

10 MW Available for Immediate Leasing in Twin Cities Delivery 10/1/2025

IRONGATE DATA CENTER EAST

401 BIELENBERG DR, WOODBURY, MN

PROPERTY HIGHLIGHTS

Nestled in the heart of Woodbury, MN, IronGate Data Center East offers the perfect blend of innovative technology and robust infrastructure, designed to meet the diverse and evolving needs of today's businesses.



Total SF
85,000 SF Building



40,000 SF
Private Suite Available



Security
Fenced site staffed with 24/7 security



Structure
Walls rated for 207 MPH winds



Energy
Earth bermed for security and energy saving



Incentives
Qualifies for MN Sales and Use Tax Exemption



High Performance | Secure | Scalable

IRONGATE HAS DEVELOPED A TIER III DESIGNED DATA CENTER TO MEET THE HIGH-PERFORMANCE COMPUTING REQUIREMENTS OF ITS TENANTS. OUR FACILITY IS BUILT TO DELIVER UNMATCHED POWER, COOLING, AND SECURITY FOR MISSION-CRITICAL WORKLOADS.

Infrastructure

- › Tier III Design - Engineered for high availability and reliability.
- › Scalable & High-Density Ready - Supporting evolving business needs.

Power

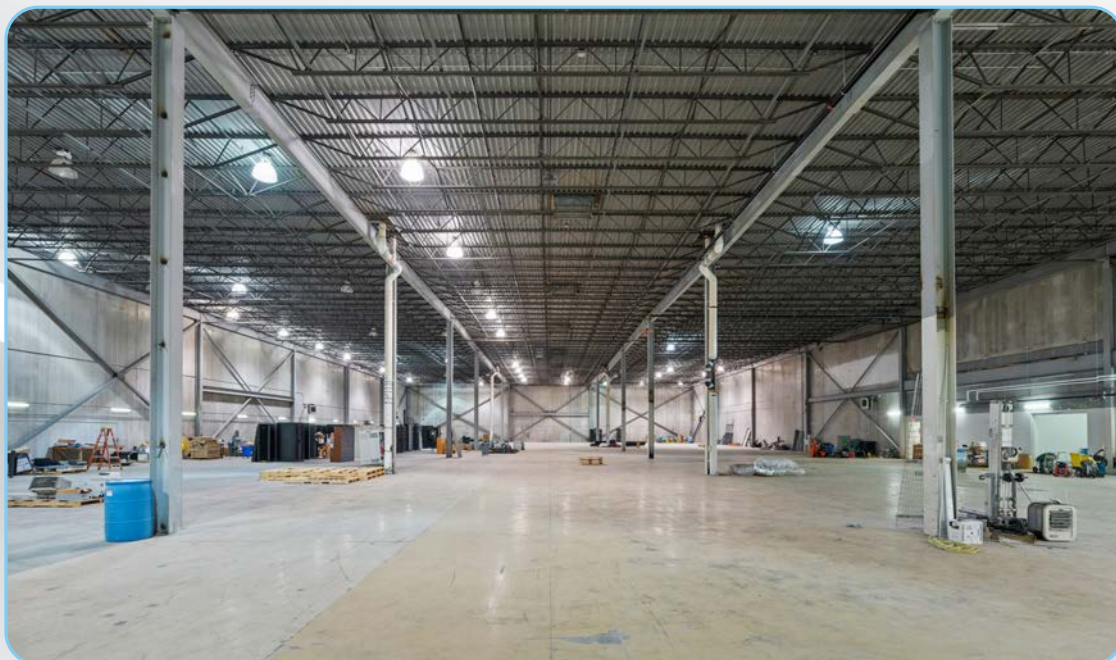
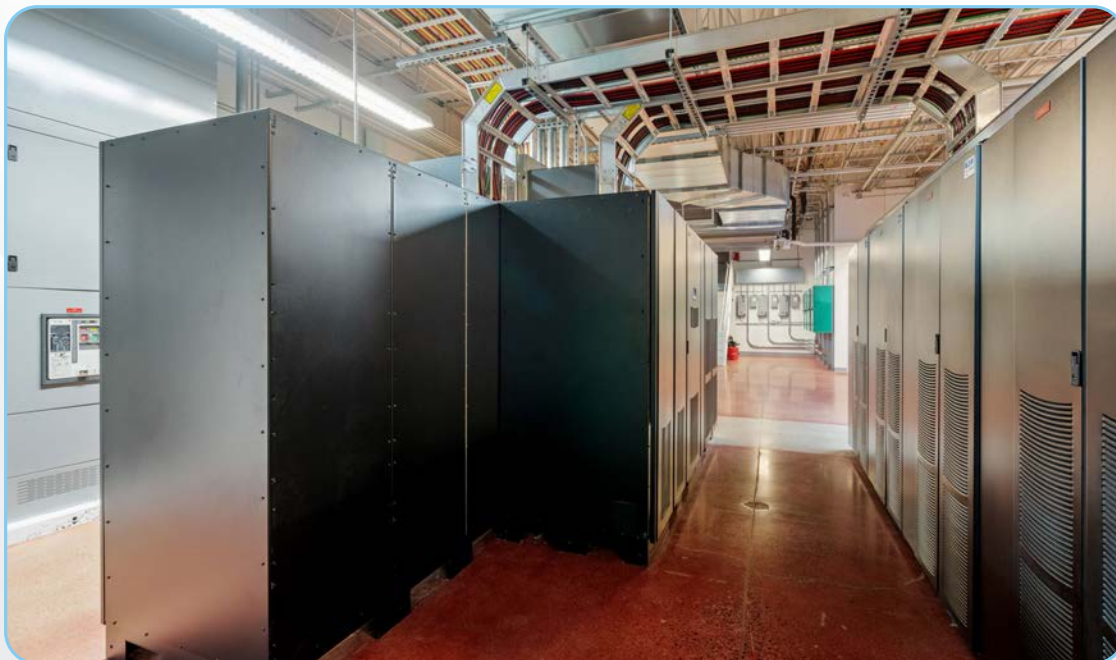
- › N+1 Design- Fully redundant power from utility entrance to rack.
- › 10MW Available - Ready for deployment by October 1, 2025.

Cooling

- › Flexible Cooling Design - Supports air & liquid cooling for high-density workloads.
- › N+1 Mechanical Redundancy - Ensuring system reliability.
- › Closed-Loop System - Efficient cooling for optimal performance.
- › Supports 130kW+ Per Rack - Designed for extreme workloads.

Security

- › Three-Token Access Control - Multi-layered security for tenant protection.
- › Earth-Bermed Facility - Enhanced structural security.
- › Fenced Perimeter - Physical security to prevent unauthorized access.



LOCATION HIGHLIGHTS



Proximity to Downtown Hubs

8 miles from St Paul, MN
18 miles from Minneapolis, MN

Proximity to Major Airports

20 miles to Minneapolis-St Paul International Airport

Proximity to Hyperscalers

<20 miles to announced major hyperscale data center

Dense Colocation Ecosystem

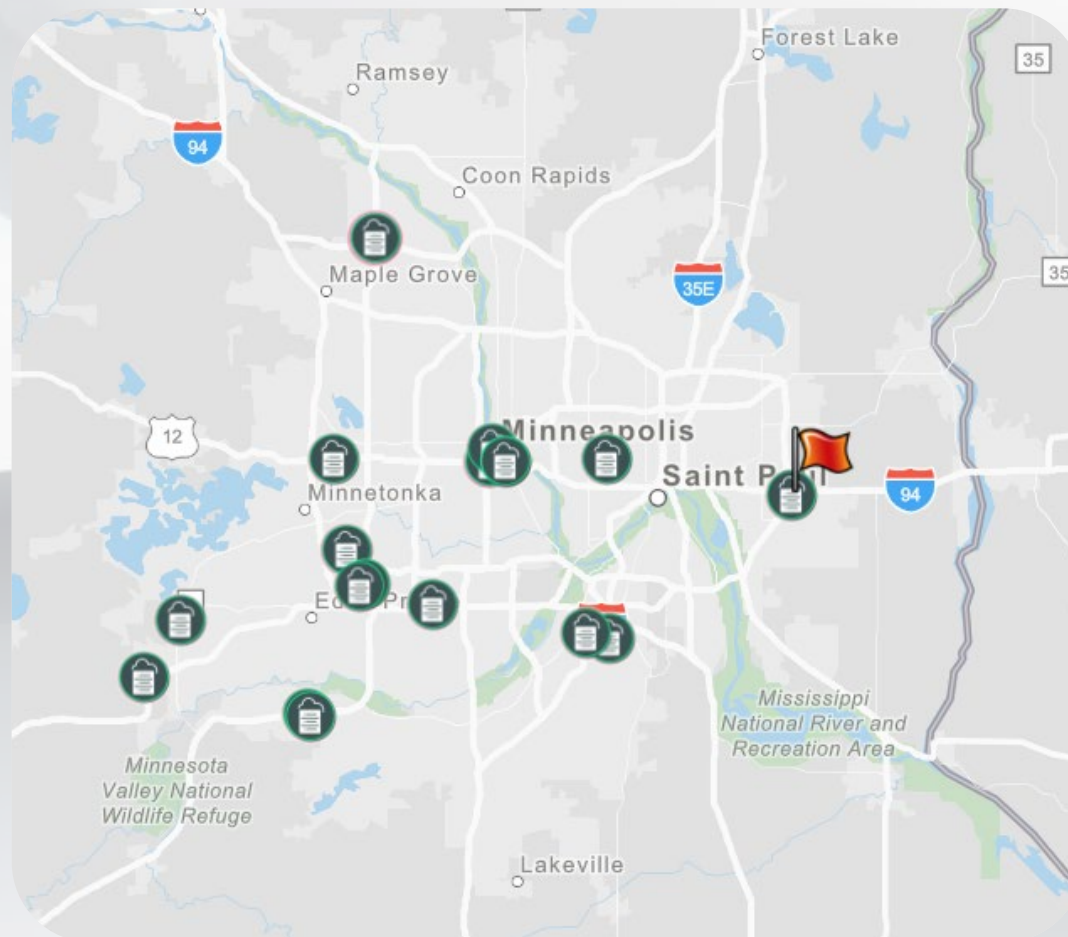
Located in a colocation hub providing a rich network of carriers and internet exchanges

Low Disaster Risk

Minneapolis is one of the lowest-risk seismic zones in North America and located inland away from tidal waves

Accessibility

Direct access to major transportation links for convenient commute to the facility.



Data Center Locations

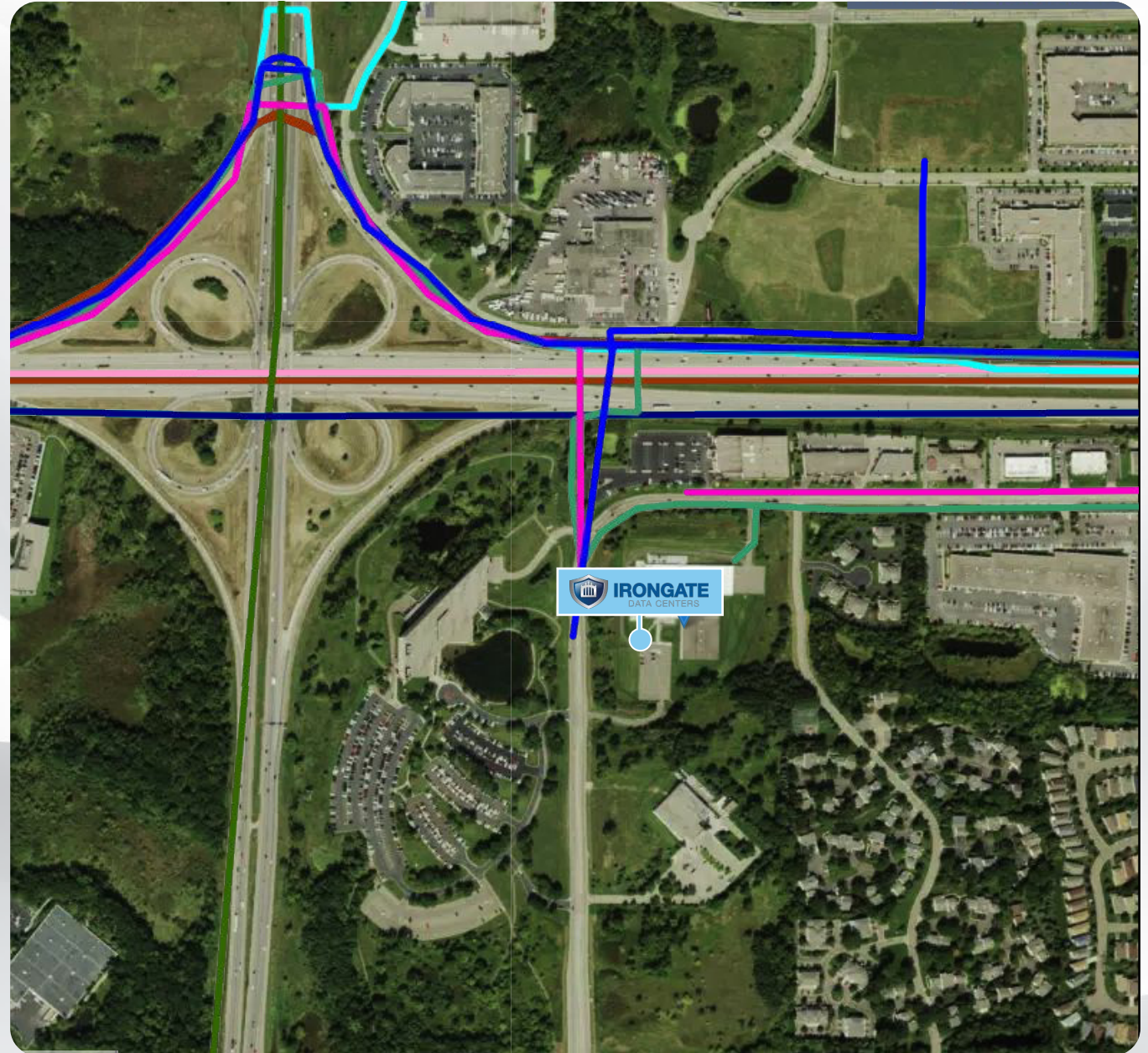
ROBUST FIBER INFRASTRUCTURE

Metro Networks

- Arvig
- Aurora Fiber Optic Networks
- Cologix
- Consolidated Communications
- Integra
- Minneapolis Fiber
- NuLine Partners (Duct Only)
- SDN Leased
- Wisconsin Independent Network
- Zayo Metro

Long Haul Networks

- Level 3 Long Haul
- SDN Long Haul



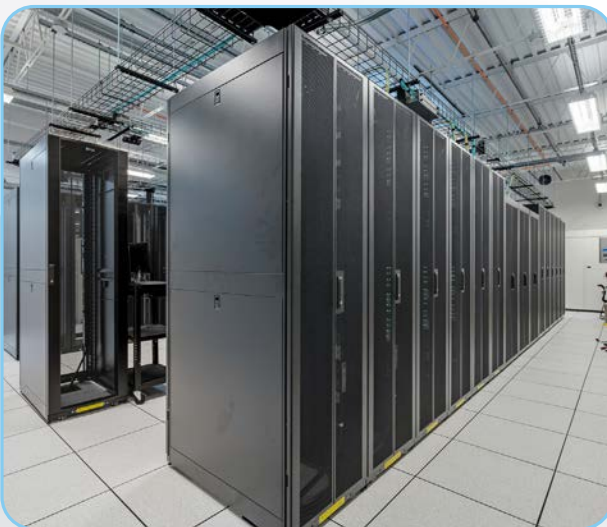
BUILDING AMENITIES

Secure dedicated delivery

Dedicated storage available

Shared and dedicated offices available

Shared patio



IRONGATE DATA CENTER EAST

LEASING CONTACTS

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