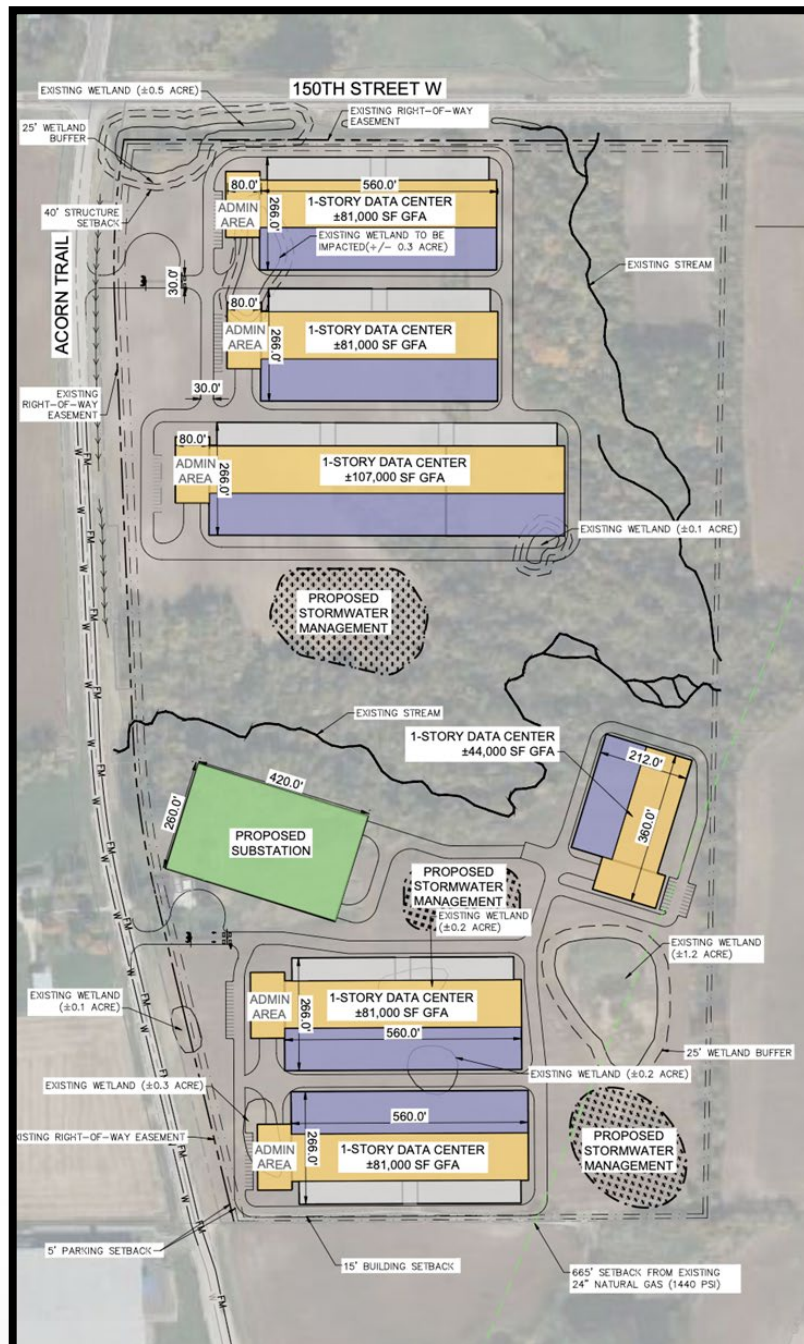
Total Site Power Capacity: 99 – 120 MW

Total Critical Power: 72 MW (larger critical load can be accommodated)

Cooling: Closed-loop system with liquid cooling capabilities

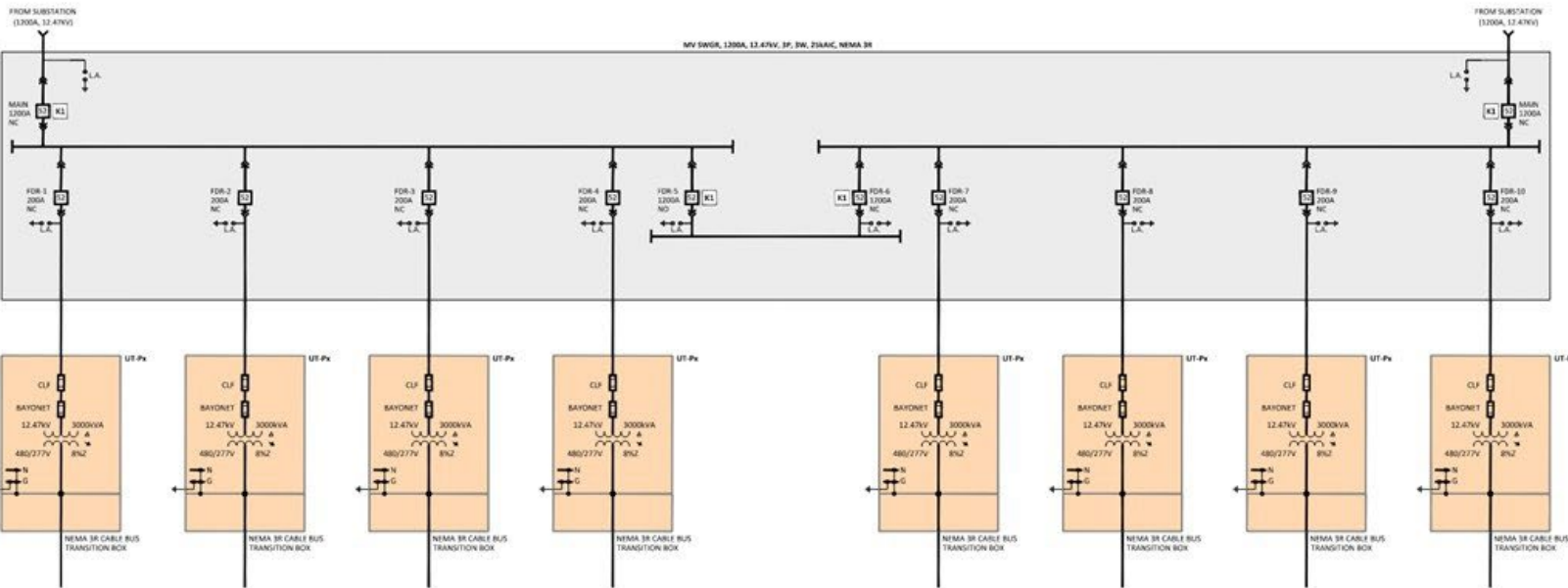
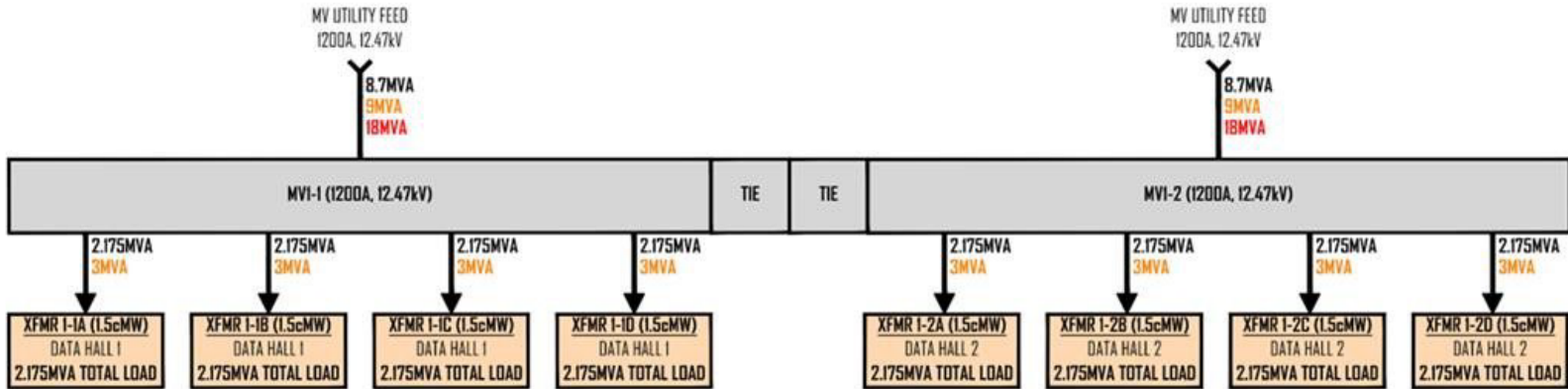
Fiber: Carrier neutral

Please note, these designs can be modified.



Power Conceptual Design – 12 MW

- Shown below are diagrams of a typical Archer 12 MW data center
- Each building requires approximately 18 MVA of power and two fully redundant utility circuits



Additional Due Diligence

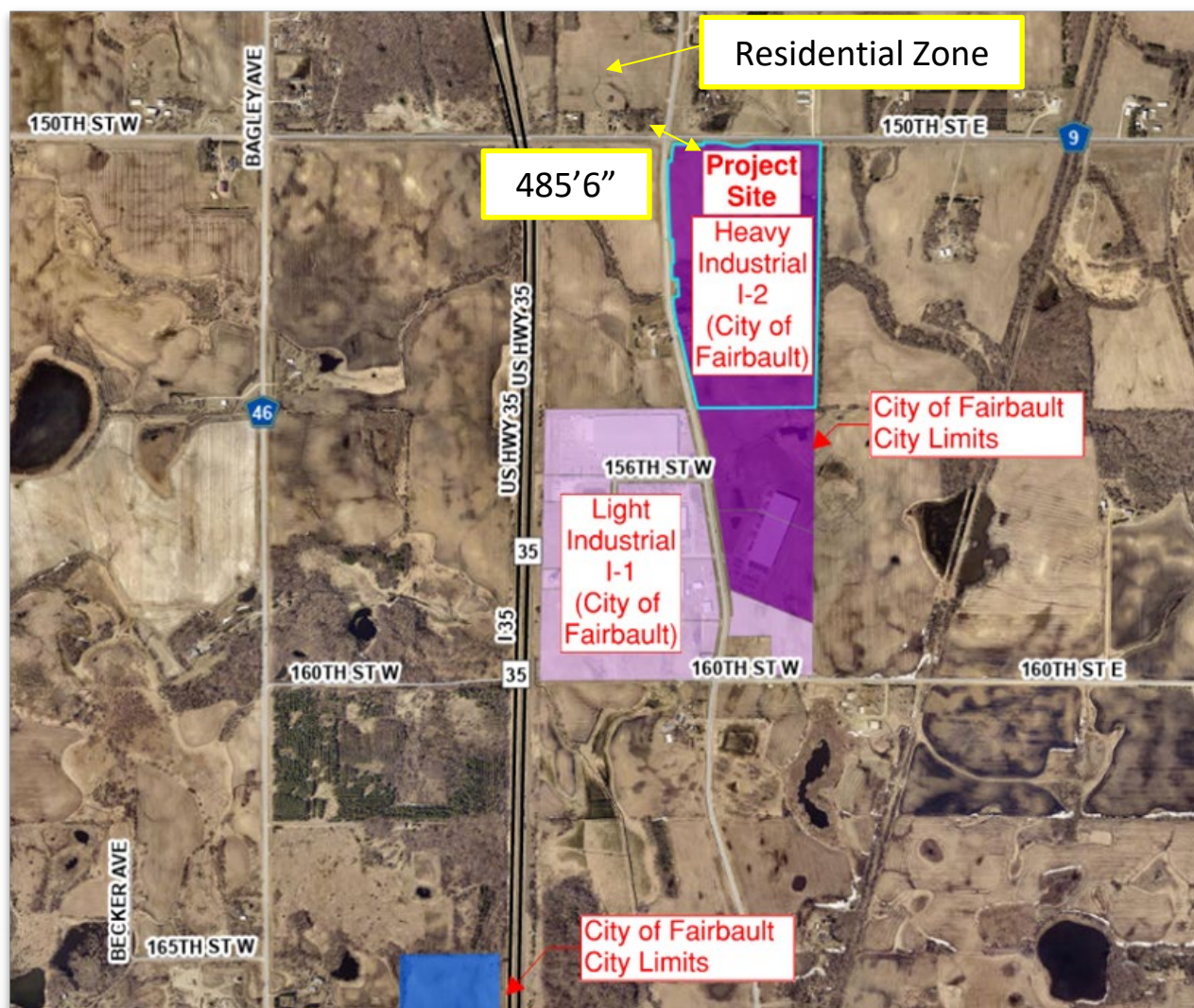


Property Due Diligence

- ✓ System Impact Study
 - ✓ Traffic Analysis
 - ✓ Seismic / Structural Design
 - ✓ Soil Assessment
 - ✓ Groundwater Review
 - ✓ Hazardous Features
 - ✓ Land Survey
 - ✓ Existing Utility Survey
 - ✓ Phase 1 & 2 Environmental Reports
 - ✓ Threatened / Endangered Species Review
 - ✓ Wetland Identification
 - ✓ Title & Boundary Survey
 - ✓ Facility Study
 - ✓ Environmental Assessment Worksheet (EAW)
- 

Zoning

- Current zoning – City of Faribault, zoned for I-2 (heavy industrial)
- City does not have specific data center zoning; however, per the city instruction would be considered limited industrial or wholesale, distribution, and warehousing
- Max building height – 65'. Buildings located within 500'-0" from a residential district shall have a maximum height of 45'
- Buildings within 500' of residential zoning have max height of 45' – NW corner of property is 485'6" from corner of residential zone



Minnesota Data Center Tax Exemptions

Overview

The State of Minnesota offers tax incentives to attract and grow data center operations. Qualifying facilities and tenants may receive up to 35 years of sales and use tax exemptions on eligible purchases.

Eligibility Criteria

New Construction:

- At least 25,000 sq. ft.
- Minimum investment of \$30 million within 48 months

Substantial Refurbishment:

- At least 25,000 sq. ft.
- Minimum investment of \$50 million within 24 months

Large-Scale Data Center:

- At least 25,000 sq. ft.
- Minimum investment of \$250 million within 60 months

Benefits

- Sales tax exemption on IT equipment, software & supporting infrastructure
- Taxes refunded after certification
- Large-scale facilities exempt from utility conservation program costs

Large-Scale Data Center Fee

Annual fee required based on peak power demand:

- 100 – 250 MW: \$2M
- 250 – 500 MW: \$3M
- 500 – 750 MW: \$4M
- 750 MW+: \$5M

Time Limit

Exemptions apply for up to 35 years from the date of the first qualifying purchase



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SEE A BRIGHTER WAY

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