



COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

ALPHA DATA CENTER AVAILABLE

4407 ALPHA ROAD
DALLAS, TEXAS 75244

TABLE OF CONTENTS

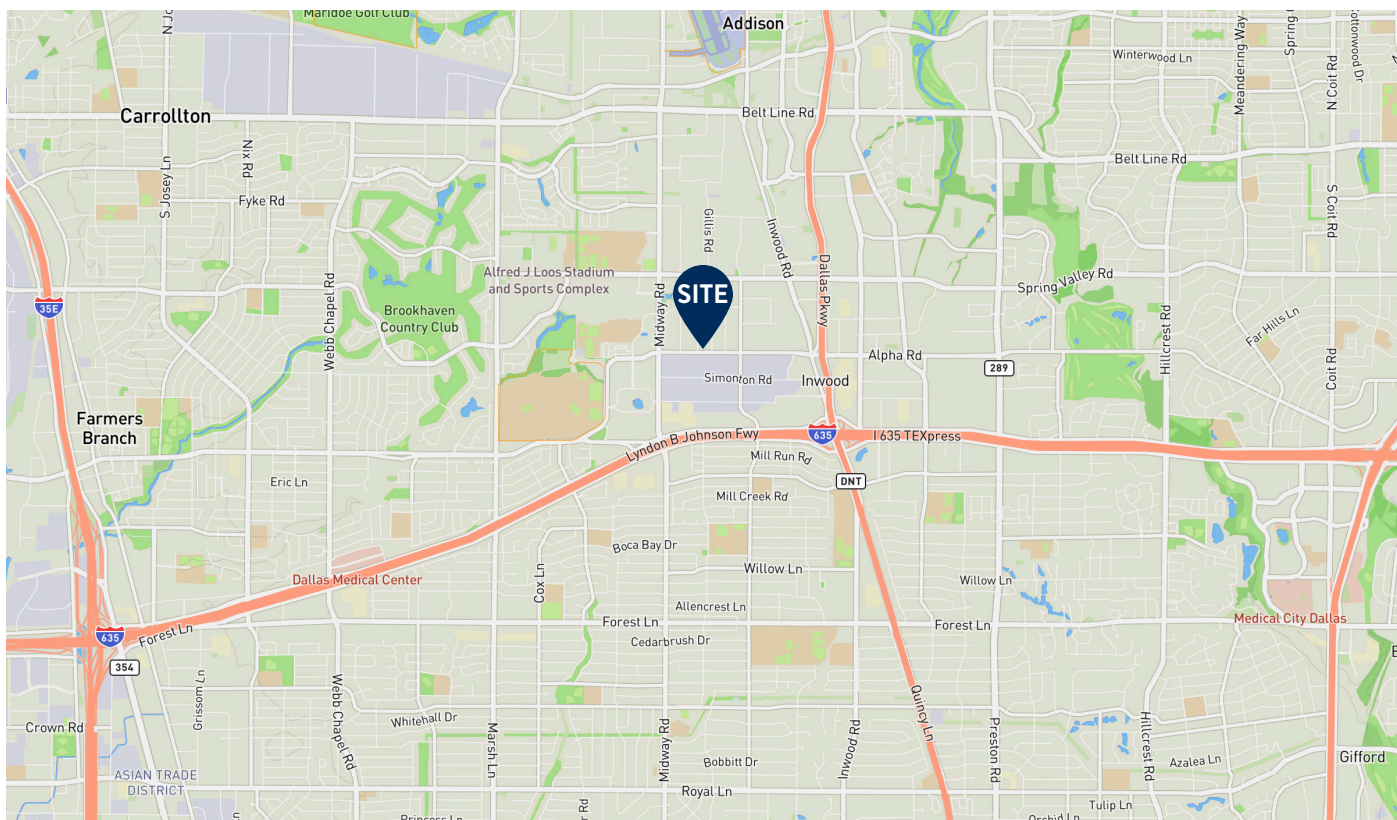
3-4 SPECIFICATIONS

5 FLOOR PLAN

5-6 FLOODPLAIN

7 POWER SUPPLY

8-9 PHOTOS



LOCATION

4407 Alpha Road
Dallas, Texas 75244

AVAILABLE SPACE

± 12,100 SF Building
± 1.02 AC Lot

ZONING

Light Industrial

POWER

2.5 MW Delivered to the Building

PRICE

Upon Request

BY THE NUMBERS

Median Household Income

1-mile	3-miles	5-miles
\$64,100	\$80,200	\$72,900

Population

1-mile	3-miles	5-miles
31,700	211,000	474,000

Population Growth (since 2018)

1-mile	3-miles	5-miles
+ 10%	+ 5%	+ 1%

HIGHLIGHTS

- Centralized Data Center Infrastructure Management connected to environmental and infrastructure devices
- Conveniently located near the convergence of Dallas North Tollway and LBJ Freeway (I-635)
- Alpha Data Center is a secure facility with 24/7 surveillance
- Dual-roof system to reduce heat, improve energy efficiency and protect from the elements
- Carrier-neutral facility with nine different fiber optic providers
- Facility also includes open office area, kitchen and bathrooms
- Servers will not be provided by the seller; buyer will be responsible for installing their own equipment



Fiber Paths

Racks and enclosures / Both 4 and 2 post telecom racks / All cabling is run overhead on telco grade ladder racking / Fiber to every rack



Fiber Providers

Nine tier-one fiber providers: AT&T, Fiberlight, Level3, Logix, Spectrum, TW Telecom, Verizon, XO Communications, Zayo



Power & Generator

2.5 MW Transformer, 4 x 1,200 AMP 480V AC and 500 kVA 48V DC power capabilities / Diesel generator / Onsite diesel fuel storage / Redundant ATS's and other power infrastructure / Extensive grounding system / Lightning protection / Up to 30KW per cabinet 240v power



Security & Surveillance

24/7/365 State-of-the-art security and access control / Access-restricted data rooms



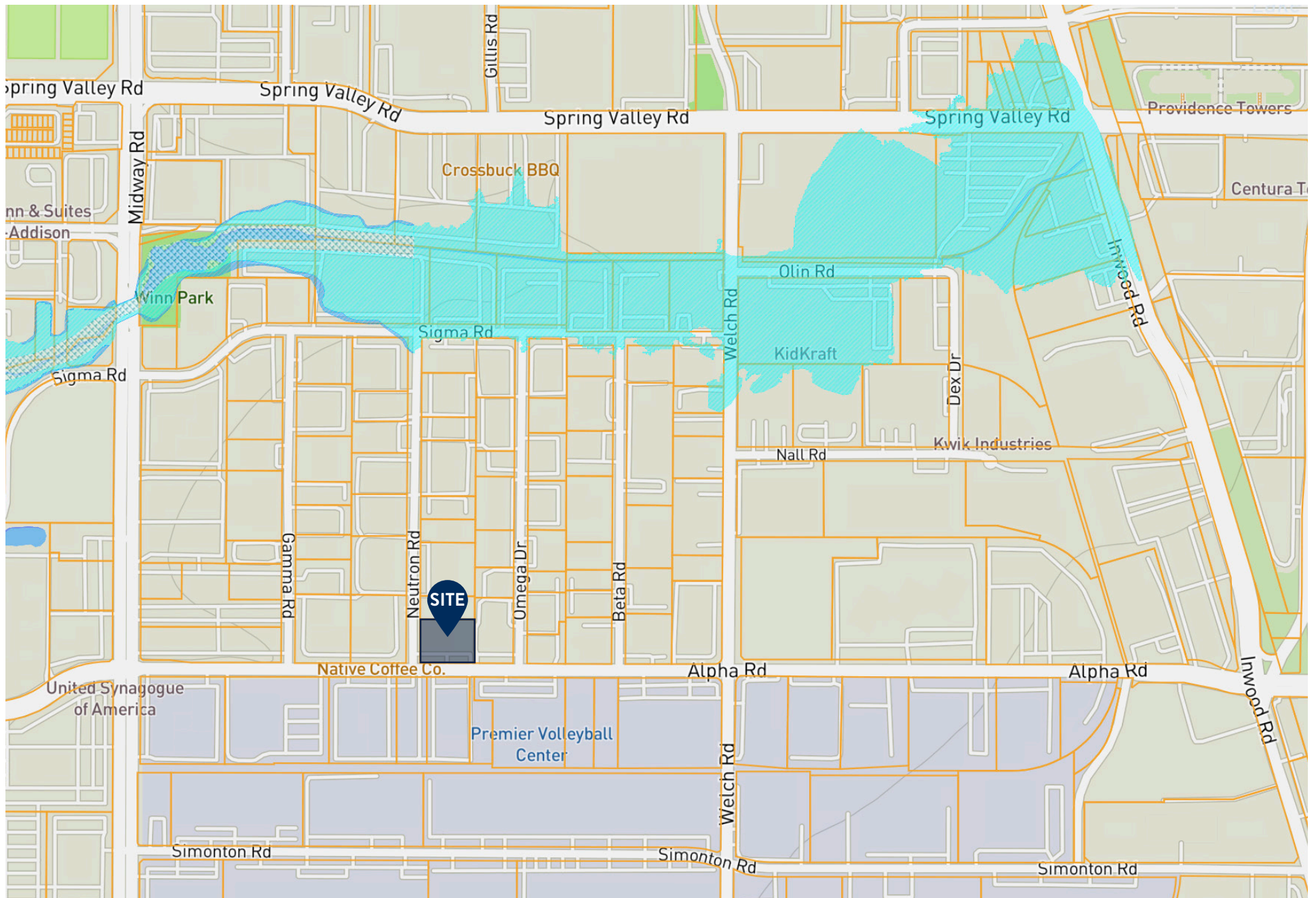
HVAC

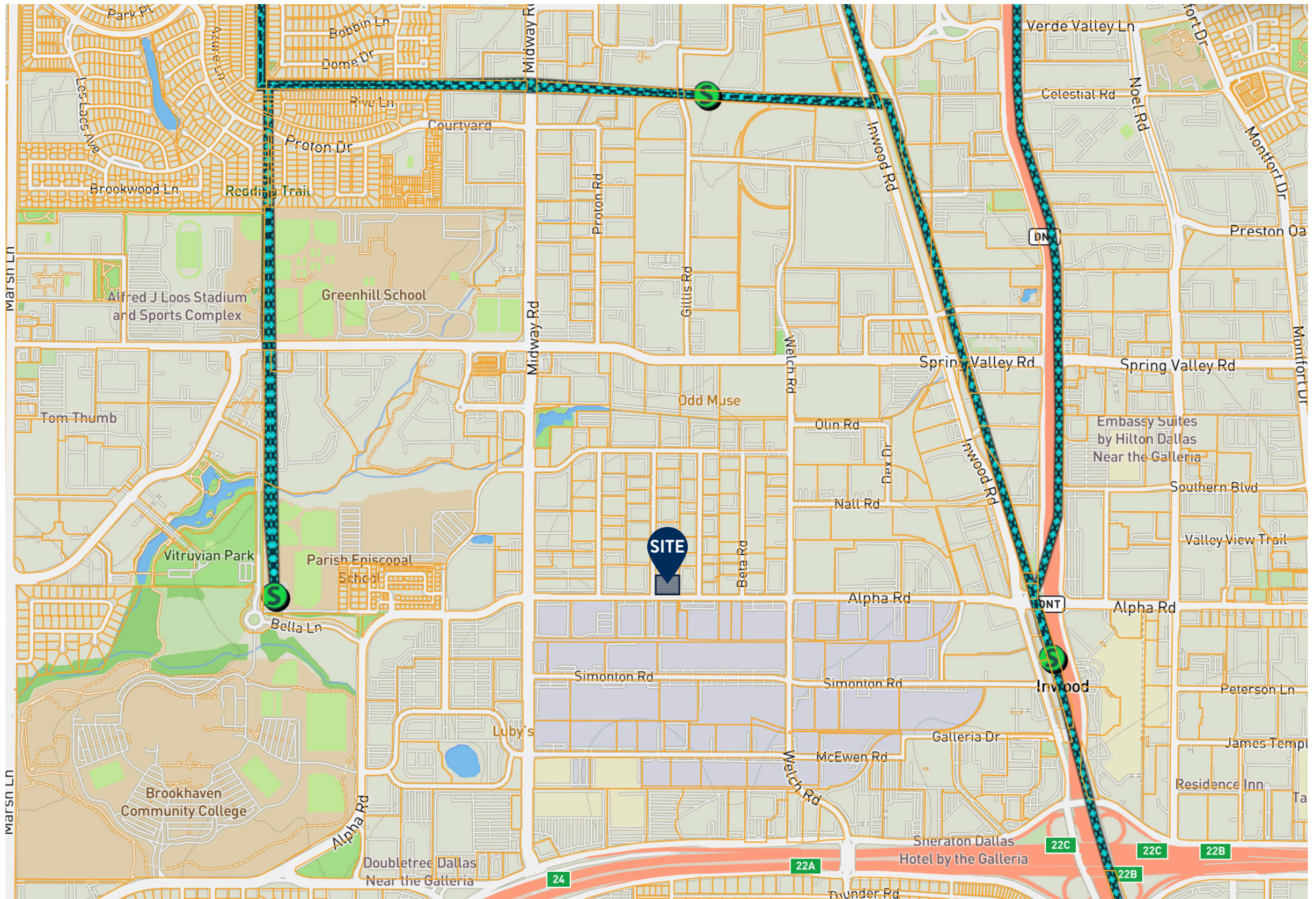
14 Liebert DX A/C Units, 390 tons with outside fan condensers / Plenum ceiling for better airflow throughout server rooms



Fire Detection & Suppression

VESDA smoke and fire detection system multiple zoned detection and suppression system / Double interlock dry pipe system throughout facility / FM200 Gas System

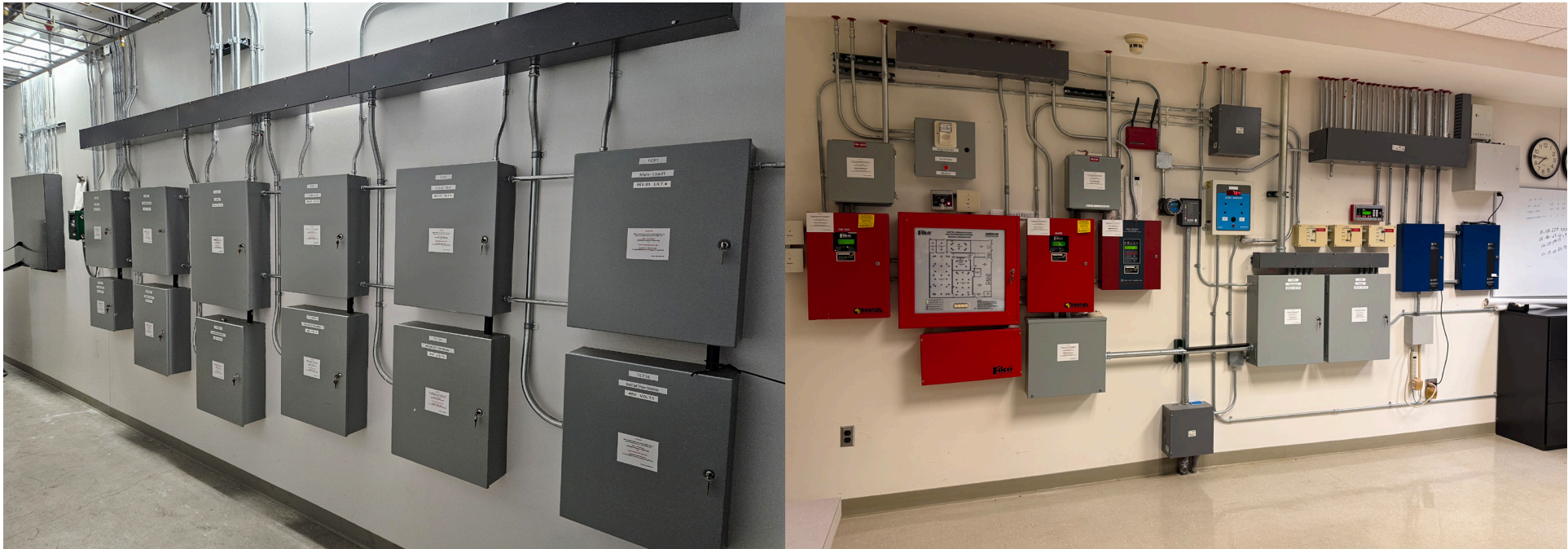






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