

DATA CENTER DEVELOPMENT SITE

Block 5, Lots 8 & 8.02 – Quinton, New Jersey

60–80 MW Scalable Data Center Campus Opportunity

1. EXECUTIVE SUMMARY

This 137-acre site in Quinton, New Jersey is being positioned as a phased hyperscale and AI data center campus capable of supporting 60–80 MW of critical load, with expansion potential subject to PJM interconnection outcomes.

- Total Site Area: 137 acres
- Upland (usable): ~100 acres
- Wetlands: ~30 acres (natural buffer)
- Effective Buildable Area: ~75–85 acres

The site benefits from proximity to South Jersey’s high-voltage transmission infrastructure and an identified pathway to a 230kV interconnection via existing right-of-way corridors.

2. DEVELOPMENT THESIS

The property represents a transmission-accessible development site in a constrained PJM region where large-scale power delivery is increasingly limited.

Key attributes include:

- Ability to support phased deployment (20–30 MW initial energization)
- Scalable campus configuration to 60–80 MW
- Access to regional transmission infrastructure via existing corridor alignment
- Environmentally buffered layout with consolidated upland development

The site is positioned to meet growing demand for AI and hyperscale compute infrastructure requiring rapid access to power.

3. POWER & INTERCONNECTION STRATEGY

Interconnection Concept

- Target interconnection voltage: 230kV
- On-site substation: 8–10 acres

- Step-down distribution: 34.5kV

Transmission Strategy

- Approximate 8-mile connection to 230kV infrastructure
- Utilization of existing right-of-way corridors to minimize permitting risk
- Radial transmission extension or upgrade within established utility alignment

Phased Power Delivery

- Phase 1: 20–30 MW
- Phase 2: 50–60 MW
- Phase 3: 60–80 MW buildout

Final capacity subject to PJM System Impact Study and required network upgrades.

4. CONCEPTUAL SITE PLAN

Layout Strategy

Development is concentrated on a single contiguous upland block to maximize efficiency and avoid fragmentation from wetlands.

Program Components

- Substation: 8–10 acres (site edge placement)
- Data Hall Buildings: 4 total
- 150,000–250,000 SF each
- 15–20 MW per building
- Internal infrastructure: roads, yards, and support facilities

Total Capacity

- Base Case: 60–70 MW
 - Optimized Case: 75–80 MW
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5. LAND USE EFFICIENCY

The site is designed to achieve an effective density of approximately 1.5–2.0 acres per MW through:

- Tight building clustering
- Shared infrastructure
- Optional multi-story data hall configurations
- Minimal internal road network

This approach aligns with modern hyperscale and AI campus design standards.

6. WETLANDS & ENVIRONMENTAL POSITIONING

Approximately 30 acres of wetlands are present on the property and are incorporated into the development strategy as:

- Natural buffer and screening
- Stormwater management area
- Environmental compliance zone

This allows for a consolidated and efficient upland development footprint while reducing off-site impacts.

7. ACCESS & INFRASTRUCTURE

- Single controlled access point
- Internal loop road system
- Suitable for heavy equipment and long-term operational access

The layout minimizes land consumption while maintaining full operational functionality.

8. INTERCONNECTION COST CONTEXT

Estimated interconnection costs based on regional benchmarks:

- \$250K – \$550K per MW (8-mile 230kV connection scenario)

Estimated total:

- 60 MW: ~\$15M – \$33M
- 80 MW: ~\$20M – \$44M

Actual costs dependent on PJM study outcomes and required transmission upgrades.

9. DEVELOPMENT ADVANTAGES

- Proximity to high-voltage transmission infrastructure
 - Identified 230kV interconnection pathway
 - Scalable phased development strategy
 - Efficient land utilization despite environmental constraints
 - Strong alignment with AI-driven power demand growth
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10. SUMMARY

This property represents a scalable 60–80 MW data center campus opportunity within a supply-constrained PJM market. The combination of transmission accessibility, phased development capability, and efficient site design positions the asset for institutional-grade data center development.