

NOW AVAILABLE CHARLOTTE DATA CENTER

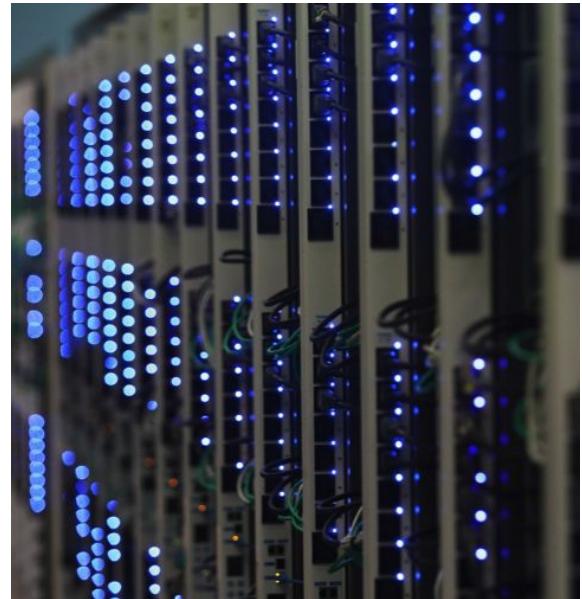


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Opportunity

Free-standing built-out data center located in a network dense area of Charlotte, North Carolina:

- Available immediately
- 18,068 SF Free-Standing Data Center
- 12,000 SF of data center space plus electrical and mechanical areas, security entrance, office, conference, and break areas
- Existing Equipment and Infrastructure Included
- Excellent Metro and Long Haul Fiber Connectivity
- Power supplied by Duke Energy
- 2,000 kVA transformer
- 1.5 MW of data center equipment and infrastructure in-place
- Scalable power potential via Duke Energy - ramp path to 5 MW
- Tax Incentives



Details

Address:	1612 Cross Beam Drive, Charlotte NC
Building:	Free-standing, one-level 18,068 SF hardened structure data center
Parcel:	1.42 acres~
Condition:	Equipped Data Center
History:	Operated as a data center - Tenant moved in April, 2025
Clear Height:	16'~
Zoning:	Commercial - Historic use as a data center
Parking:	34 parking spaces on site

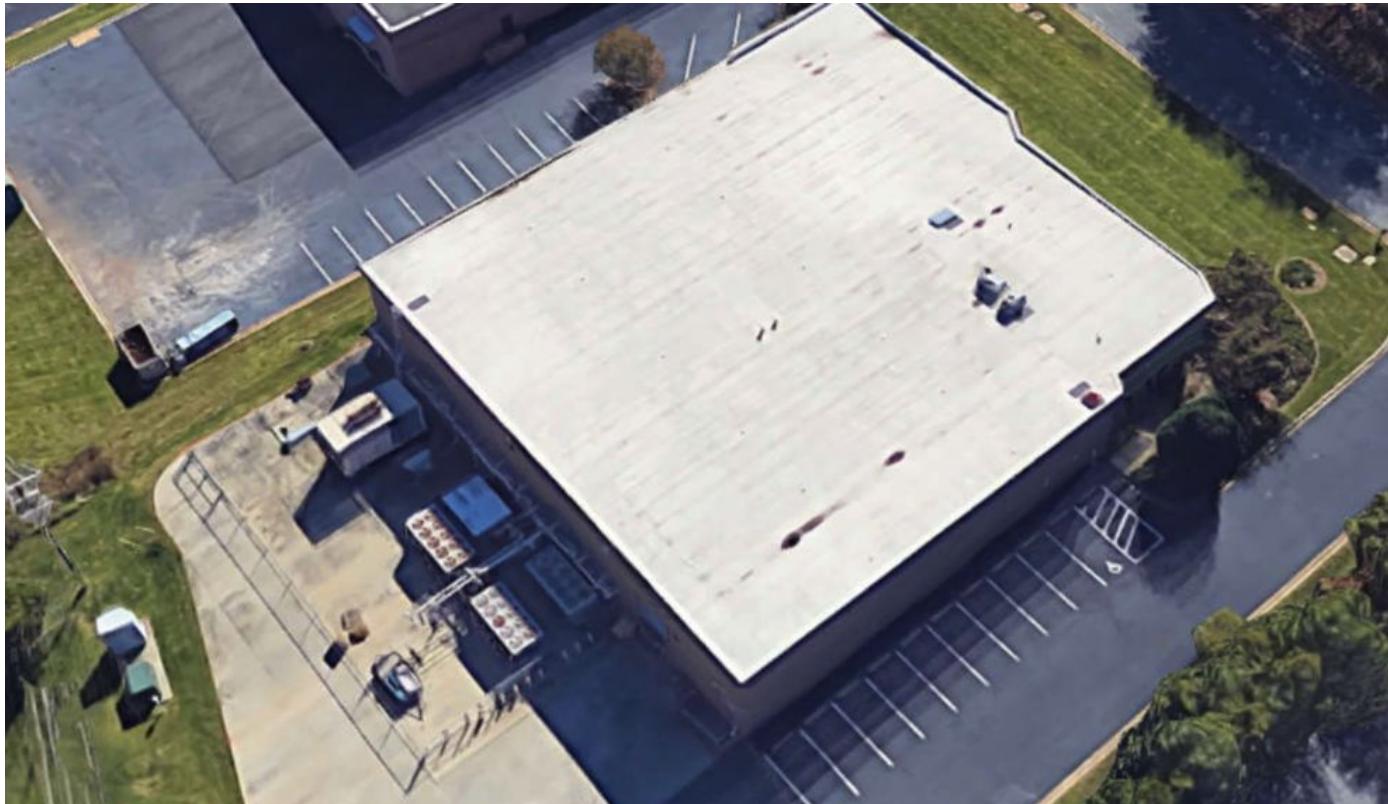


Equipment

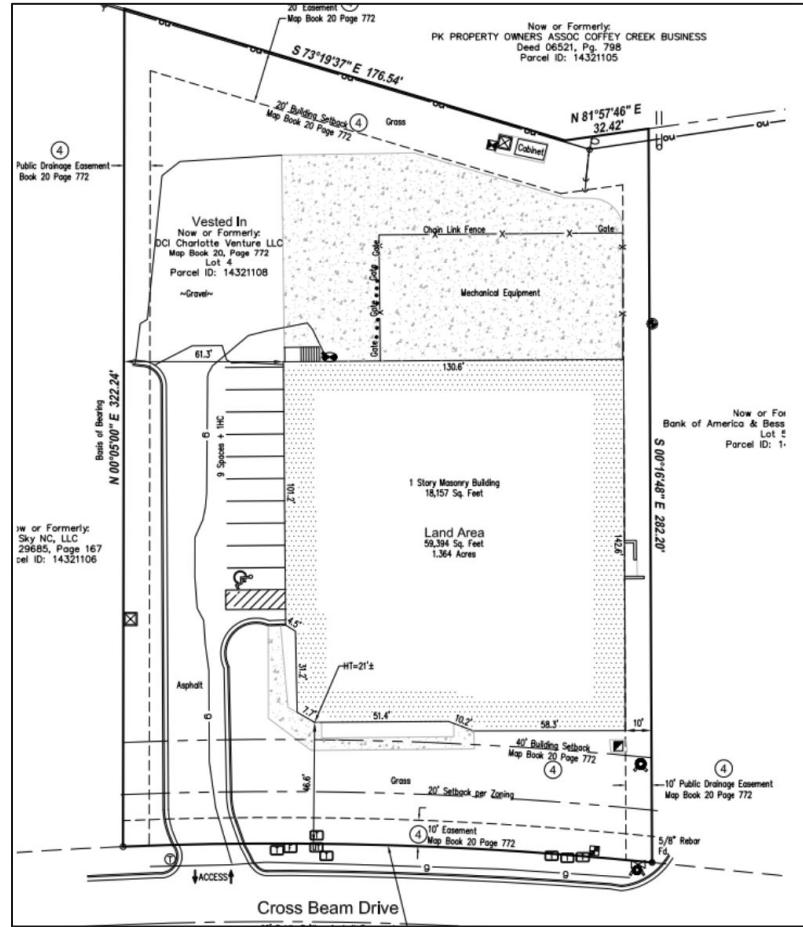
Generator:	1.5 MW generator with 1500 gallon fuel storage
Transformer:	2000 kVA dedicated transformer on-site
Fuel Storage:	1500 gallon diesel fuel storage tank
Fire Suppression:	Pre-action dry-pipe sprinkler system with dual detector activation
Data Center Space:	12,000 SF~ of data center space on grade, overhead distribution
UPS:	500 kVA UPS A1 and 250 kVA UPS A2 - Toshiba G6900s
PDUs:	5 x 125 kW PDUs - United Power PDM4 for 4 units and 1 unit is a PDI PP2
DC Plant:	1200A
Cooling:	N+1 cooling, eight (8) Liebert CRAC units on glycol loop 3 - 100 ton Liebert dry coolers supporting heat rejection
Connectivity:	Meet-Me Room (MMR) connected to numerous metro and long haul fiber providers
Security:	Multi-layer security, dual authentication, biometric scanners & 24x7 monitored cameras
Equipment Security:	Fenced area allocated generator, cooling and fuel storage



Aerial

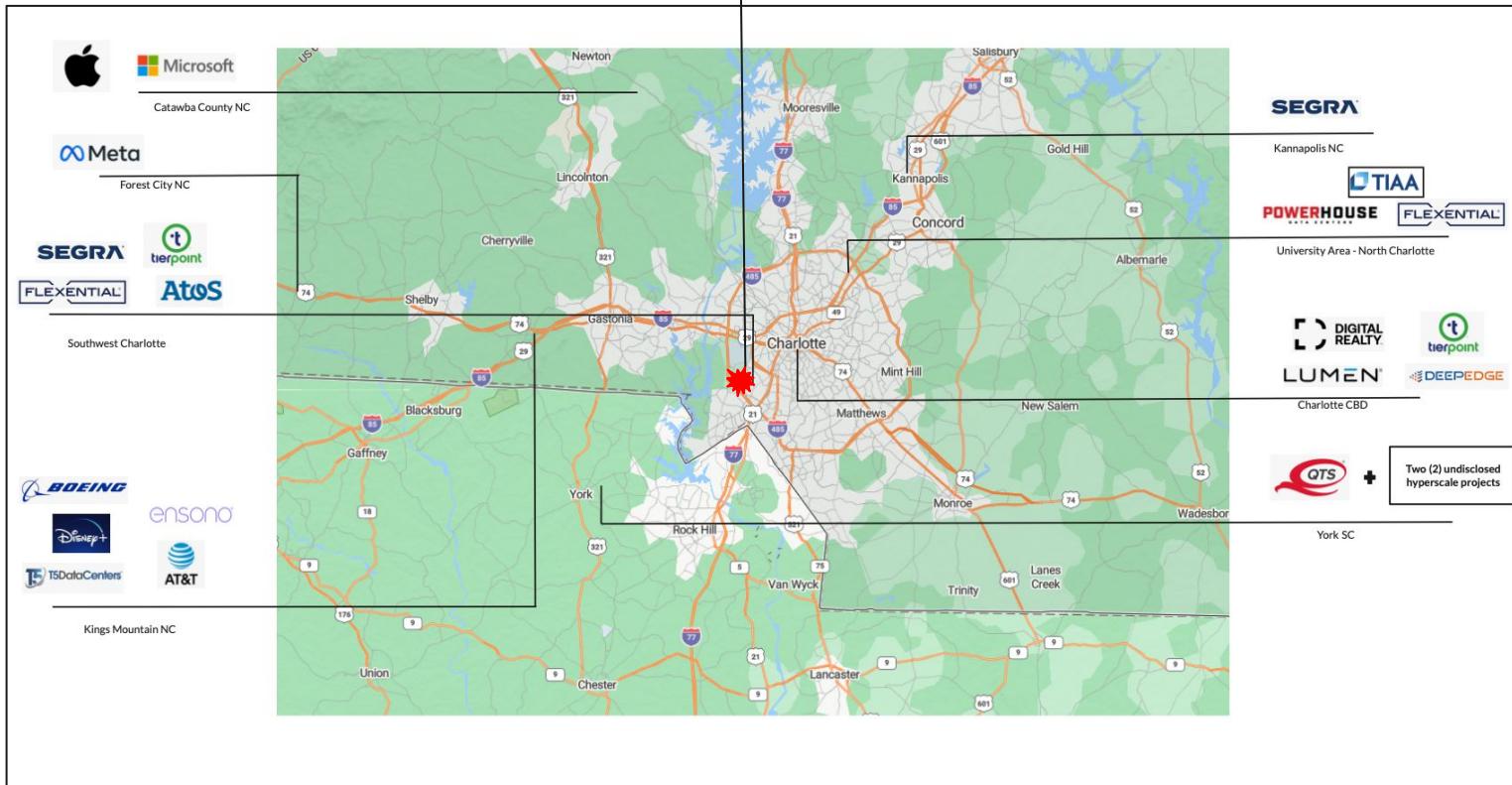


Site Plan



Location

1612 Cross Beam Data Center



Power



BUILDING A **SMARTER ENERGY FUTURE**®

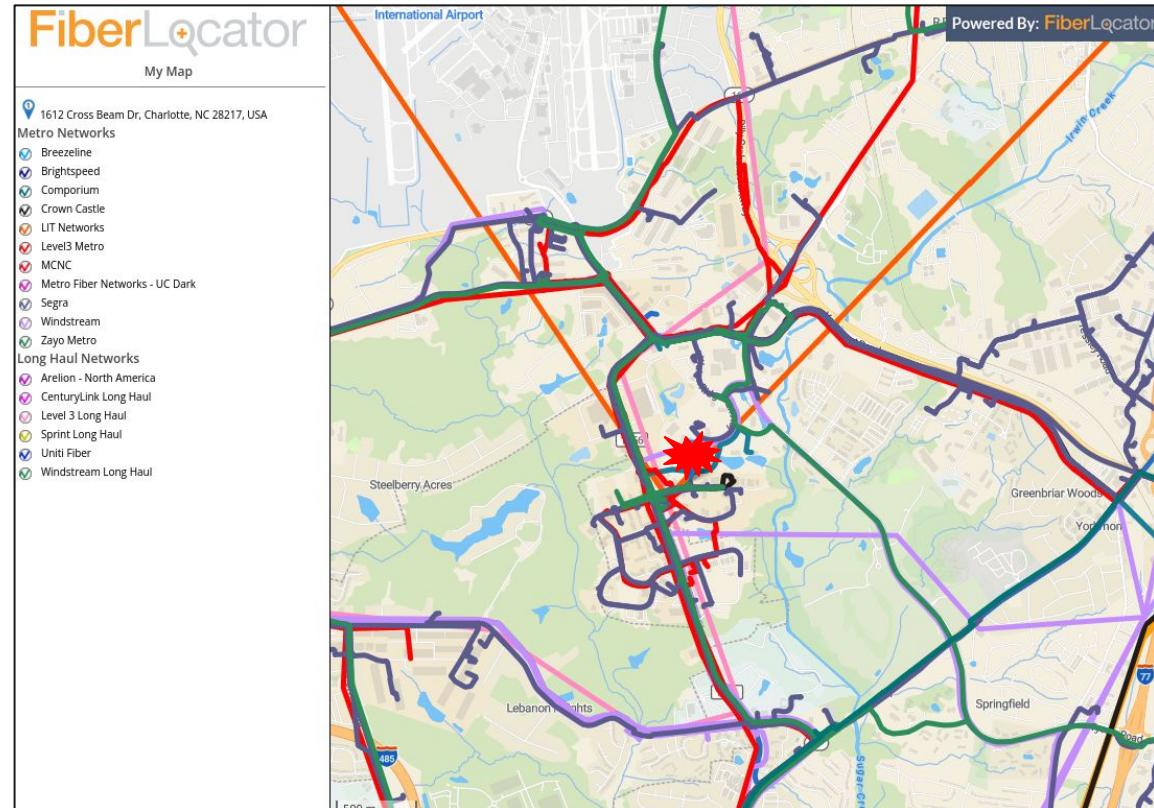
Duke Energy supplied power:

- 2000 kVA existing transformer
- Ramp path to 5 MW
- Space in equipment yard for additional transformers and generators
- Power expansion opportunity
- Power cost incentives for qualifying data centers in the NC Duke Energy via the new Rider ED power program for high-load consumers

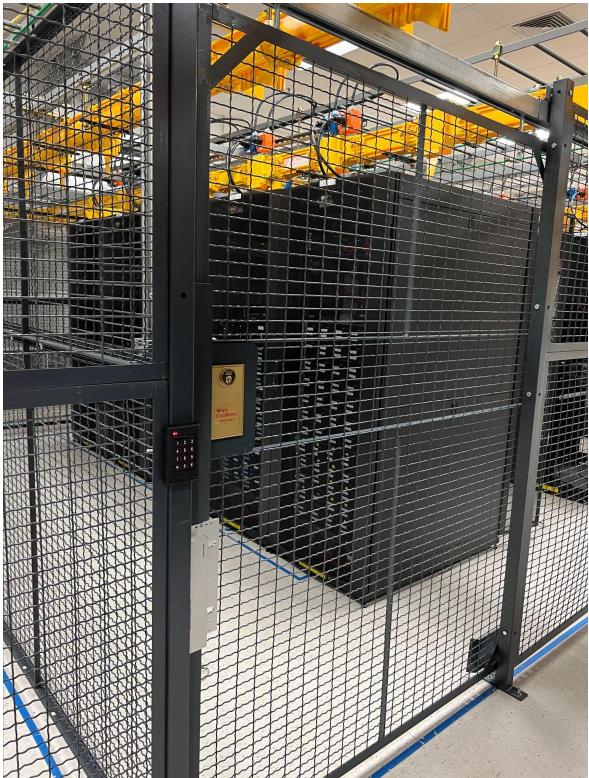


Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to the Charlotte CBD Carrier Hotel data center complex on N. Myers Street
- MMR in building



Photos



Photos



Photos





Photos



Photos





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