

INDUSTRIAL / DATA CENTER DEVELOPMENT OPPORTUNITY

1300 MCKNIGHT RD N | MAPLEWOOD

THE HEIGHTS SITE PLAN

- Medium Density (T1)
- High Density (T3)
- Light Industrial (IT)
- Active Park Space
- Passive Open Space

MCKNIGHT RD N

SITE

SITE OVERVIEW

SPECIFICATIONS

LOCATION:

1300 McKnight Rd N | Maplewood, MN 55119

SITE SIZE:

30.40 Acres

ZONING:

Light Manufacturing (M-1)
(City on board with industrial/data center uses)

LOADING:

Four (4) dock doors + Two (2) drive-in doors

AVAILABILITY

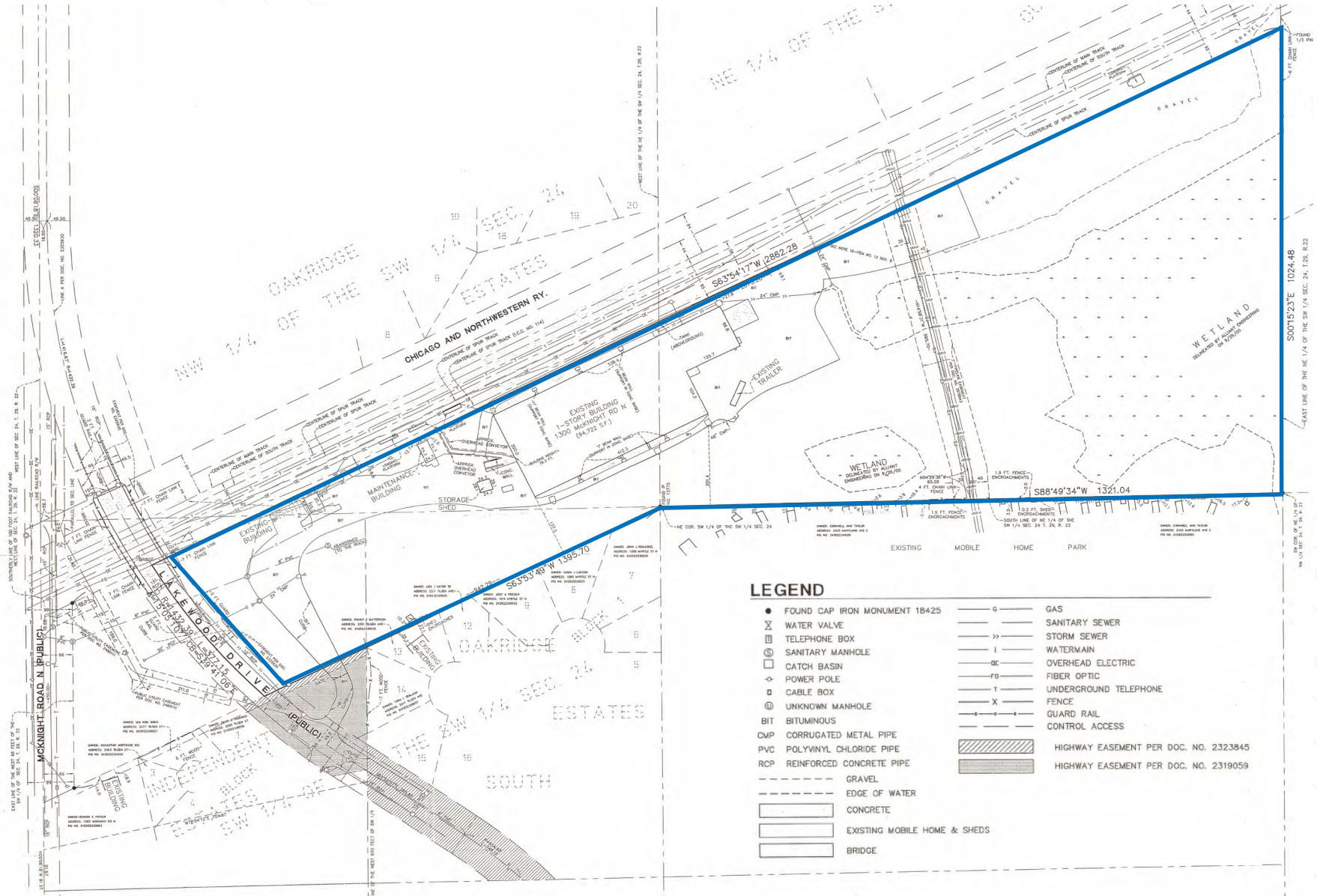
TOTAL SPACE: 80,000 SF A-Frame Building
12,500 SF Metal Bldg attached to A-Frame
4,000 +/- SF Office Building

SALE PRICE: Negotiable

2025 TAXES: \$121,358

PROPERTY FEATURES

- Two (2) overhead 3-phase transformers & One (1) single-phase transformer currently in place. The power could be scaled/customized to fit users needs.
- Water available to the site can be scaled/customized based on user needs. Area has 3.1 million gallons per day capacity currently.
- City of Maplewood main fiber "node" is directly adjacent to the site.
- Rare inner-ring material handling site
- Large, Flat 30.4-Acre Site: Ideal for building footprint expansion or phased infrastructure development
- Rail-Served w/ Heavy Utility Infrastructure Potential
Union Pacific rail + heavy power available to site — critical for cooling systems and power demands
(additional utility/site information available upon request)
- Existing Cold Storage Building: Infrastructure built for climate control may provide baseline for HVAC upgrades needed in data centers
- Proximity to Urban Core: "Inner-ring" location provides strong fiber and network access, with proximity to workforce and emergency response services. Main fiber node for Maplewood immediately next to site
- Outdoor Storage Area: Could be re-purposed for generator yards, cooling towers, or equipment staging
- Access & Security: Gated truck access, drive-in doors, and fencing potential align well with data center security requirements



M-1 LIGHT MANUFACTURING

SEC. 44-636 | PERMITTED USES:

The city shall permit the following uses by right in the M-1 light manufacturing district:

- (1) Any use listed as a permitted use in a BC (business commercial) district.
- (2) Wholesale business establishments.
- (3) Custom shop for making articles or products sold on the premises.
- (4) Plumbing, heating, air conditioning, glazing, painting, paper handling, roofing, ventilating and electrical contractors; blacksmith shop; carpentry, soldering or welding shop.
- (5) Bottling establishment.
- (6) Manufacturing, assembly or processing of:
 - a. Canvas and canvas products.
 - b. Clothing and other textile products.
 - c. Electrical equipment, appliances and supplies, except heavy electrical machinery.
 - d. Food products, except meat, poultry or fish (excluding the assembly or processing of fish associated with aquaponics or aquaculture operations).
 - e. Jewelry, clocks or watches.
 - f. Leather products.
 - g. Medical, dental or drafting equipment, optical goods.
 - h. Musical instruments.
 - i. Perfumes, pharmaceutical products, rubber products and synthetic treated fabrics.
 - j. Small products from the following previously prepared materials: cork, feathers, felt, fur, glass, hair, horn, paper, plastics or shells.
- (7) Carpet and rug cleaning.
- (8) Dyeing plant.
- (9) Laboratory, research, experimental or testing.
- (10) School.
- (11) Warehouse.
- (12) Accessory use on the same lot with and customarily incidental to any of the permitted uses in subsections (1) through (11) of this section.
- (13) Adult use principal, sexually oriented businesses and adult use accessory subject to the requirements in chapter 14, article III.

SEC. 44-637. CONDITIONAL USES.

- (a) In the M-1 light manufacturing district, the following uses must have a conditional use permit:
 - (1) Any conditional use in the BC (business commercial) district, subject to the same conditions.
 - (2) Any use of the same character as a permitted use in section 44-636.
 - (3) Trucking yard or terminal.
 - (4) Privately owned mining or material recycling facilities, if at least 350 feet from any property the city is planning for residential use.
- (b) No building or exterior use, except parking, may be erected, altered or conducted within 350 feet of a residential district without a conditional use permit.

SECS. 44-638—44-675. RESERVED.

BC BUSINESS COMMERCIAL

SEC. 44-511 | PERMITTED USES:

The city shall only permit the following uses by right in a BC business commercial district:

- (1) A dwelling unit for one family is permitted with a business use. The dwelling unit and the principal business use must be in the same structure.
- (2) Hotel, motel or tourist cabins.
- (3) Retail or commercial rental activities, office, clinic, studio, bank, personal service, day care center, mortuary or funeral home, restaurant or on-sale liquor business subject to license. All on-sale liquor business not associated with a restaurant shall be at least 350 feet from any property that the city is planning for residential use. All business, storage or display, except signs and parking, shall be in a closed building.
- (4) For motor vehicles, the following activities if not within 350 feet of any property that the city is planning for residential use:
 - a. The sale or leasing of new motor vehicles.
 - b. The sale or leasing of new and used motor vehicles when all such activities are on the same property.
 - c. The rental of motor vehicles as an accessory use to the sale or leasing of new motor vehicles.
- (5) Publishing, photocopying or printing establishment.
- (6) Indoor theater.
- (7) Laundry.
- (8) Bakery or candy shop, which produces goods for on-premises retail sale.
- (9) Parking lot as a principal use.
- (10) Motor vehicle accessory installation center.
- (11) CNG (compressed natural gas) or LPG (liquid petroleum gas) dispensing facilities. Tanks shall not exceed a water capacity of 1,500 gallons for those dispensing facilities whose primary purpose is to produce power and light for nonvehicle uses, such as at 3M, NSP's facility on Century Avenue, or for temporary use on construction sites. Refer to the licensing requirements in chapter 14, article X.
- (12) CNG (compressed natural gas) or LPG (liquid petroleum gas) retail dispensing facilities—Limited capacity. Tanks shall not exceed a water capacity of 1,000 gallons for dispensing facilities as an accessory use to a motor fuel station or convenience store, the primary purpose of which is the filling of LPG tanks for recreational vehicles, portable heaters and gas grills. These limited-capacity dispensing facilities shall be at least 350 feet from any property the city is planning for residential use.
- (13) Repair shop, except motor fuel stations or maintenance garages. All business, storage or display, except signs and parking, shall be in a closed building.
- (14) Organized athletic activities, such as dance, physical fitness or karate, that are conducted indoors.
- (15) Itinerant carnivals, subject to the licensing requirements in chapter 8, article IV.
- (16) Any use that would be similar to any of the uses in subsections (1) through (15) of this section, if it is not noxious or hazardous.
- (17) Adult use accessory, subject to the requirements in chapter 14, article III.
- (18) Temporary exterior sale of goods, up to four months per year, pursuant to licensing and permitting requirements in chapter 14, article VI; chapter 20, article IV; and chapter 28, article II.
- (19) Direct to consumer sales, up to four months per year, pursuant to licensing and permitting requirements in chapter 14, article VI; chapter 20, article IV; and chapter 28, article II.

