

A photograph of two men standing in a server room. The man on the left is wearing a light blue shirt, glasses, and a lanyard, holding a laptop. The man on the right is wearing a grey sweater over a blue shirt and light-colored trousers. They are both looking at the laptop. The background shows rows of server racks in a brightly lit room with blue lighting.

9721 Sherrill Blvd, Knoxville,  
TN 37932

# AVAILABLE FOR LEASE

1,400 kW Turnkey Data Center  
& Support Space in Knoxville, TN

AVISON  
YOUNG



# OFFERING HIGHLIGHTS

- Data Center: 10,000 SF
- Critical IT Capacity: 1,400 kW
- Reduced Power Cost: \$0.0638/kWh
- Additional abundant noncontiguous office and storage available
- 149 Racks
- Available Now
- Contact Broker For Pricing

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# TECHNICAL BUILDING ATTRIBUTES

## Fiber and Building Entry

- Diverse underground entry points into the building

## Clear Height

- Approximately 11ft to 12ft of clear height between the raised floor and drop ceiling

## Floor Loading

- 12 inch raised floor
- Raised floor: 150 lbs/sq ft loading capacity
- Slab on Grade: 250 lbs/sq ft loading capacity

## Covered Parking



*Actual Property*

### Office Space Available

- Dedicated staging area in warehouse
- Dedicated elevator servicing data center
- Two (2) public conference rooms



### Utility Power

- Utility company: (KUB)
- 5.0 MVA via two (2) 2.5 MVA utility feeds



### UPS Power

- One (1) 1400 kW Turn-Key Flex data center, served by two (2) 1350 kW UPS systems configured as 2N

### Secondary Power

- Two (2) 1.5 MW generators
- In ground tanks provide 24 hours of generator run time
- Space to add one (1) additional 1.5 MW generator

### Communication

- This center unlocks access to major fiber routes
- Verizon, Comcast, AT&T, WOW Business, Windstream and Zayo



### Cooling

- Nine (9) 30 Ton CRAC units separate supported by Two (2) 400-ton Chiller units configured as N+1
- Concurrently maintainable
- Space to add four (4) additional CRAC units



# CONTACT

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*Actual Property*