



LAKEVIEW INDUSTRIAL PARK

MADISON, SOUTH DAKOTA



60 ACRES, SHOVEL-READY

KEY CONSIDERATIONS

- ▶ **Prime location**
Minutes from SD Hwy 34 with quick access to I-29 (17 miles) and I-90 (25 miles)
- ▶ **Water access**
Reliable capacity with a new city water tower and supplemental supply through Lewis & Clark
- ▶ **Tax savings**
5-year property tax discretionary formula on new construction or improvements of \$30,000+
- ▶ **Financing support**
Local lending programs available to bridge gaps and lower interest rates
- ▶ **Local energy incentives***
Energy ONE Incentive: Loads with demand of 1 MW or larger receive special energy-only rate for first three years
Growth Incentive: Rebate on electric power bills for first three years, equivalent to one year of free electricity

*Qualifying businesses may only utilize one energy incentive

DATA PROGRAM

Eligible data centers

- Peak load of at least 5 MW
- Maintain 80% load factor
- Capable of being interrupted



Rate structure

- Market-based energy rate with \$0.01/kWh adder
- Demand charge set at minimum load
- Pass-through transmission, wheeling and RTO market costs

COMMUNITY ASSETS

- Home to **Dakota State University**, a national leader in cybersecurity, technology and innovation
- **Strong talent pipeline** supported by local colleges, technical schools and workforce training programs
- 0-5 EmBe education center, excellent K-12 schools, higher education, and **lifelong learning opportunities**
- Supportive community with business **resources, incentives and partnerships** for growth
- Safe neighborhoods, recreation and a **strong sense of community**



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