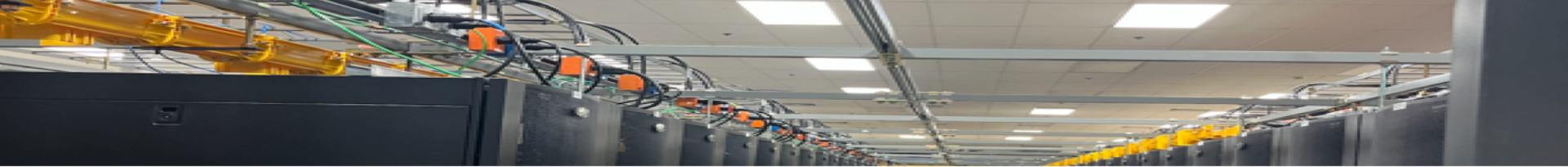


AVAILABLE CHARLOTTE DATA CENTER For Sale or For Lease





OPPORTUNITY SUMMARY

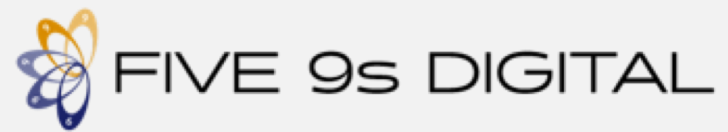
Five 9s Digital is pleased to present an available data center in the Charlotte market. The Data Center is will be available in 2024 upon current tenant moving out.

Data center equipment and infrastructure will remain in the building at data center operator vacating the premises.

The Data Center is ideal for a data center operator seeking to expand or enter into the Charlotte market.

Charlotte Data Center Highlights:

- 18,068 Total SF Data Center with 12,000 SF of Data Center Space
- Free-standing one-level highly improved facility
- 1.5 MW Data Center with Expansion Capacity
- N+1 Cooling Redundancy
- Multi-layer security access
- Numerous fiber providers with dual fiber entrance points
- Carrier Hotel connectivity
- Current Multi-cloud exchange access to AWS and Azure
- Historical 100% uptime SLA
- SSAE 16, SOC 2 Type II certified, PCI DSS and HIPAA compliant



LOCATION

- 1612 Cross Beam Drive Charlotte NC
- Southwest Area of Charlotte in a fiber dense area

DATA CENTER

- 18,068 +/- Total SF
- Self-contained single-story building
- Hardened perimeter
- 12,000 +/- of Data Center Space
- Equipment Staging, Offices and Break Room

ELECTRICAL

- 750 kW UPS x 2N paths Toshiba G9000
- 1.5 MW Katolite Generator with 2500G belly tank
- 2500A Transformer
- 4 125 kW PDUs United Power PDM4
- DC Plant 1200A

MECHANICAL

- N+1 Cooling System
- Eight 30 ton Liebert CRAC units on a glycol loop
- Three 100 ton Liebert drycoolers supporting heat rejection

SECURITY

- Multiple layers of security including check-in, dual authentication access and biometric scanners
- 24x7x365 Monitored Security Cameras throughout facility

FIRE PROTECTION

- Dry-pipe pre-action fire suppression system
- 18 active smoke detectors
- Dual detector activation required to charge system

CONNECTIVITY

- Numerous on-site fiber providers
- Diverse fiber points of entry
- Carrier hotel connectivity
- Multi-cloud exchange access to AWS and Azure

POWER

- Fed by 13.2 kV Duke Energy substation
- Duke Energy Economic incentive opportunities for new customers







PHOTOS

Charlotte, North Carolina



FiberLocator

1612 Cross Beam Drive



1612 Cross Beam Dr, Charlotte, NC 28217, USA

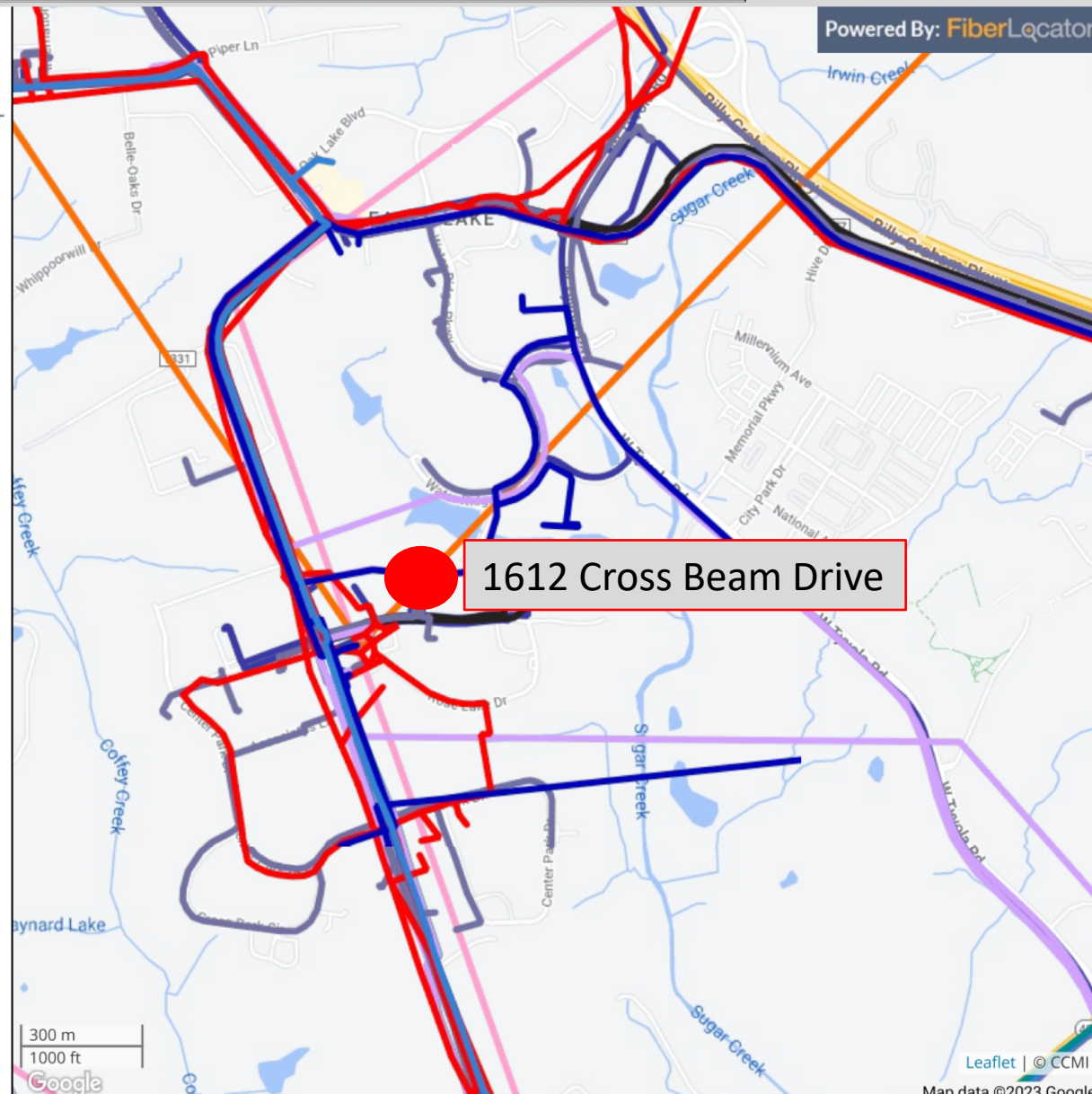
Metro Networks

- ✓ Comporium
- ✓ Conterra
- ✓ Crown Castle
- ✓ LIT Networks
- ✓ Level3 Metro
- ✓ Segra
- ✓ Windstream
- ✓ Windstream - Dark
- ✓ Zayo Metro

Long Haul Networks

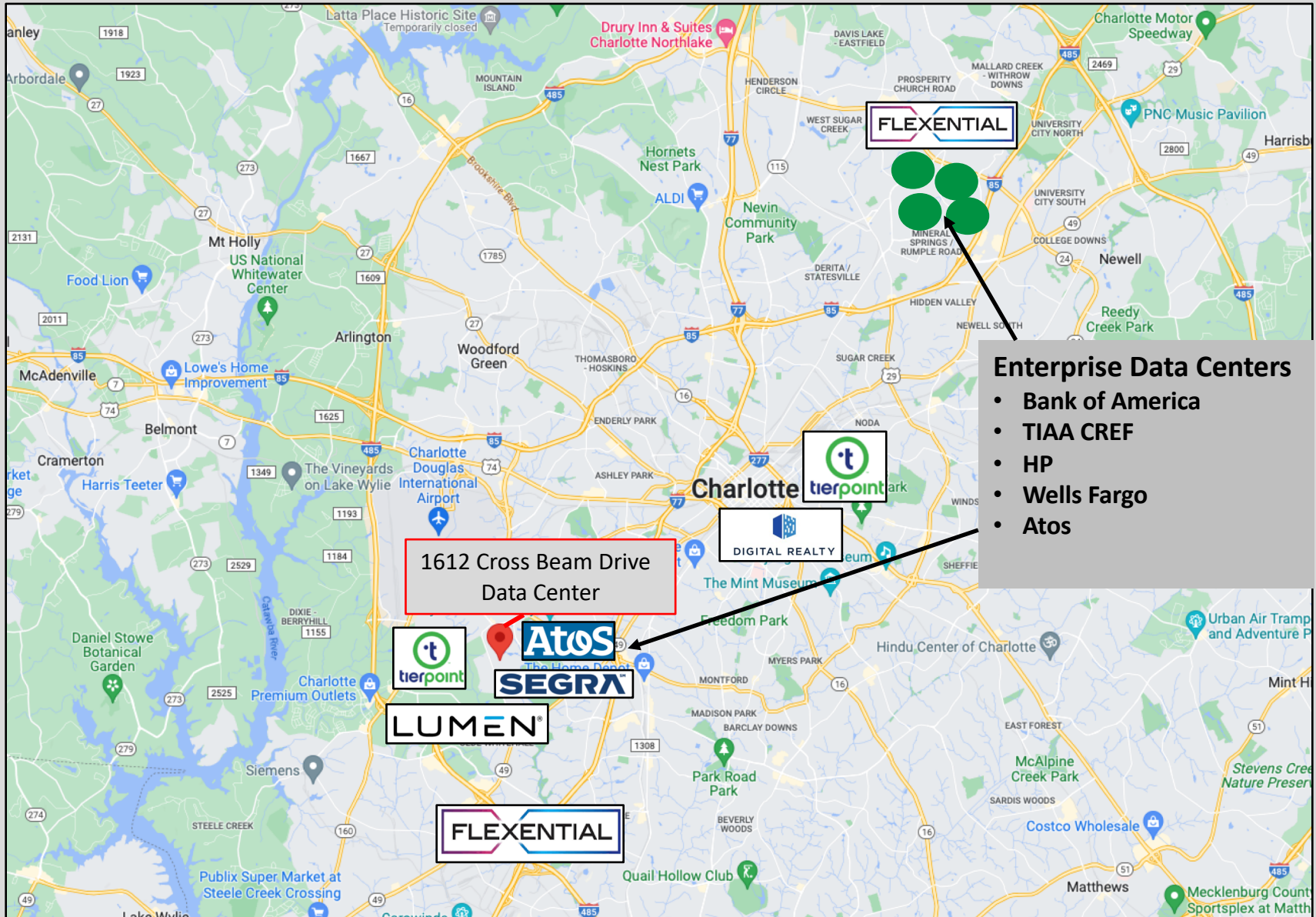
- ✓ Arelion - International Long Haul
- ✓ Arelion Long Haul
- ✓ CenturyLink Long Haul
- ✓ Hudson Fiber LH Leased
- ✓ Level 3 Long Haul
- ✓ Windstream Long Haul

Powered By: FiberLocator



LOCATION

Charlotte, North Carolina



- ## Enterprise Data Centers

- Bank of America
- TIAA CREF
- HP
- Wells Fargo
- Atos

Corporate Presence

The Charlotte, North Carolina regional area is home to Eight (8) Fortune 500 Headquarters with an additional Nine (9) Fortune 1000 Headquarters, ranking sixth in the United States. In total, over 275 of the Fortune 500 companies have facilities located in Charlotte. Additionally, over the past ten years, 6,790 new firms have invested over \$12 billion in new Charlotte facilities.

Charlotte as a Financial Powerhouse

Charlotte is renowned for its vibrant banking sector. With more than \$2.3 trillion in assets, it is the second largest financial center in the nation, behind only New York. There are 26 banks with 226 local branches, as well as a Federal Reserve branch located in Charlotte.

Business and Workforce Growth

According to the latest census numbers, between 2000 and 2010, Charlotte saw the largest increase in population in the United States. In 2022, Charlotte finished as one of the nation's 10 fastest growing economies.



Low Natural Disaster Risks

Charlotte, North Carolina is located in an area known for its low risk of natural disasters. The area benefits greatly from an equitable climate with moderate year-round temperatures.

Access to High-Tech Workforce

North Carolina's 58-campus community college system is nationally recognized for its customized workforce training programs. UNC Charlotte offers the Energy Production Infrastructure Center (EPIC) to train the next generation of engineers and to conduct industry-led research and development projects..

The North Carolina Data Center Cluster

North Carolina is a hub of substantial data center activity. Google, Meta, Apple, Disney, Ensono, American Express, EMC, AT&T, IBM have all positioned data centers in North Carolina. In 2022, Microsoft announced a new hyperscale data center campus north of Charlotte and QTS Data Center announced a new 200 acre data center campus near Charlotte.



AVAILABLE - CHARLOTTE DATA CENTER



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