

# DATA CENTER DEVELOPMENT OPPORTUNITY | SALE OR JOINT VENTURE

Routes 209 and 447 (1/2 mile north of Int. 80) Smithfield Township  
East Stroudsburg, PA | Smithfield Township | Monroe County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



PROPOSED CONCEPT RENDERING

## PROPERTY INFORMATION

- 90 miles from Manhattan, New York Boroughs and North Jersey Markets
- 30 miles from booming Lehigh Valley Market
- 45 minutes from densely populated Wilks-Barre/Scranton Market
- Site enjoys exceptional highway network of Route 80, Route 33, Route 380 & Route 81 along with Route 209 that bring a trade areas population of over 546,835 with-in a 45 minute drive time to Smithfield Gateway
- Minutes from County Seat, Stroudsburg Borough
- 1.5 mile from East Stroudsburg University and Main Campus of Lehigh Valley Health Network part of Jefferson Health
- The Project, Smithfield Gateway, is a 120 Acre Commercial Development, one of the largest in Monroe County
- Located on Route 209 with one of the highest traffic count in Monroe county
- Over 30 Million annual visitors to The Pocono Region

FOR MORE INFORMATION  
PLEASE CONTACT:

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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 122325

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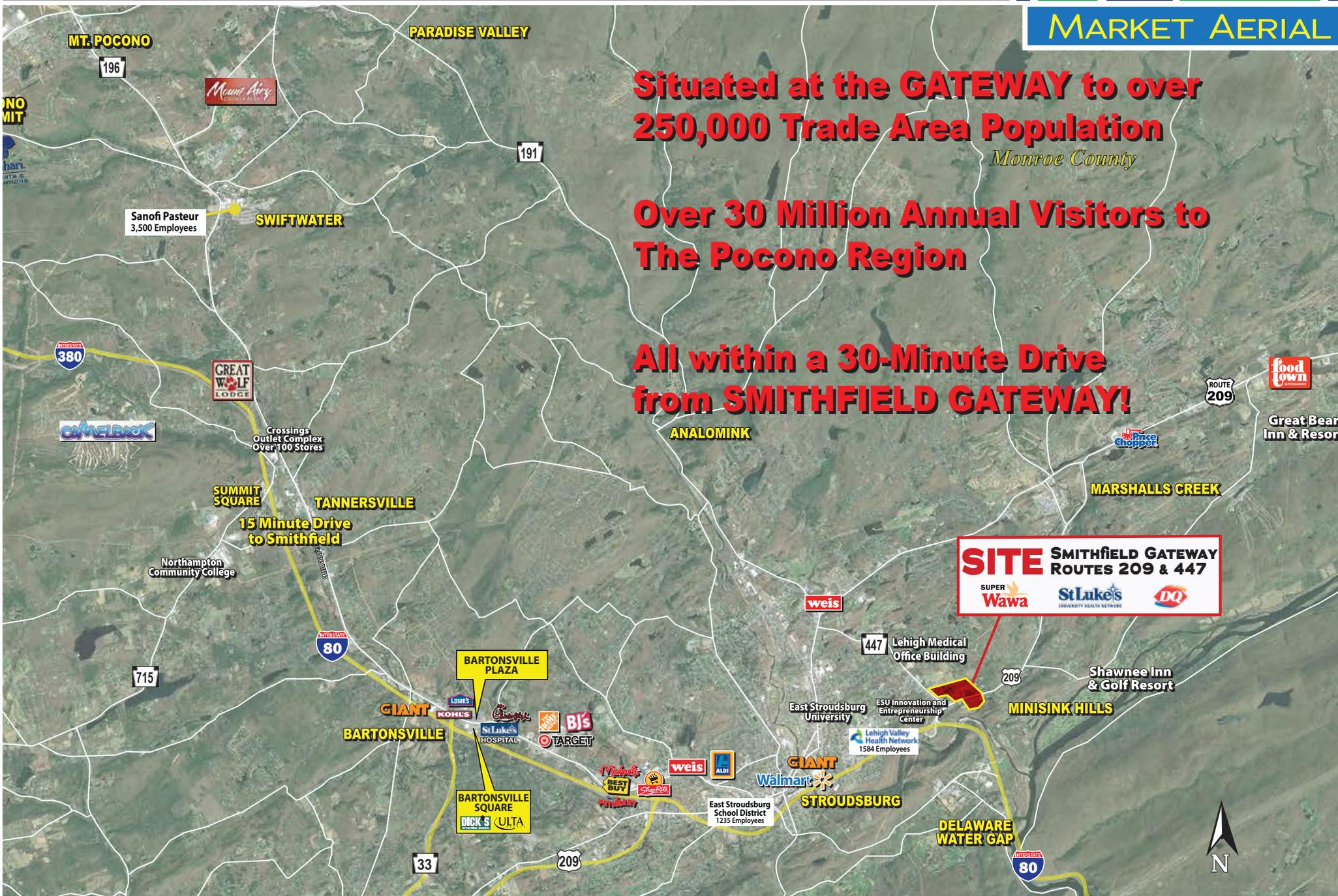
## MARKET AERIAL

Situated at the **GATEWAY** to over **250,000 Trade Area Population**

*Monroe County*

Over **30 Million Annual Visitors** to **The Pocono Region**

All within a **30-Minute Drive** from **SMITHFIELD GATEWAY!**



**SITE** SMITHFIELD GATEWAY  
ROUTES 209 & 447

Logos: SUPER Wawa, St Luke's UNIVERSITY HEALTH NETWORK, DQ

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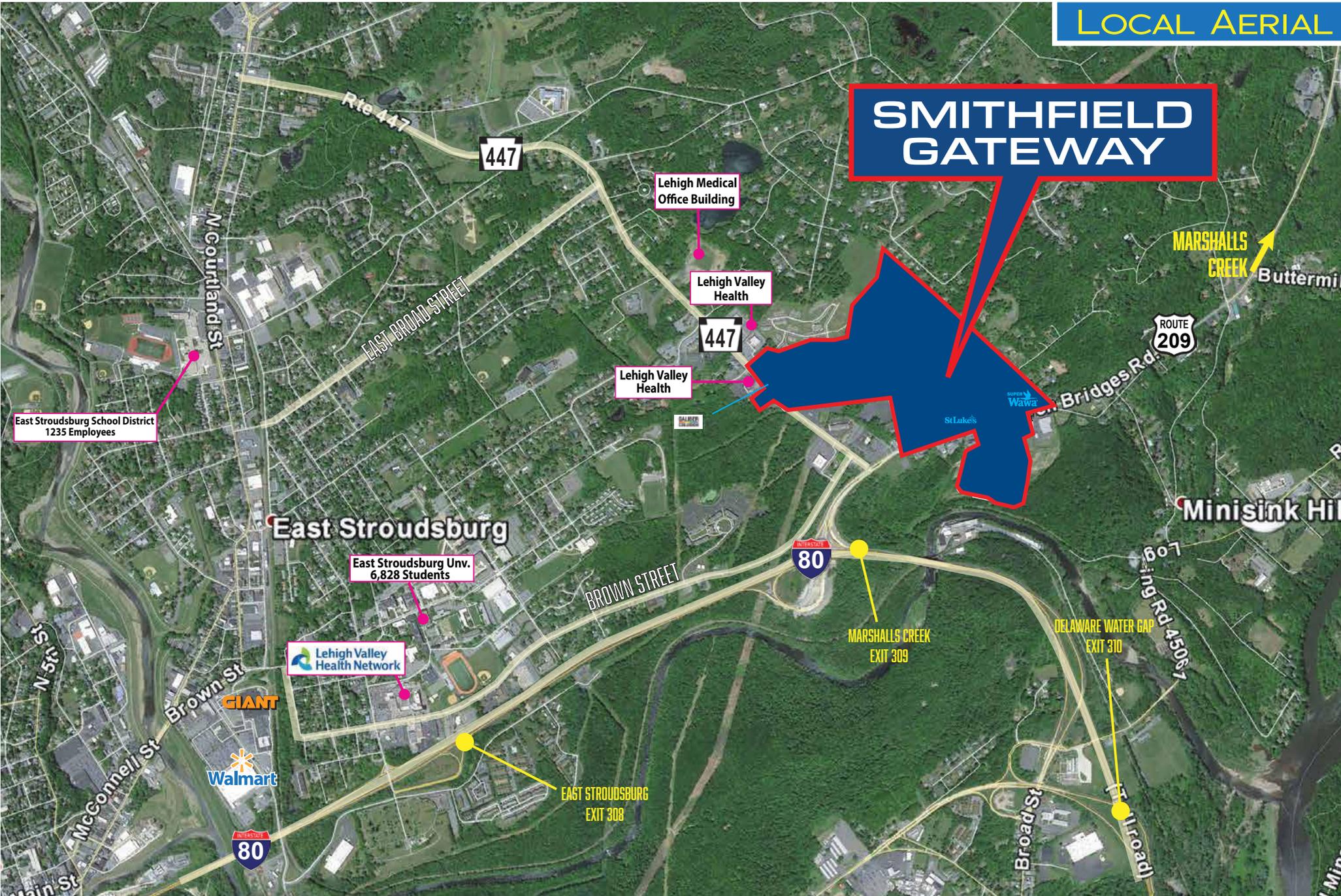
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LOCAL AERIAL

## SMITHFIELD GATEWAY



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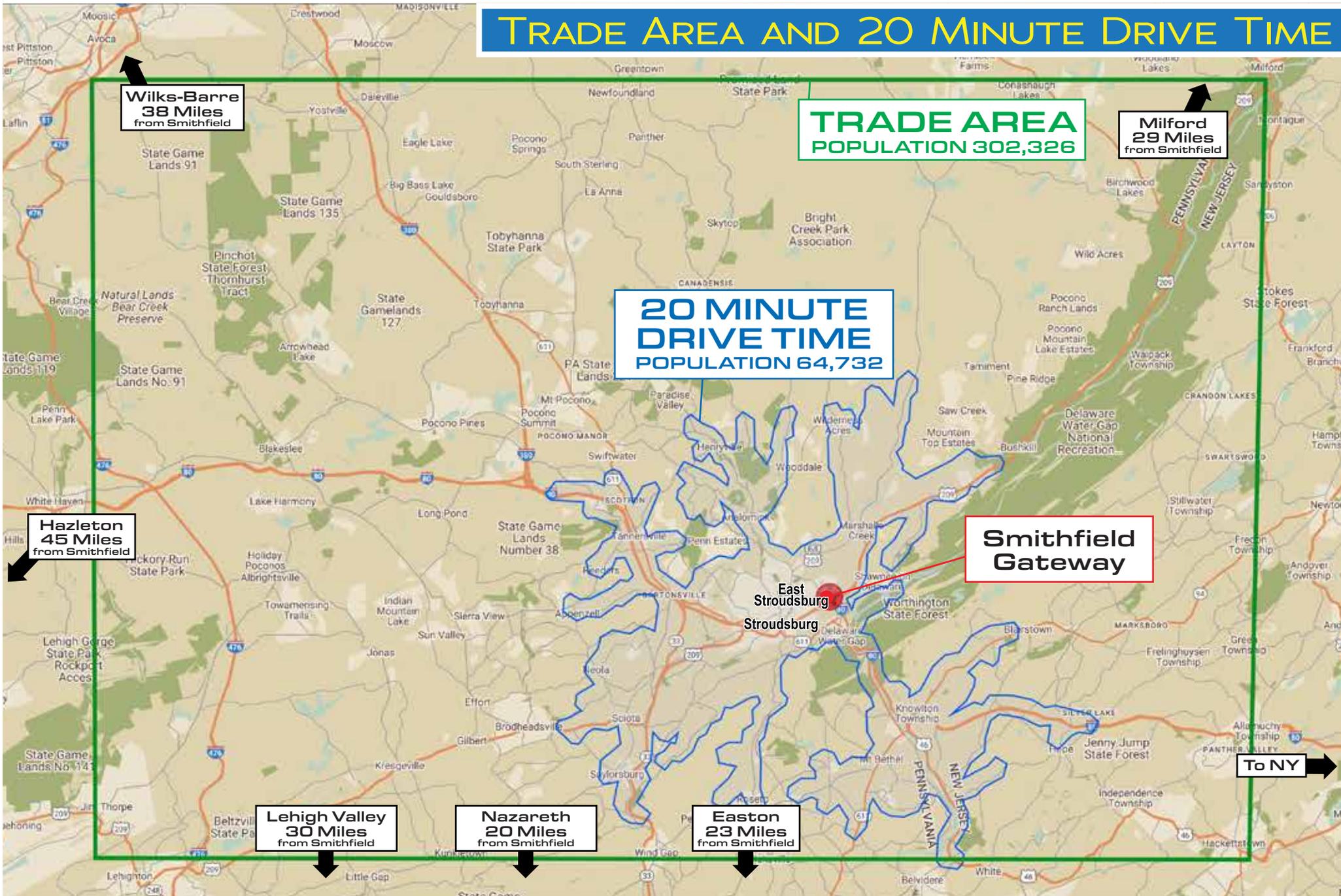
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## TRADE AREA AND 20 MINUTE DRIVE TIME



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## PROPERTY HIGHLIGHTS

- FULLY ZONED DATA CENTER SITES
- 2 BUILDINGS OF 250,000 SF EACH
- GREAT VISIBILITY FROM HIGHWAY
- EASY ACCESS FROM ROUTE 209
- LOAD STUDY BEING CONDUCTED BY MET-ED  
WILL BE COMPLETED IN SPRING 2026
- MET-ED HAS CONFIRMED 150 MEGA-WATTS AVAILABLE  
UP TO 250 MEGAWATTS
- FULL FIBER LINES AVAILABLE
- PUBLIC WATER ACCESSIBILITY
- PUBLIC SEWER ACCESSIBILITY
- FRIENDLY GOVERNMENT FOR APPROVALS

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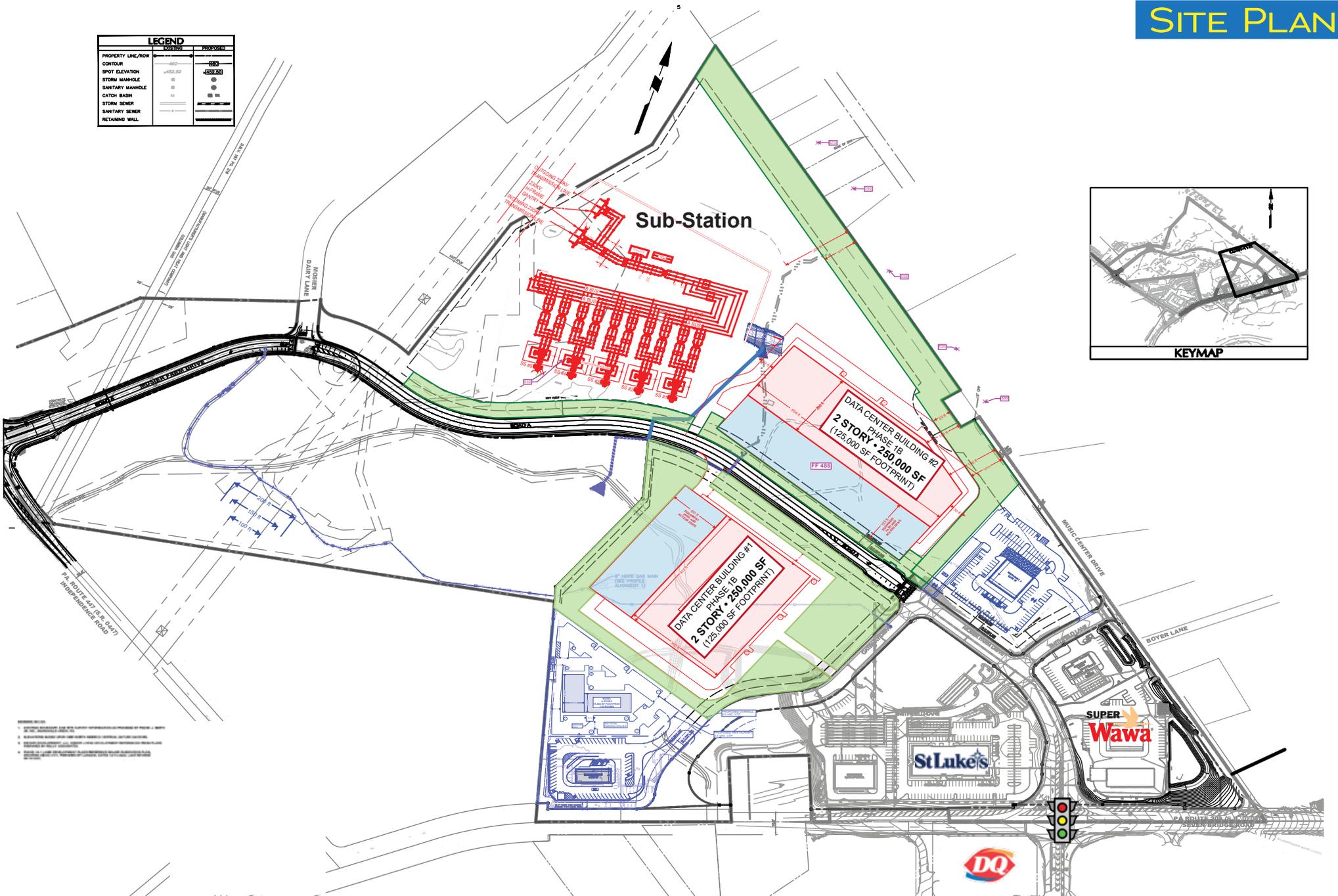
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## SITE PLAN

LEGEND	
PROPERTY LINE/ROW	PROPOSED
CONTOUR	200
SPOT ELEVATION	438.250
STORM MANHOLE	SM
SANITARY MANHOLE	SM
CATCH BASIN	CB
STORM SEWER	SS
SANITARY SEWER	SS
RETAINING WALL	RW



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## INTRODUCTION AND GENERAL BACKGROUND

### INTRODUCTION

Greener by Design, LLC (GbD), is a leading Environmental Asset Management and Energy Investment Company, built with uniquely qualified, experienced, and results-oriented problem solvers. The GbD team has been tasked by DEPG Development Associates to investigate the development of a data center campus located in Smithfield, Pennsylvania. The GbD team's focal points are on the economic, energy, and data center development in this report that can be tailored to attract financing for the development of the full build-out.

Our team explored this area and the surrounding utility and gas infrastructure to help construct a "capacity and constraints" outline and to develop a critical path to solving for the future power build out of the site.

### GENERAL BACKGROUND

The site is being developed by DEPG Development for various purposes, which encompasses 90 acres west of Seven Bridge Road (Route 209) and an additional 29 acres on the east side of the road. The site is directly off I-80 minutes from East Stroudsburg University, Lehigh Main Campus Hospital, and the County Seat in Stroudsburg. Manhattan is only 90 minutes away on Rt. 80 and the booming Lehigh Valley is only 30 minutes away south on Rt. 33. The data center buildings will be constructed directly off Mosier Farm Drive, which will be a connecting road from Route 209 to Route 447.

The development has achieved a master approval from DEP and has the support of PennDOT. The local government of Smithfield Township fully supports a data center being part of Smithfield Gateway. Smithfield Gateway has full utilities of water, sewer and gas.

The land dedicated to the data development center is approximately 60 acres. The property is surrounded by commercial properties and, even further away, residential properties.

The site is currently zoned for Economic Development, which includes Data Centers as a conditional use. There are several existing substations in the area with another being constructed by the local utility, Met-Ed. The site developer has also designated space for development of a substation on site.

The developers of the site have control of the developable footprint outlined in the following pages with the various mappings. The developers are interested in building out the site with a single tenant that can support the 150-250 megawatts.

County, local, and utility support for the project is very high and the site has close access to transportation and various amenities. The surrounding area has ample water and wastewater infrastructure and can support tie-ins for potable and operational/cooling needs. There are some elevation changes throughout the site that may require leveling depending on building layout.

DEPG Development is seeking an End User Data Center Operator to purchase a zoned project with all utilities and fiber available in a highly desirable location. Sale price \$250,000 per mega-watt. Closing within 90 days from completion of load study. Certain financial credit enhancement needed during the load study process.

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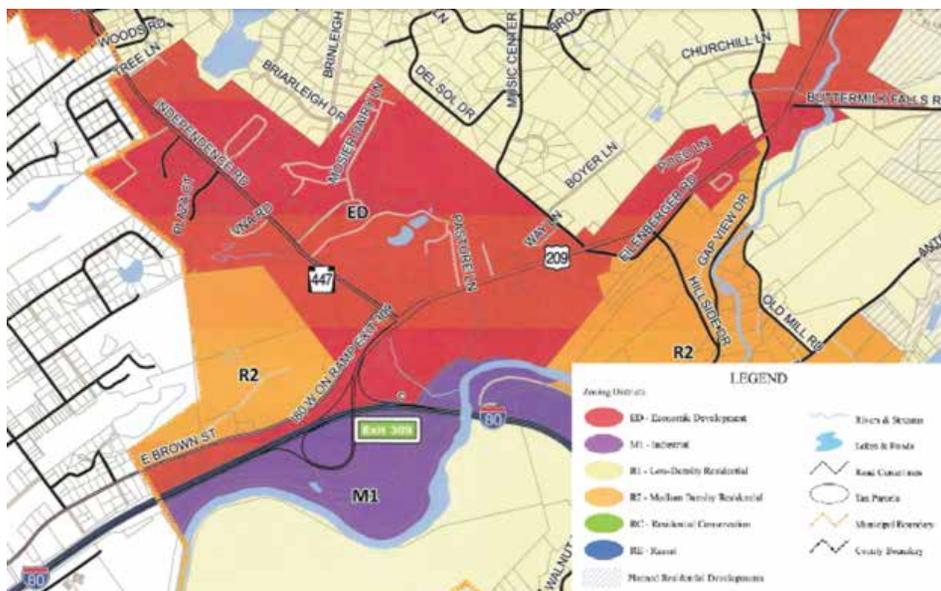
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## SITE SPECIFIC INFORMATION

This site is currently zoned for  
Economic Development  
Zoning Map



Through the utility research of the Smithfield site, the follow utility contacts have been identified in their respective utilities:

### Smithfield Township Data Center Utility Contacts:

1. Electric:
  - a. Met-Ed:  
Chris Ciccone  
Customer Account Specialist IV  
office: (610) 921-6765 (500-6765)  
cciccone@firstenergycorp.com
2. Natural Gas:
  - a. UGI:  
Charlie Loeffler  
New Construction Rep  
Cell: (484) 223-7161

### § 27-305. Major Mixed Use Development Option:

The major mixed use development option provides an alternative set of provisions for development of certain larger properties in the ED Economic Development District. These provisions are intended to allow for compatible mixtures of commercial and residential development on larger tracts. This type of development is intended to allow people to shop, work, reside, have meals, and enjoy recreation within the same area, without needing to travel onto major highways. The intent is to encourage development where residents can walk or bicycle or take a short drive using internal roads to reach places of employment and commercial businesses. Another goal is to promote transitional development, with a transition from commercial uses to new residential uses to existing residential uses.

**DATA CENTER**—A facility used primarily for, or intended to be used primarily for, the housing, operation, and/or co-location of computer and communications equipment and for handling, storing and backing-up the data necessary for the operation of a business or organizational entity. A data center generally includes environmental controls (air conditioning, fire suppression, etc.), redundant/backup power supplies, redundant data communications connections and high security.

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## SITE SPECIFIC INFORMATION

### FIBER

#### Smithfield / E. Stroudsburg, PA site options:

- PenTeleData has low count Fiber with lit services to 401 N. Broad. Philadelphia
- Utility (Light Blue) has dark fiber along Seven Bridge Rd. with connections to Philly/Milford/Scranton
- Crown Castle (Light Green) has fiber ~ 1.5 miles away at E. Stroudsburg University

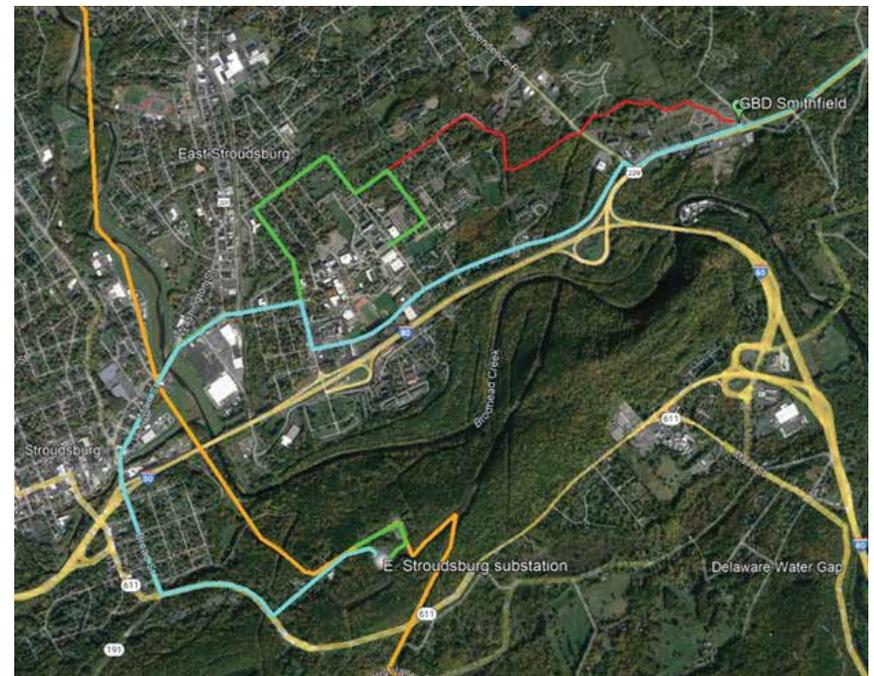
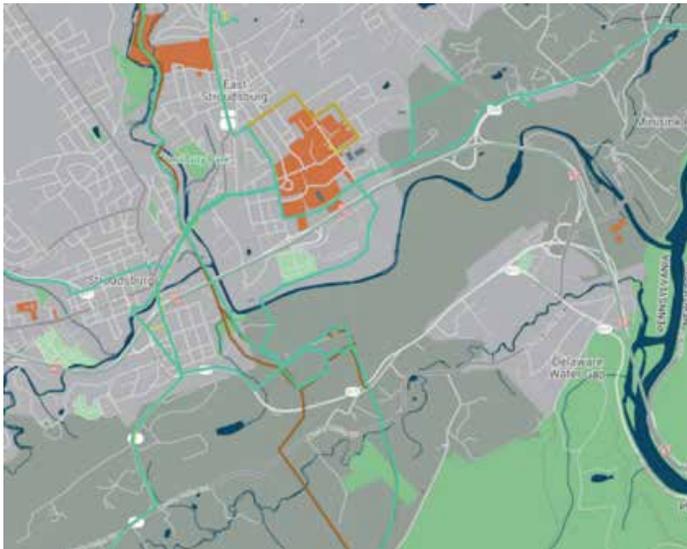


### LATERAL DETAIL

- Lateral 1 West (Blue)
- Seven Bridge Rd. Unit to E. Stroudsburg and to power station for long haul access to Philly/ NJ
- Lateral 2 East (Blue)
- Seven Bridge Rd. Unit to Milford, PA north with access to NY/ NJ and other fiber providers (Lightpath/ Planet Networks)
- Lateral 3 NW (Red)
- ~ 1.8 miles to access Crown Castle Fiber via the University and long haul via the substation for long haul to Philly/ NJ
- Zayo (Orange)
- Long-haul fiber at substation with potential Metro fiber build in Stroudsburg
- LH Data Centers: • 165 Halsey St., Newark, NJ  
• 401 N. Broad St., Philadelphia, PA

#### Smithfield, E. Stroudsburg, PA Long Haul Fiber options:

- Unit has dark fiber throughout the Stroudsburg area with access to substation AGW fiber to Philly and Milford, PA with access to NY/ NJ
- Crown Castle (Light Green/Brown) has dark fiber from the University to the substation south of Stroudsburg
- Zayo (Brown) has limited fiber but access to long haul fiber from the substation to 401 N. Broad, Philly and Portland, PA crossing into NJ to 165 Halsey St.



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### Electric Service to the Site:

The project site is served by Met-Ed, a subsidiary of First Energy, and also has a 230kV transmission line that runs through the site from PPL Electric.

A summary of the results for each scenario is below:

- 150 MW on the Kittatinny - Portland 230 kV Line
  - The proposed 230 kV load addition does not contribute to any new thermal or voltage violations to the system in the N-1 scenario.
  - The proposed 230 kV load addition contributes to thermal violations on the following facilities due to various contingency pairs in the N-1-1 scenario:
    - Kittatinny – Bushkill 230 kV Line
    - Blooming Grove – Paupack 230 kV Line
    - AMD Easton – Northwood 115 kV Line
    - Northwood 230/115 kV #6 Transformer
    - Siegfried 230/138 kV #4 Transformer (PPL)
    - Siegfried 230/138 kV #5 Transformer (PPL)
  - The proposed 230 kV load addition does not contribute to new low voltage violations to the system in the N-1-1 scenario.
- 250 MW on the Kittatinny - Portland 230 kV Line
  - The proposed 230 kV load addition contributes to thermal violations on the following facilities due to various contingencies in the N-1 scenario:
    - Kittatinny – Bushkill 230 kV Line
  - The proposed 230 kV load addition does not contribute to new low voltage violations to the system in the N-1 scenario.
  - The proposed 230 kV load addition contributes to thermal violations on the following facilities due to various contingency pairs in the N-1-1 scenario:
    - Kittatinny – Bushkill 230 kV Line
    - Blooming Grove TR1 - Blooming Grove TR2 230 kV Line (PPL)
    - Blooming Grove – Paupack 230 kV Line (PPL)
    - Belfast – AMD Easton 115 kV Line
    - AMD Easton – Northwood 115 kV Line
    - Northwood 230/115 kV #6 Transformer
    - Siegfried 230/138 kV #4 Transformer (PPL)
    - Siegfried 230/138 kV #5 Transformer (PPL)
  - The proposed 230 kV load addition does not contribute to new low voltage violations to the system in the N-1-1 scenario.
- A DLS would be required if the Customer wishes to move forward with the proposed load addition.

### Gas Service to the Site:

The site serviced by UGI Utilities, with infrastructure along Gateway Driver and Mosier Farm Driver, behind the St. Luke's Care Now building. The current infrastructure supports existing low and medium pressure gas. Pending pressure requirements for on-site backup generation, the data center developer will need to enter into an Engineering Services Agreement (ESA).

The high-level project estimate is ~\$6MM and the ESA would be \$100k. The \$6MM estimate is if the data center would provide their own compression, otherwise we would need to run a dedicated line off of Columbia pipeline which would significantly increase the cost and timeline. The \$100k ESA is an upfront payment, however, the data center and gas utility can negotiate to offset the overall project cost through a long-term rate agreement.

