

# INSTITUTIONAL DATA CENTER OR INDUSTRIAL LAND OPPORTUNITY



**LOUDOUN CO, VA: THE MOST IMPORTANT DATA CENTER MARKET IN THE WORLD**

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JLL METRO DC INDUSTRIAL

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# SITE OVERVIEW



Server Farm

6.3 acre of PD-IP adjacent to Deimos Substation



Industry

230kV / Double 500kV transmission line intersections



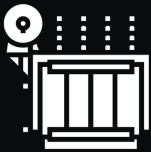
Internet

Located in Ashburn/Brambleton, the global epicenter of data center development



Ipaddress

Immediate adjacency to AWS, Google, Microsoft, Stack, etc.



Multiple existing and planned substations with immediate proximity



Energy Consumption

Rare opportunity to control scale in power-constrained market

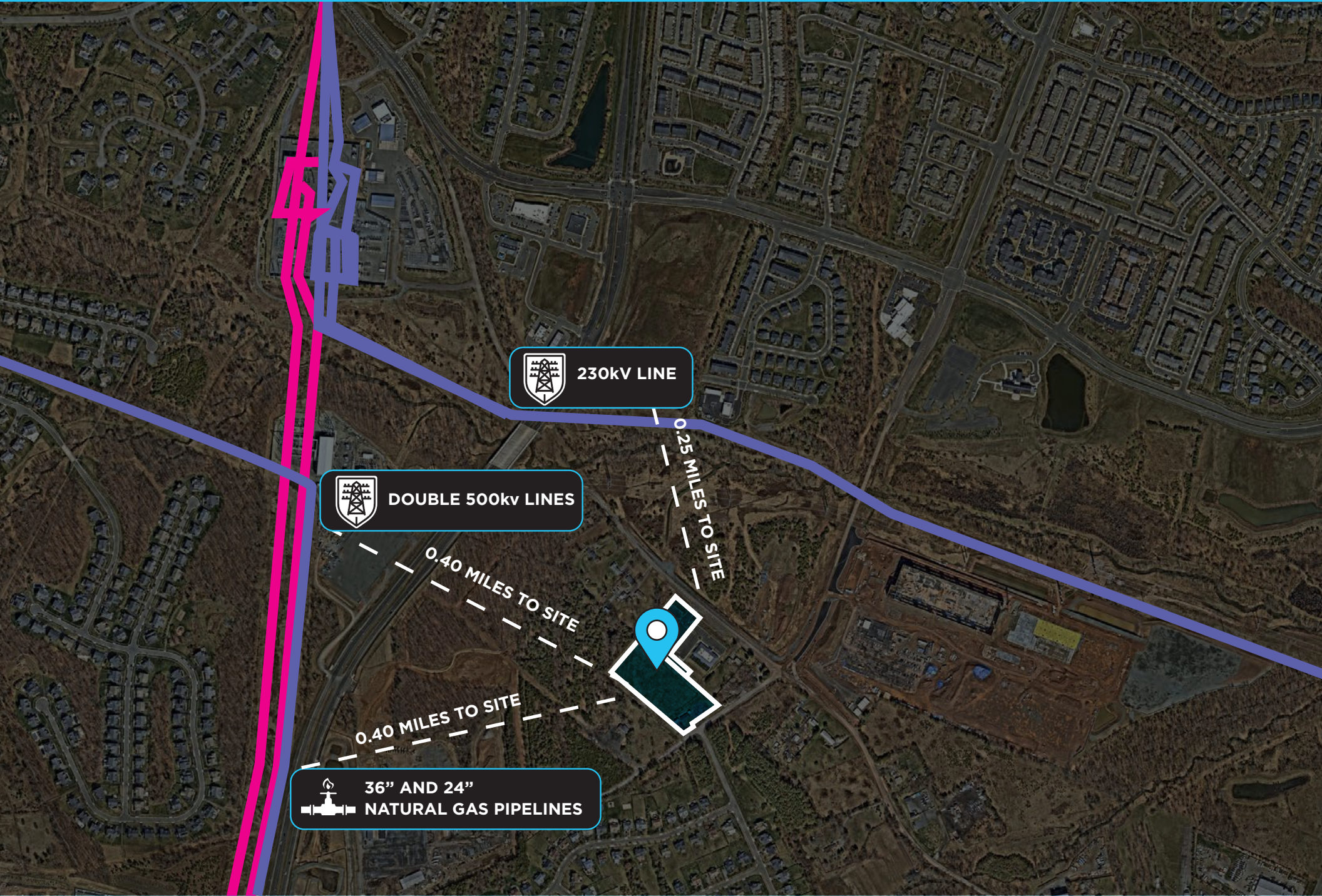






Data Connection

Uniquely positioned for battery energy storage systems (BESS)



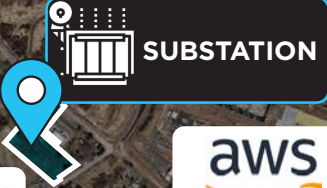
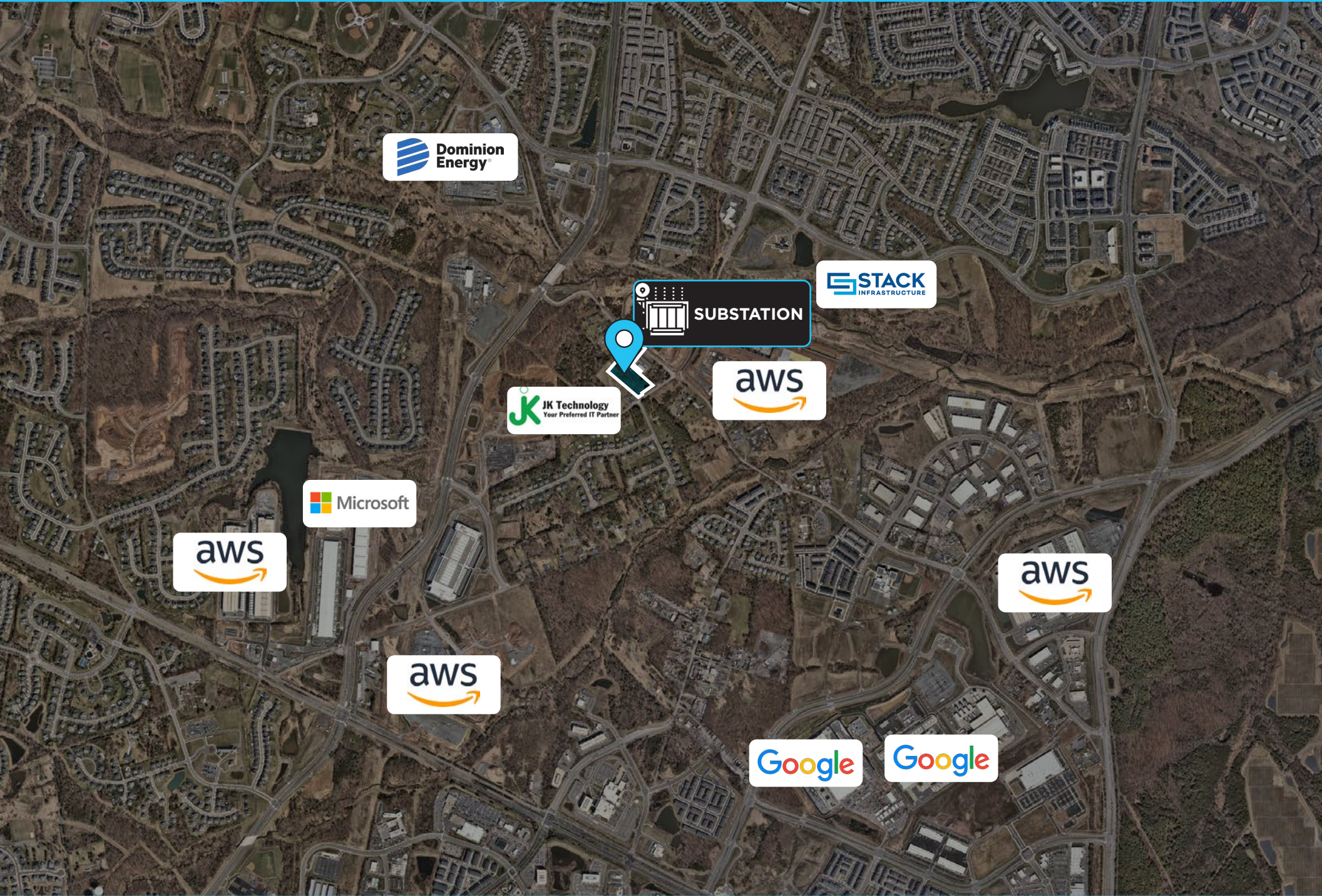
# EXISTING ENERGY INFRASTRUCTURE



-  Arelion - North America
-  Optimum Business
-  Telxius
-  Uniti



# EXISTING HYPERSCALERS





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