

FOR SALE
Single-Tenant Data Center
Long Term Lease

CANTON OHIO



OVERVIEW

Opportunity

For Sale - Single-Tenant Data Center with approximately 11.5 years remaining on the lease. The lease is structured as an "absolute net" lease.

Location

Located at 4726 Hills and Dales Road NW in Canton Ohio which is 24 miles south of Akron and 60 miles south of Cleveland.

Tenant

SecureData 365 is midwest regional data center operator with state-of-the-art facilities in Canton and Cleveland, Ohio. SecureData 365 offers Colocation, Business Continuity, Offsite Backup, and Disaster Recovery Services to its impressive list of customers.

Lease

Current NOI: \$62,819 per month / \$753,828 per year

Escalations: 2.5% annual increase every October 1st.

Renewal Options: Two (2) 5-year renewal options at the then escalated rent at time of renewal with 180 day notice.

The October 2018 rent increase will reflect a NOI of \$64,389 or \$772,668 annual.

Building

29,960 SF purpose-built State-Of-The-Art Data Center built ground-up in 2009. The building is two-levels with the data center operations and infrastructure located on the ground floor.

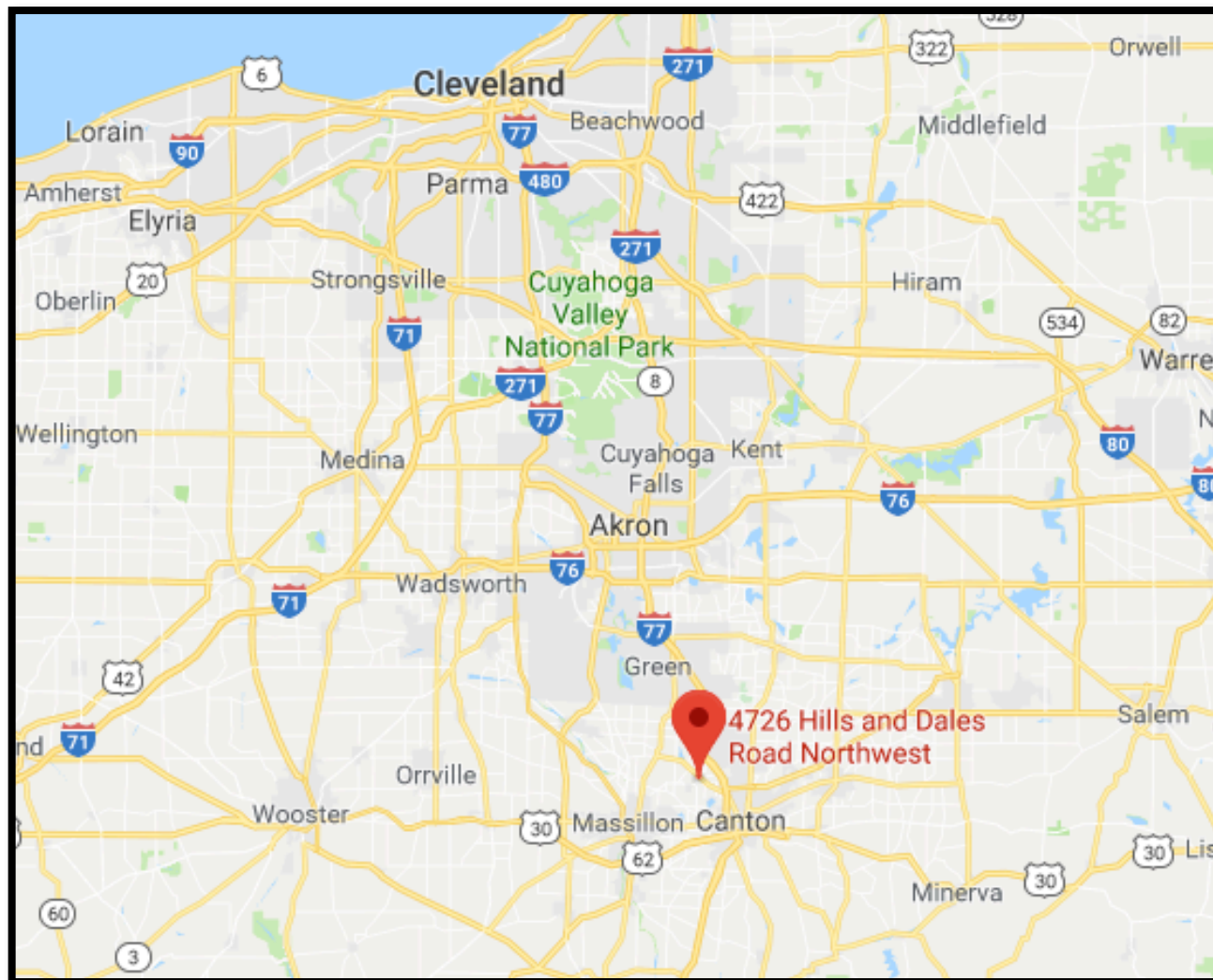
Price

\$9,500,000.00 / 7.9% Cap based upon current NOI.

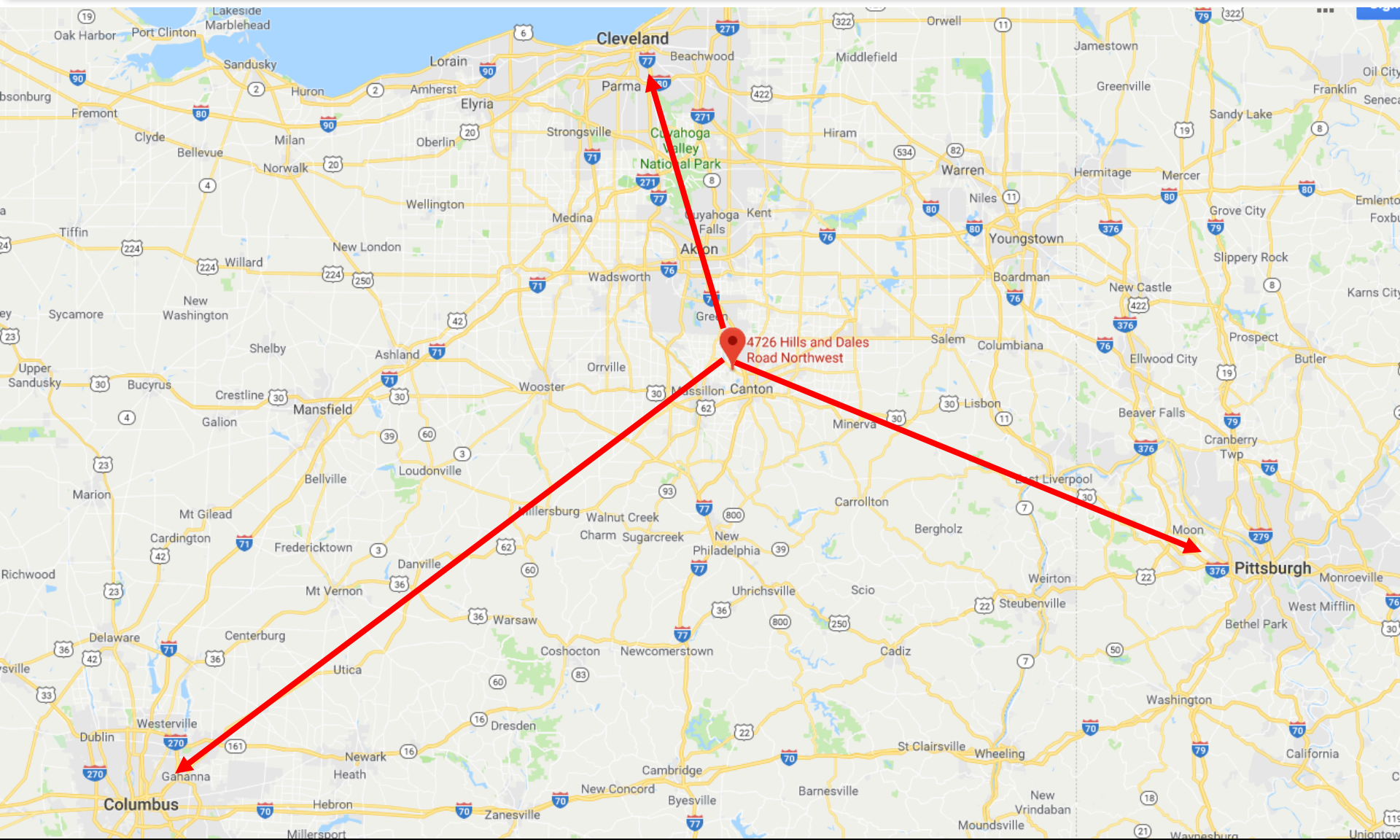




LOCATION



LOCATION



CANTON SPECIFICATIONS

SECUREDATA 365 Operations Center

Facility Specifications

SecureData 365's purpose-built data centers can provide your business with a redundant facility without all of the long term planning and costly capital outlay. This will allow your business to remain focused on its core products and services. Our professional staff will provide you the support and solutions that you need in order to stay ahead of the technology grind.

Our Canton and Cleveland facilities, easy access to major freeways and only 15-minutes from two separate international airports, features the most advanced, state-of-the-art equipment.

General Overview

- 24x7x365 on-site network operations center with available remote hands support
- Raised floor, 12,000 sq ft of raised floor (Canton) and 12,000 sq ft (Cleveland)
- Centralized data center management and inventory control software

Environmental

- 150 tons of precision cooling HVAC with optimized underfloor cool air flow
- Whole building, pre-action, dry pipe, dual-interlock, fire suppression system; over 300+ detectors above and below floor
- Dual environmental sensors in every cabinet to monitor temperature and humidity

CANTON SPECIFICATIONS

Security

Physical Security

- CCTV, 24x7x365 staffing
- Card key and biometric scanner access control
- Locked cabinets – optional custom cylinders, electronic locks
- On-site dedicated and secured storage options

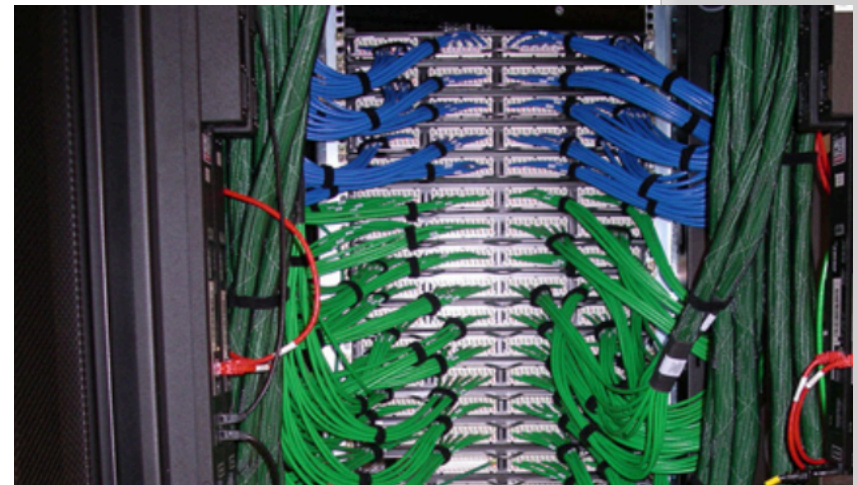
Logical Security

- Highly-secure network with AAA TACACS/Radius; perimeter IDS/IPS
- Automated monitoring and alerting on environmental, network, and power systems
- SNMP device monitoring for critical devices



Network

- Complete client segmentation and bandwidth management
- Separate out-of-band management network
- Dedicated customer VPN access
- Available integration for virtual and colocated client equipment
- Complete support for private circuits and BGP internet access



CANTON SPECIFICATIONS

Canton Center Specific Specifications

Generators

- Two 1.5 MW (each expansion phase)
- Redundancy: N+1

Environmental

- 150 tons of precision cooling HVAC with optimized underfloor cool air flow
- Whole building, pre-action, dry pipe, dual-interlock, fire suppression system; over 300+detectors above and below floor
- Dual environmental sensors in every cabinet to monitor temperature and humidity

Power

- 4,000 AMP utility power feed
- UPS battery backup (independent A & B feeds)
- Redundant capacity Generac MPS 500KVA generators
- Monitored and metered power using ePDUs in each cabinet with remote controlled operations
- Overhead power busway; 30 AMP, 3-phase power per cabinet (additional capacity available)



IMAGES



IMAGES



OVERVIEW

The SecureData 365 data center is strategically located in Canton, Ohio with close proximity to its 2nd data center location in Downtown Cleveland. SecureData 365's Canton data center was strategically placed in a location convenient to the Midwest's largest cities and far enough to provide separation for mission critical requirements of its customers. Combined with its Cleveland data center location that opened in 2015, SecureData 365 offers a unique advantage to its customer base offering two state-of-the-art data centers on different power grids, a multitude of fiber capacity and providers, and built-in redundancies in each location.

Canton Ohio is located approximately 60 miles south of Cleveland and and 24 miles south of Akron, Ohio. Other proximate cities include Pittsburgh which is approximately 85 minutes from the periphery of the Pittsburgh metropolitan area and approximately 90 minutes from the Columbus metropolitan area.

Canton is conveniently located off of I-77 with direct north-south access to Akron and Cleveland, Ohio. Its economy is industrial, health care and agricultural and home to TimkenSteel Corporation, Belden Brik, Diebold, Medline Industries and Shearer Foods. The healthcare sector is particularly strong with Aultman Hospital and Mercy Medical which are among the area's largest employers.

In recent years, Canton has come to experience a renaissance with some notable activity including the Pro Football Hall of Fame with its multi-million dollar "Hall of Fame Village" expansion project, significant investments by city leaders in urban development, and the redevelopment of the downtown Market Square area. Other private investment includes the Gervasi Vineyard which draws patrons throughout the region.



FOR SALE SINGLE-TENANT DATA CENTER

CANTON OHIO



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