

Orlando Florida Data Center **AVAILABLE**



Now Available

Former T-Mobile Data Center

Orlando, Florida

[Opportunity](#)

[Building Overview](#)

[Property Details](#)

[Aerial](#)

[Floor Plan](#)

[Photos](#)

[Site Plan](#)

[Location Map](#)

[Fiber](#)

[The Market](#)

[Florida Tax Incentives](#)



Opportunity

Fully-equipped T-Mobile Data Center located in Orlando, Florida. The data center will be vacated and available for occupancy in May, 2024.

- 26,245 SF Free-Standing Data Center
- Two (2) 750 kVA Caterpillar generators
- Excellent on-site fiber connectivity
- Data Center Equipment and Infrastructure Included
- Duke Energy serves power from diverse substations
- 1.25 MW in-place
- Duke Energy can ramp to 6 MW in 33 week and 18 MW in 18 months





Building

| | |
|-------------------------|--|
| Address: | 360 S. Lake Destiny Drive Orlando, Florida |
| Building: | 26,245 SF Free-Standing Data Center |
| Land Parcel: | 3.81 Acre ~ Land Parcel |
| History: | Long-term historical occupancy by Sprint, now T-Mobile, for its Orlando data center operations. T-Mobile is vacating Q1 2024 due to duplication of data centers in the area. |
| Ceiling Heights: | 18'~ clear height |
| Construction: | Steel and concrete construction |
| Zoning: | I-1 - Historical data center use |
| Equipment Yard: | Secured equipment area with expansion capacity on site |



Details

| | |
|--------------------------|---|
| Generators: | Two (2) 750 kVA Caterpillar generators |
| Fuel Storage: | Belly tanks on each generator -2,500 gallon and 1,600 gallon |
| Cooling: | Seven (7) Liebert CRAC Units including three (3) newer DS units |
| Data Center Area: | Overhead distribution and raised floor |
| On-Site Power: | Two pad-mounted transformer delivering 2000 amp, 277/480 volt service |
| Power Provider: | Duke Energy - Power fed to the site from two substations |
| Power Expansion: | Expansion to 6 MW within 33 weeks and up to 18 MW in 18 months |
| Security: | 24x7 monitored security cameras and card access |
| Fire Protection: | Clean agent and VESDA pre-action zoned fire protection |
| Fiber: | Dual fiber entrances with diverse internal distribution capabilities. Numerous on-site metro and long haul fiber providers |

— **Aerial**



—|

Photos

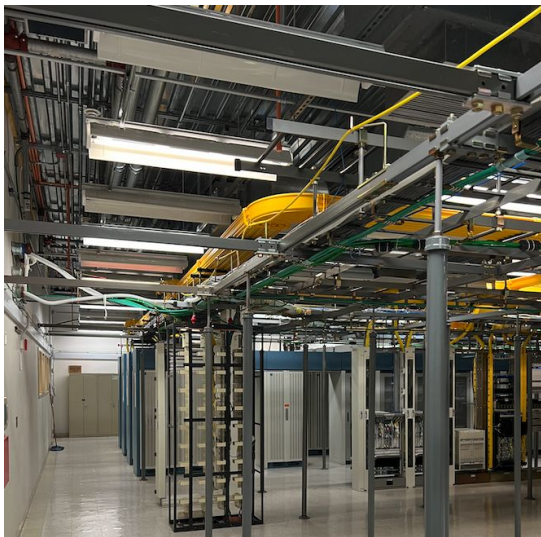


—

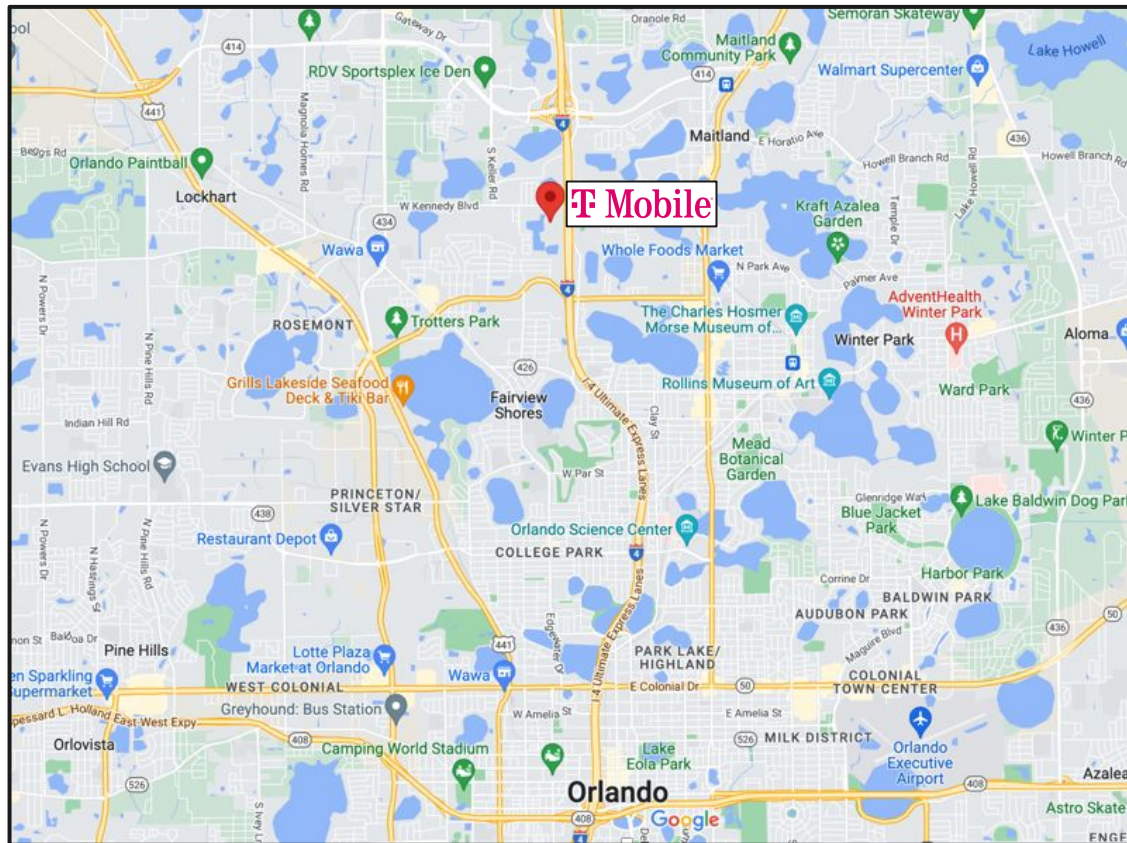
Photos



Photos



Location Map



Location

- Orlando is located in Orange County, Florida
- Centrally located between Tampa, Jacksonville and Miami
- Orlando is home to a broad list of significant industry sectors including advanced manufacturing, bio tech, aerospace, defense, simulation and many others
- Orlando was named a Top 10 American City of the Future for 3 years and running



80%+ of Workers Are Employed Outside of Leisure & Hospitality
U.S. Bureau of Labor Statistics, 2023



No. 2 in the Country for Job Growth
U.S. Bureau of Labor Statistics, 2022



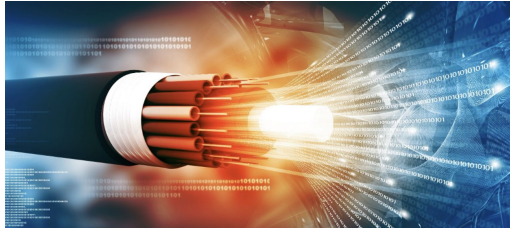
1000+ People per Week Added to the Population
U.S. Census Bureau



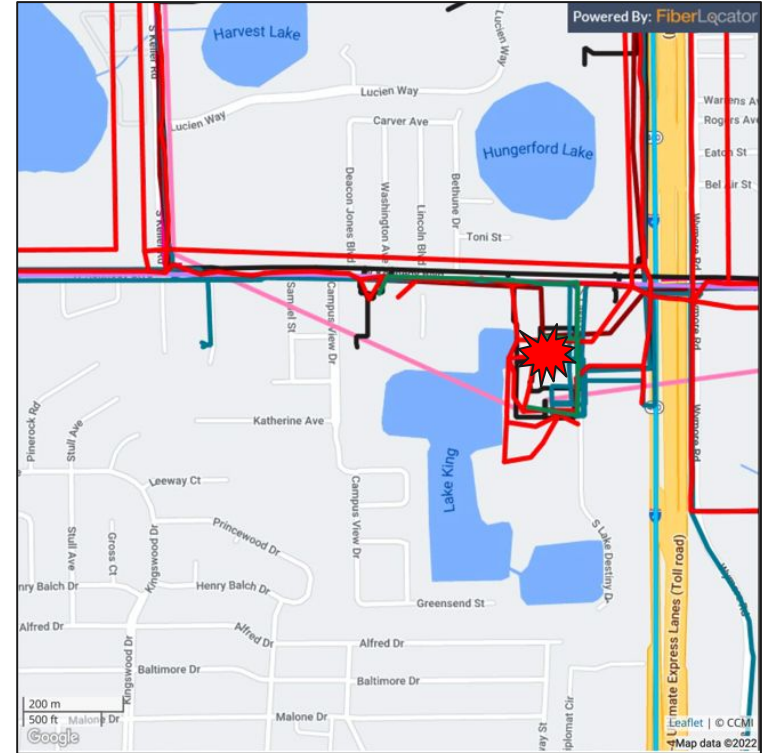
Over 2,000 Miles of Fiber Optic Communications Infrastructure
GeoTel, 2023

Fiber

- Numerous diverse metro and long haul fiber connectivity on site
- Access to key interconnection facility in the region



| Metro Networks | |
|--------------------|----------------------------|
| ✓ | CenturyLink Metro Leased |
| ✓ | Crown Castle |
| ✓ | Level3 Metro |
| ✓ | Uniti Fiber |
| ✓ | Windstream |
| ✓ | Zayo Metro |
| Long Haul Networks | |
| ✓ | AT&T Long Haul |
| ✓ | CenturyLink Long Haul |
| ✓ | Level 3 Long Haul |
| ✓ | Southern Telecom Long Haul |
| ✓ | Sprint Long Haul |
| ✓ | Windstream Long Haul |
| ✓ | Zayo Long Haul |
| ✓ | redIT |



Tax Incentives



The State of Florida offers a data center Sales Tax Exemption Incentive Program for data centers that locate or expand in Florida.

The exemption eliminates sales and use tax for data centers, infrastructure, equipment, personal property and electricity subject to meeting certain qualifications for projects completed by June 30, 2027.



Contact

Doug Hollidge
704.651.2210
Doug@Five9sDigital.com

Chris Orr
704.619.7554
CO@RomansProperties.com

