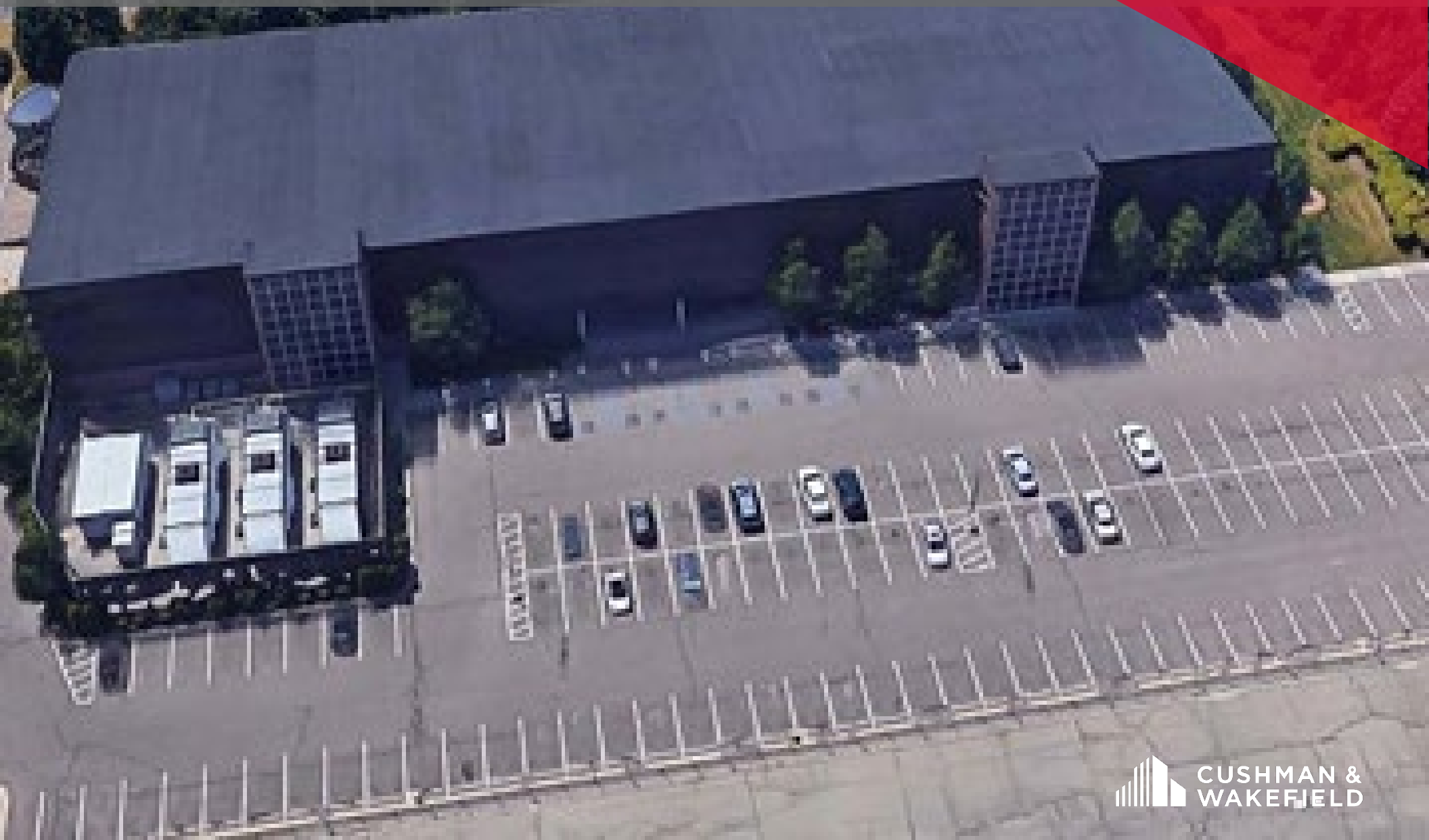


**KMART/SEARS DATA CENTER FOR
SALE LEASEBACK WITH EXISTING
CAPACITY AND FUTURE EXPANSION
4 MW TOTAL UTILITY POWER EXPANDABLE TO 9 MW**

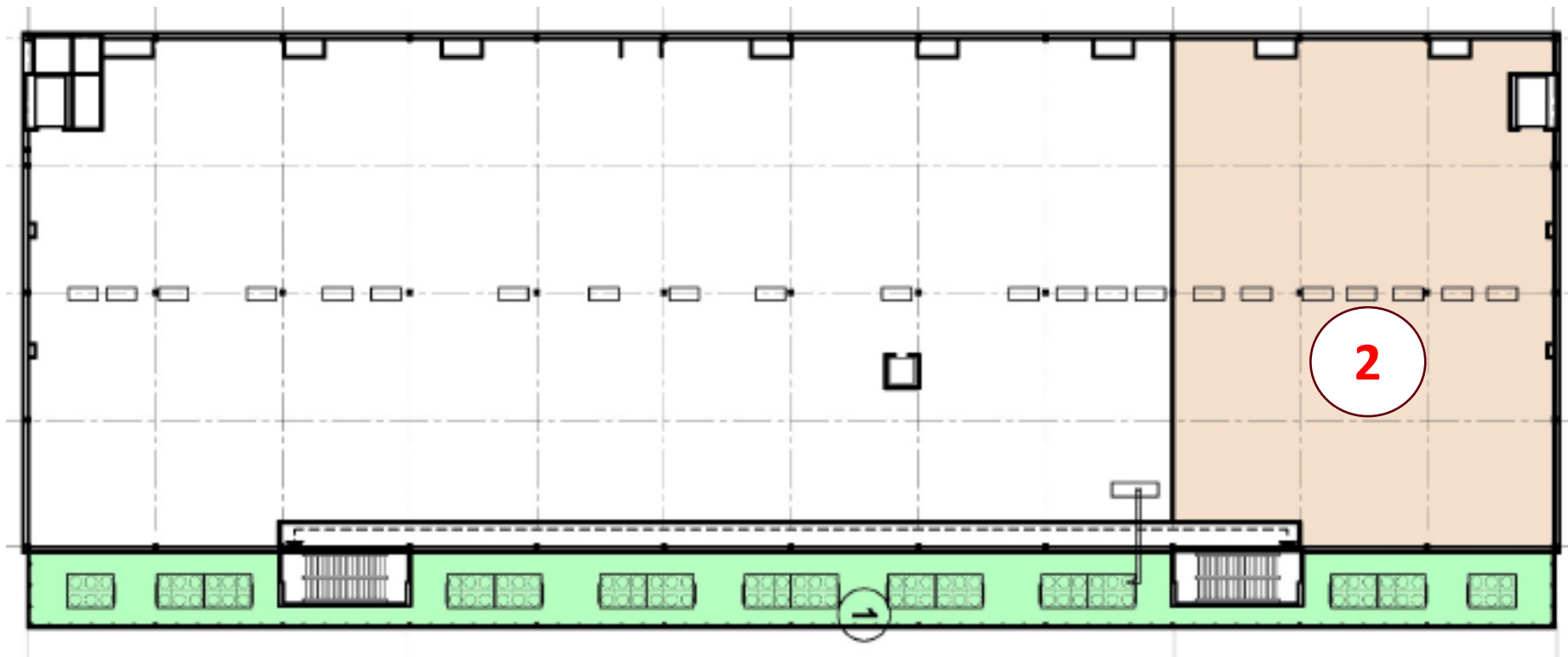
2240 Cunningham Drive

TROY, MICHIGAN



SALE LEASEBACK

- **Tenant:** Transformco (Kmart/Sears)
- **Term:** 2 Years
- **IT Power Being Leased:** 1,250 kW (estimated layout– labelled as #2)
- **Rent:** \$175/kW (3% annual escalation)
- **Operating Expenses and Real Estate Taxes:** Tenant pays 100% for the Term until new leasing takes place
- **Electrical Consumption:** Tenant pays own electrical consumption
- **Excess Capacity to Sell Day 1:** 450 kW critical IT load

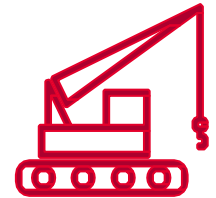


PROPERTY FEATURES

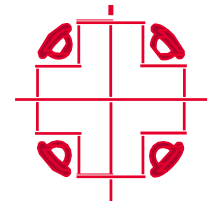
- **Building:** 86,400 sf, 2 stories, 43,200 square feet (s.f.) floorplates
- **Ceiling Height:** first floor – 17’, second floor – 16’ deck to deck
- **Critical Capacity:** 1.7 MW available
- **Live Floor Load:** first floor – 200 lbs., second floor – 130 lbs.
- **Raised Floor:**
 - Computer Room: 43,200 s.f. at 24” on 2nd floor
 - Telco Dmark vaults: 2,000 s.f. at 18” on 1st floor
 - Command Center & Office: 15,000 s.f. @ 18” raised floor on 1st floor
- **Power:**
 - 4 MW utility power, redundant service
 - 2 existing feeders - maximum capacity 5 MW each
- **Redundant Power:** (N+1)
- **Battery UPS:**
 - 675 kW Liebert UPS in two N+1 Configurations
 - Batteries new in 2009
- **Generators:** Three (3) Detroit Diesel Allison 2.0 MW Generator, each with a 3,000 gallon diesel fuel tank
- **HVAC:** Nine (9) 120 ton Carrier units serving computer space



BUILDING SIZE
86,400 SF



YEAR BUILT
2000



SITE AREA
5 acres

PROPERTY FEATURES

- **Fire Suppression/Fire Alarm:**
 - Pre-Action, double interlock dry pipe system
 - FM-200 in Electrical Vault
 - VESDA – Very Early Smoke Detection Annunciation
 - Siemens Cerberus / Pyrotronics fire alarm system
- **Communications:**
 - Dual diverse path links to AT&T, Sprint, Verizon, Level 3
 - OC-48 SONET ring
- **Security:**
 - 7x24 onsite security staff
 - 8' perimeter security fence around the entire site with a secured entrance gate
 - Interior/exterior 360 degree, color, 10x zoom cameras
 - Card key and biometric access system



CAPACITY UPGRADE CONCEPT

This concept would add 3MW of Tier III UPS Capacity with a new 5MW Generator System. This would be a Tier III design that would provide electrical and cooling capacity to the North half of the second floor raised floor area. Highlights include:

1. New Generator Yard on North east corner of building with Sound baffle panels
2. Re-route one of the existing 5.5MVA utility services
3. Demo existing first floor office space and convert to new Tier III Electrical/UPS rooms
4. Build elevated mezzanine structure on East side of building to support new high capacity condenser units with free cooling feature. These condensers can support additional downflow CRAC units or be connected to new heat exchangers that could provide chilled water to water cooled cabinet doors, direct to chip cooling or immersion cooling systems
5. Construct additional parking area on north or building to balance displace parking from the new Mechanical Yard
6. Build an access road on the west side of the building to allow rigging of additional condenser equipment in the existing mechanical yard.
7. Potentially upgrade security fencing and monitoring systems on the perimeter of the site including bollards, guard rails or berms to protect from vehicle intrusion at the adjacent parking lot areas

CAPACITY UPGRADE CONCEPT



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