

Finland / Site / Published revision 1

Nebius Lappeenranta AI factory

Unknown MW · Total facility power not established

See capacity evidence for reported claims.

Also known as: Pajarila data center · Pajarilan datakeskus

Development status: under construction, planned

Nebius is developing and operating a multi-building AI cloud campus in Pajarila, with Polarnode supporting development and delivery and Fira constructing the first phase. Main construction began in July 2026; the first building is expected in the first half of 2027. Ultimate reported capacity is up to 310 MW; later phases remain planned and no operational capacity was established.

Last researched: 2026-10-07 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs

No approved property photo available.

Site profile

Field	Published information
Operator	Nebius [2]
Owner	Nebius (project owner); City of Lappeenranta (landowner) [3] [4]
Business model	owner operated [1] [4]
Scale	hyperscale [1] [5]
Country	Finland [1]
State / region	South Karelia [1]
Metro area	Unknown
City / locality	Lappeenranta [1] [2]
Address	Kettukuja, Pajarila, Lappeenranta, Finland [2] [3]
Coordinates	Unknown · unknown precision. City identifies two plots on Kettukuja south of Highway 6, with future access via Pajarilanväylä; no corroborated numerical property point established.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
≈310 MW Unspecified power	Ultimate multi-building campus; operator wording is up to 310 MW planned · cumulative	[1] reported · 2026-03-31 Excluded from totals. Announcement date. Upper-bound wording is preserved here because the qualifier vocabulary has no less-than-or-equal option. Not established as IT load or operational power.
≈310 MW Unspecified power	Entire campus once completed planned · cumulative	[5] reported · 2026-08-11 Excluded from totals. Contractor publication date; approximately 310 MW total power capacity at completion, overlapping c1.
60 MW Unspecified power	Development covered by January 2026 building permission planned · unclear	[8] reported · 2026-01-27 Excluded from totals. News publication and reported permit-decision date; historical permitted scope, not confirmed current first-phase IT capacity.
>300 MW Unspecified power	Total development after intended additional permit planned · cumulative	[8] reported · 2026-01-27 Excluded from totals. Historical news publication date; proposed expansion total overlaps subsequent 310 MW campus claims and must not be added to 60 MW.

Development timeline

2026-01-27 · actual_reported · Building permission reported

Yle reports city permission for Polarnode’s development; original permit decision was not inspected. [8]

2026-03-31 · announcement · Nebius announced as campus operator

Operator announces Lappeenranta AI factory with first customer capacity expected in 2027. [1]

2026-05-13 · planned · Earthworks start scheduled

City notice published May 12 schedules earthworks for May 13; later contractor confirms spring site preparation. [4]

2026-07 · actual · Main construction began

Fira confirms main construction activities commenced in July 2026. [5]

2027 first half · planned · First building completion

Fira expects first data-center building completion during the first half of 2027; this is not evidence of commissioned capacity. [5]

2027 · planned · First customer capacity

Nebius expects first capacity available to customers in 2027. [1]

Disclosed specifications

Land area: 41 hectares across two plots

Campus land, not building floor area; operator separately rounds to approximately 100 acres. [2]

Land tenure: City-owned plots leased to Polarnode for 60 years

Separate from Nebius project ownership; subsequent lease arrangements not established. [3]

Development and delivery partner: Polarnode

Supports preparation, permitting and construction services for this same campus. [4]

First-phase main contractor: Fira

Responsible for first-phase data-center construction. [5]

Cooling: Planned closed-loop liquid cooling

Operator says local water intake for server cooling is avoided; operating performance unverified. [1]

Heat recovery: Designed for potential district-heating integration

Opportunity described by operator; city FAQ says solutions remain under discussion, so no completed connection established. [1]

Energy sourcing: Predominantly low-carbon energy mix intended

Forward-looking operator design statement; no site-specific procurement contract or achieved carbon intensity established. [1]

Design water use: Maximum 70,000 cubic metres per year

City FAQ design disclosure; despite closed-loop cooling, total project water use is not zero. [3]

Electrical demand discussion: Approximately 300 MW new load

Undated city FAQ attributes discussion to LUT professor emeritus; not a confirmed connection agreement or IT load. No dated capacity claim created. [3]

Public business contact: media@nebius.com

Published project media contact; no contact made. [2]

Research gaps

- Numerical property coordinates and numbered postal address
- Google Maps place identity and property imagery
- IT load versus total facility or contracted grid power
- First-phase capacity and subsequent phase dates
- Building ownership legal entities and land-lease transfer arrangements
- Operational commissioning evidence
- Rack count, density, PUE, certifications, carriers and named site tenants

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] Nebius to construct 310 MW AI factory in Finland

<https://nebius.com/newsroom/nebius-to-construct-310-mw-ai-factory-in-finland>

Published: 2026-03-31 · Retrieved: 2026-10-07

Operator announces Lappeenranta campus, up to 310 MW, first customer capacity expected in 2027, South Karelia location and proposed cooling/heat recovery.

[2] Pajarila data center

<https://www.lappeenranta.fi/en/decision-making-and-administration/pajarila-data-center>

Published: Unknown · Retrieved: 2026-10-07

City identifies Nebius, Kettukuja south of Highway 6, two plots totaling 41 hectares and phased development with Polarnode.

[3] Frequently Asked Questions — Pajarila data center

<https://lappeenranta.fi/en/decision-making-and-administration/pajarila-data-center/frequently-asked-questions>

Published: Unknown · Retrieved: 2026-10-07

City states land belongs to the city and is leased to Polarnode for 60 years; discusses approximately 300 MW electrical demand, heat-recovery negotiations and water-use design.

[4] Lappeenrannan Pajarilan datakeskuksen maanrakennustyöt alkavat 13.5.2026

<https://www.lappeenranta.fi/fi/ajankohtaista/lappeenrannan-pajarilan-datakeskuksen-maanrakennustyot-alkavat-13-5-2026>

Published: 2026-05-12 · Retrieved: 2026-10-07

City announces earthworks scheduled for May 13; explicitly identifies Nebius as project owner/client and Polarnode as development, permitting and construction-services partner.

[5] Construction and project development company Fira Selected as Main Contractor for One of Europe's Largest AI Data Center Projects

<https://fira.fi/en/news/construction-and-project-development-company-fira-selected-as-main-contractor-for-one-of-europes-largest-ai-data-center-projects/>

Published: 2026-08-11 · Retrieved: 2026-10-07

First-phase contractor confirms main construction commenced July 2026, first building expected in first half of 2027 and approximately 310 MW ultimate campus capacity.

[6] Pajarilanväylä vaihe 1

<https://www.lappeenranta.fi/fi/asuminen-ja-rakentaminen/kaavoitus/asemakaavoitus/viimeisimmat-vahvistuneet-asemakaavat/pajarilan-vayla-vaihe-1>

Published: Unknown · Retrieved: 2026-10-07

City planning page describes industrial zoning south of Highway 6, about five kilometres east of central Lappeenranta; plan became legally effective June 14, 2022.

[7] Pajarila Datakeskus — city location maps

https://lappeenranta.fi/media/LappeenrantaFI/P%C3%A4%C3%A4t%C3%B6ksenteko%20ja%20talous/Sijaintikartat_Pajarila_2026.pdf

Published: Unknown · Retrieved: 2026-10-07

City PDF identifies the data-center area and Polarnode/Nebius plots; distinguishes the project from the broader planning area.

[8] Miljardiluokan datakeskus sai rakentamisluvan Lappeenrannassa - pääkäyttäjä ei ole vielä varmistunut

<https://yle.fi/a/74-20206812>

Published: 2026-01-27 · Retrieved: 2026-10-07

Yle reports building permission for a 60 MW development and intended later permit raising total power above 300 MW; operator was then unresolved.

[9] Datakeskus alkoi nousta Lappeenrantaan nopealla tahdilla - Rakennusyhtiö: Luppopäiviä ei pidetä

<https://yle.fi/a/74-20240429>

Published: 2026-08-11 · Retrieved: 2026-10-07

Yle reports July 2026 building construction, Fira first-phase responsibility and publishes wide construction-site photographs attributed to Mikko Savolainen/Yle.

[10] Nebius plans 310MW AI data center in Lappeenranta, Finland

<https://www.datacenterdynamics.com/en/news/nebius-plans-310mw-ai-data-center-in-lappeenranta-finland/>

Published: 2026-03-31 · Retrieved: 2026-10-07

Industry report updated to identify Polarnode as developer of the Nebius campus; earlier 100/350 MW language is not reconciled with the current 310 MW announcement.

Name: [1] [2]

Aliases: [2] [4]

Kind: [1] [5]

Country: [1]

Region: [1]

City: [1] [2]

Address: [2] [3]

Operator: [2]

Owner: [3] [4]

Business Model: [1] [4]

Scale: [1] [5]

Statuses: [5] [1]

Location: [2] [3] [7]

Summary: [1] [4] [5]

Stable identifier: 467339b7-ccc0-4860-bbd4-0a7b1ec8a9fc