

WHITE OAK DATA CENTER SITE
49.415 ACRES
5650 TECHNOLOGY BLVD.
SANDSTON (HENRICO COUNTY), VA

DC METRO AREA | CHICAGO | PACIFIC NORTHWEST | ATLANTA | DALLAS | PHOENIX | SAN JOSE

CONFIDENTIAL & PROPRIETARY | VERITY COMMERCIAL, LLC

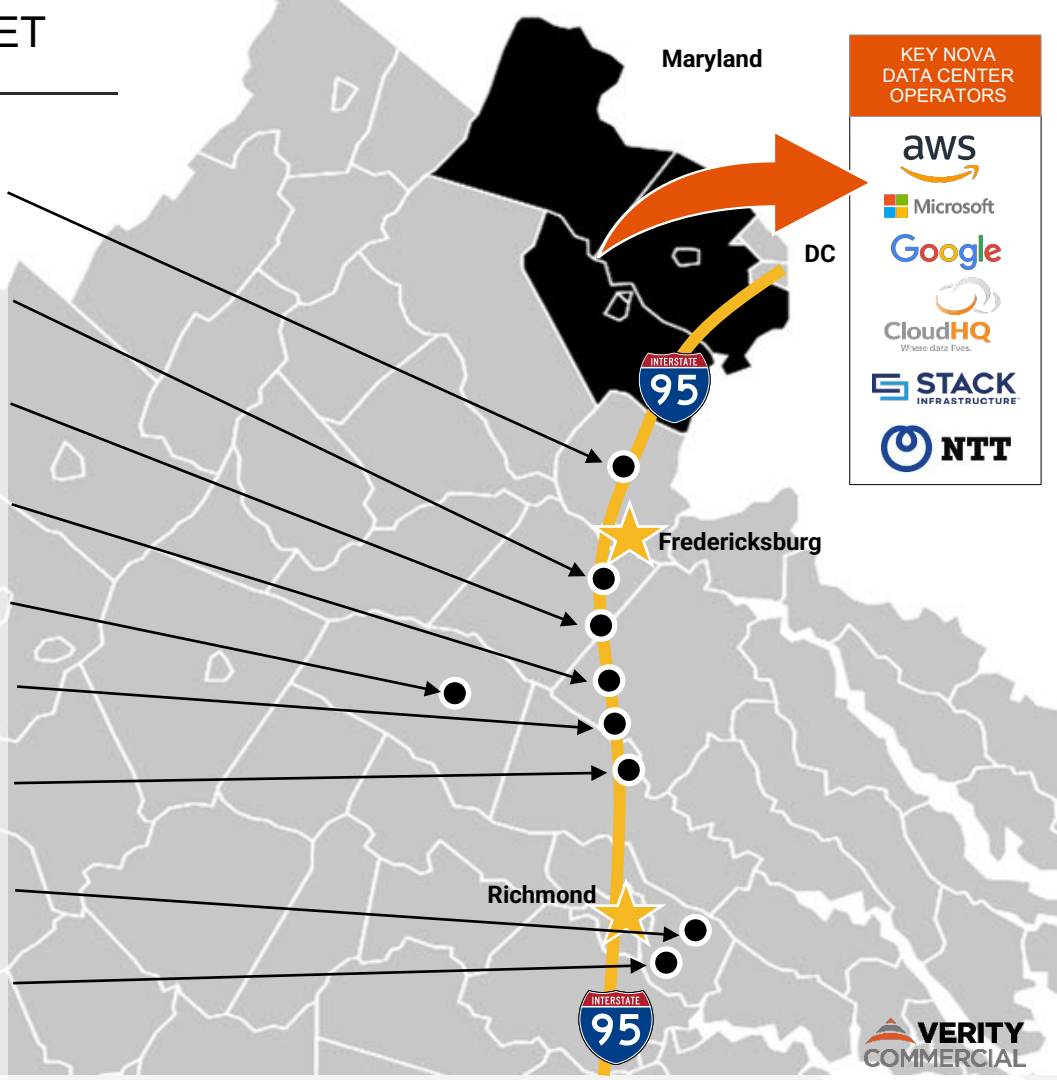
SITE ATTRIBUTES

- 49.415 Acre Parcel
- Zoning: M1-C Data Center By-Right
- 20 MW of Bridging Power by Q3 2026
- Served by 230kV networked transmission system with multiple substations
- New Dominion Energy 230kV Transmission Lines Approved Adjacent to Property – Construction Early 2025
- Inexpensive Power Cost
- Extensive Fiber Network
- Low Natural Disaster Risk
- Quick access to major transportation routes including I-64, I-295, I-95, and I-85
- Close Proximity to Richmond International Airport (RIC) and the Port of Virginia



I-95 CORRIDOR DATA CENTER MARKET

- CENTREPORT EXIT**
STACK | 500 AC
Vantage 55 AC
Starwood 56 AC
- FREDERICKSBURG / COSNER CORNER**
AWS - 3 Campuses | 873 AC
Land Development / Rezoning | 726 AC
- THORNBURG EXIT**
AWS | 1200 AC
PowerHouse | 372 AC
- LADYSMITH EXIT**
Matan | 200 AC Industrial
Land Development / Rezoning | 5 Sites | 853 AC
- LOUISA COUNTY**
AWS \$10 Billion Investment
- RUTHER GLENN EXIT**
Land Development / Rezoning | 324 AC
- KINGS DOMINION EXIT**
Tract Data Center Campus | 1200 AC
Server Farm | 142 ac
- WHITE OAK TECH PARK**
Meta
QTS
Iron Mountain
- MEADOWVILLE TECH PARK**
Powerhouse
Google



Maryland

DC

Fredericksburg

Richmond

KEY NOVA DATA CENTER OPERATORS

- aws
- Microsoft
- Google
- CloudHQ
Where data lives.
- STACK
INFRASTRUCTURE
- NTT

WHITE OAK TECHNOLOGY PARK NEIGHBORS

Major Players in Region



TEST FIT

DRAFT TEST FIT SITE SUMMARY

49 ACRES

(+/-40 ACRES NET USABLE)

20 MW BRIDGING POWER
AVAILABLE BY Q3 2026

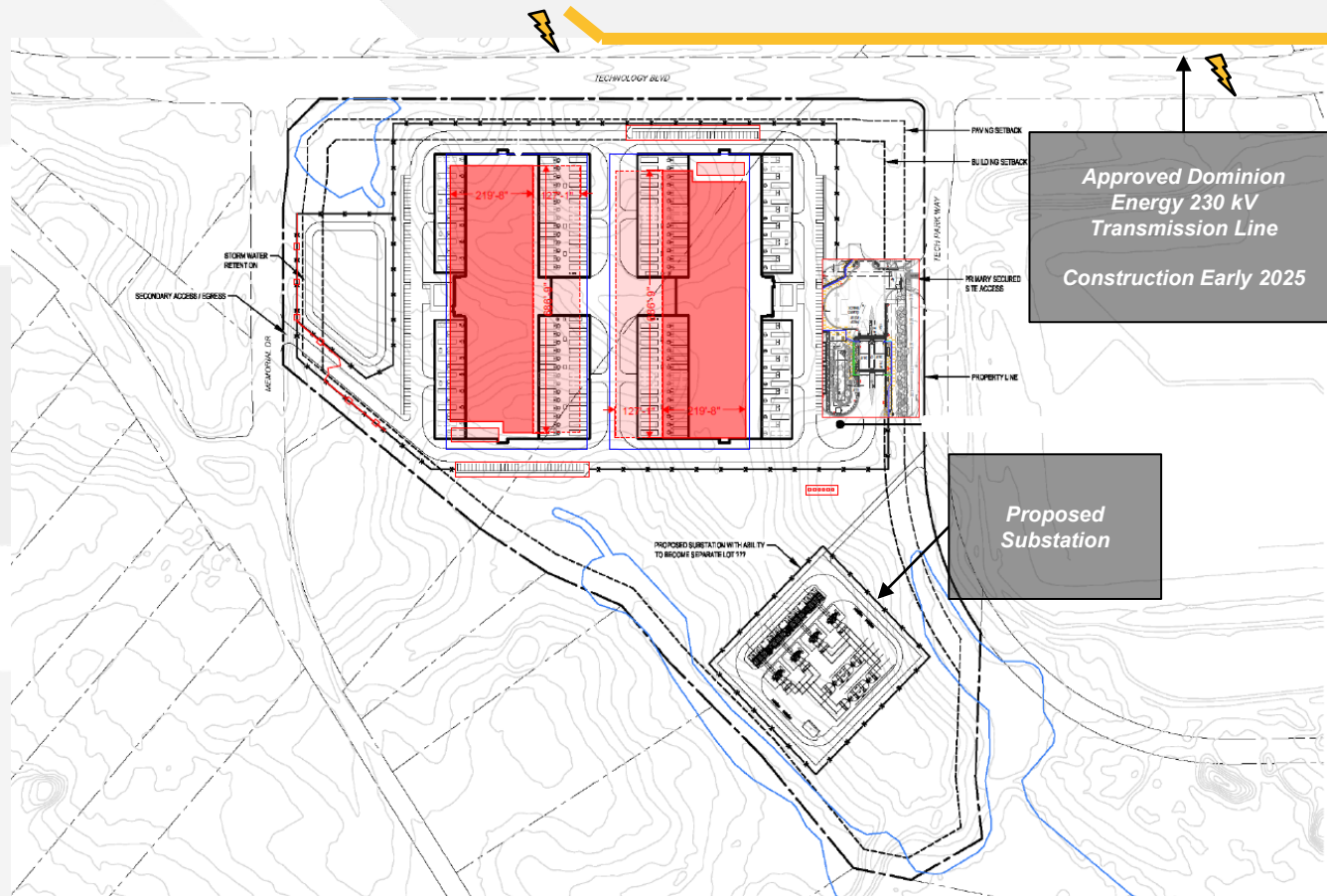
(2) 3-STORY BUILDINGS

147,000 SF FOOTPRINT
EACH

430,000 SF TOTAL EACH

18 DATA HALLS

160 MW TOTAL POWER
CAPACITY

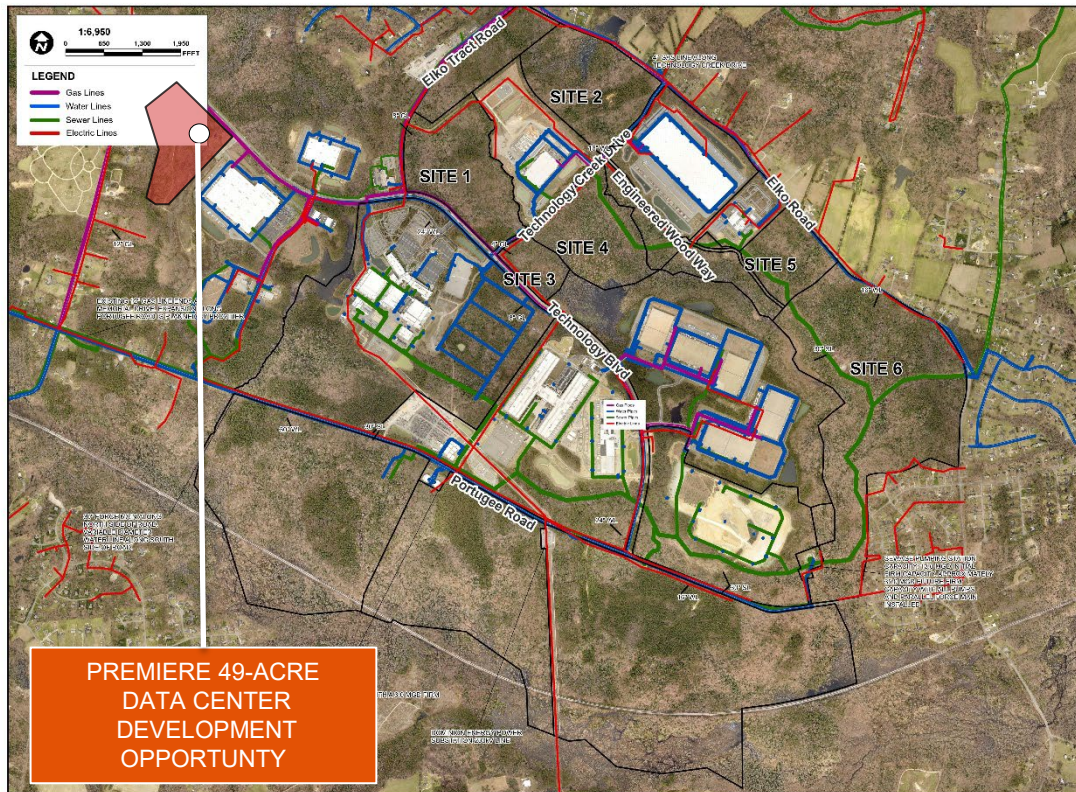


Approved Dominion
Energy 230 kV
Transmission Line
Construction Early 2025

Proposed
Substation

SOUND INFRASTRUCTURE

- Comprehensive electric, fiber, water, sewer, gas, and transportation networks to accommodate almost any requirement.
- Supported by a dual feed 230kV transmission system with several distribution substations and a 34.5kV circuit.
- 10 million gallons per day (MGD) water capacity and 13 MGD sewer capacity throughout the park.
- High and intermediate pressure natural gas system, with on-site pressures ranging from 24 to 150 PSI.
- Extensive fiber network provided by Comcast, Level 3 Communications, Lumos Networks, SummitIG, Verizon, Windstream Corp., Zayo Group, and other providers.



White Oak Technology Park

Henrico County, Virginia

Come for success. Stay for life.

POWER

Approved Dominion Energy
230kV Transmission Line
Construction Early 2025

Technology Substation
230kV

White Oak Data Center Site
20 MW Bridging Power By Q3 2026

Elko Substation
230kV

Turner Road Substation
230kV

Chickahominy Substation
230kV



FIBER

Henrico County is well-prepared to support the expansion of data center capacity due to its existing fiber networks, internet exchanges, and SDN networks. The county now hosts newly constructed subsea cables (MAREA, BRUSA, DUNANT), which connect the European, Latin American, and South American markets to the region. These cables offer the lowest latency and highest capacity ever deployed between the continents.

Richmond area Network Access Point (NAP)

The Richmond NAP will offer the fastest, lowest-latency connectivity in North America from the U.S. to Southern Europe, Latin and South America.



Source: Greater Richmond Partnership



FIBER





Recognized industry leader.

Fast-growing national data center real estate experts in brokerage, development, investments, and construction.

Data Center Services:

Site Sales

Development/Site Selection Services

Entitlements/Permit Management

Design and Budget Management

OFCI/Equipment Program Development

Schedule Management

CM/Owner's Rep Services/QA/QC/Safety

Development Investment and Predevelopment Funding

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