

SugarOak
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SOUTHAMPTON MEGASITE

26271 - 27405 SMITHS FERRY RD, FRANKLIN, VA 23851



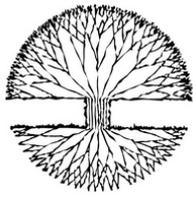
708 +/- ACRE INDUSTRIAL SITE

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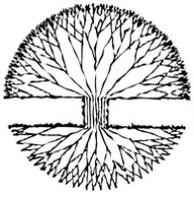
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PROPERTY FEATURES

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- **DIRECT ACCESS TO 115kV SUBSTATION & TRANSMISSION LINES (Dominion Energy)**
- Up to 708 acres total; 100 acres now zoned light industrial (data center is a permitted use)
- MBC fiber backbone onsite; MBC-owned colo node & Windstream fiber (adjacent)
- Municipal water/sewer located 1/3 mile from site (Progress Pkwy & South St/US-258)
- Easy access to US-58; 1.5 mi of road frontage on Smiths Ferry Rd/US-258
- **Power study filed (November 2024) for a 600 MW data center project**

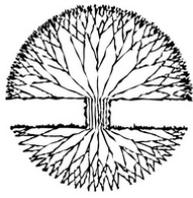


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CONCEPTUAL SITE PLAN

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LOCATION

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