

For sale

Data Center Land /
Development Opportunity

Approximately 222 acres

2,000,000 SF + available

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CONCEPTUAL SITE PLAN

ОСНОВНИЙ СМЫСЛ
YEPCO ЗДАНИЙ

WINN CHURCH ROAD

GREENWOOD ROAD

ОСНОВНИЙ СМЫСЛ
YEPCO ЗДАНИЙ

SUBSTATION 1
410' X 630'
300 MW

SUBSTATION 2
410' X 630'
300 MW

BUILDING 1
2 STORY
72,000

BUILDING 2
2 STORY
72,000

BUILDING 3
2 STORY
72,000

BUILDING 4
2 STORY
72,000

BUILDING 5
2 STORY
72,000

BUILDING 6
2 STORY
72,000

BUILDING 7
2 STORY
72,000

BUILDING 8
2 STORY
72,000

BUILDING 9
2 STORY
72,000

SWM POND

SWM POND

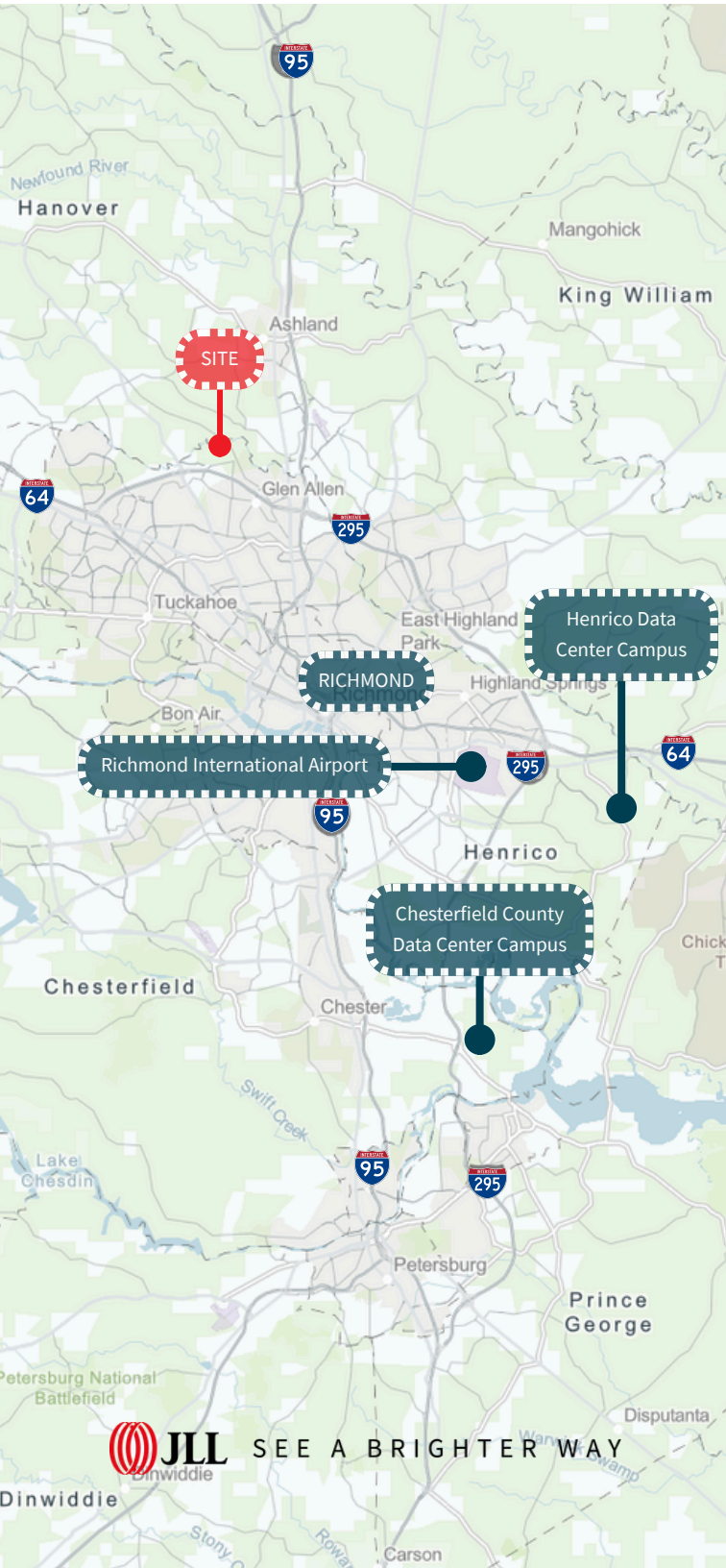
SWM POND

TRANSMISSION LINES AND PARCEL MAP

230 kV Transmission line

500 kV Transmission line

75 kV Transmission line

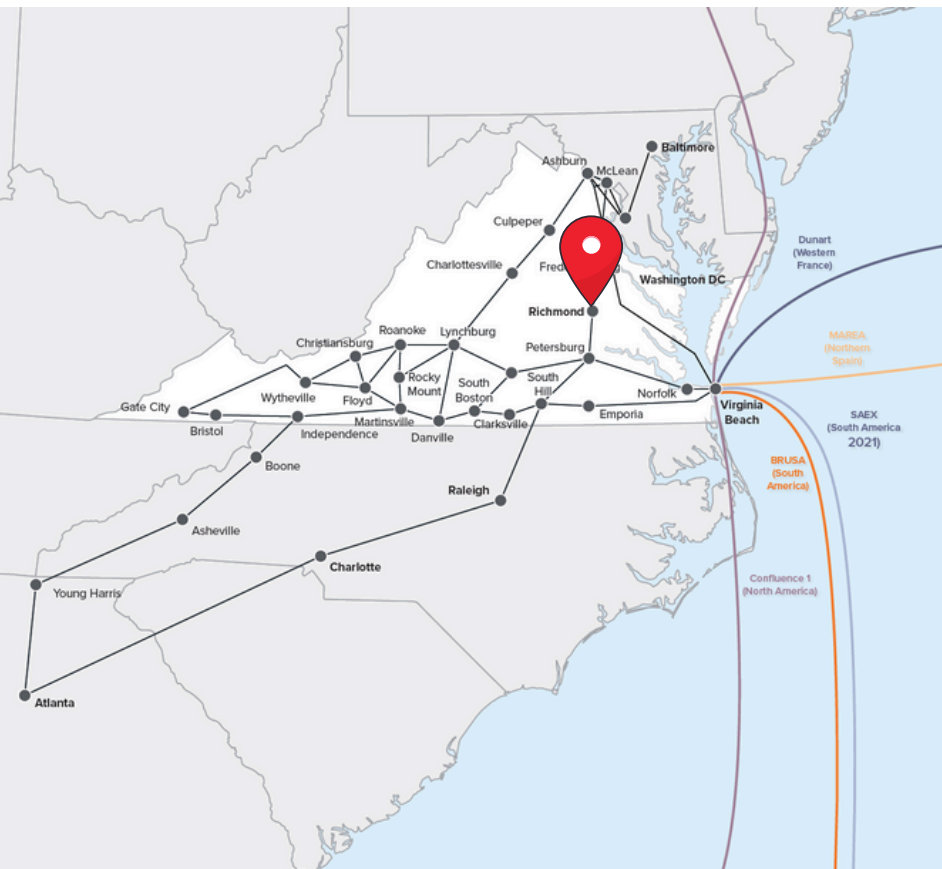


DATA CAMPUS SPECIFICATIONS

Location	Hanover County, VA
Size	2,000,000 SF +
Acres	222
Utility Power	600MW+
Zoning Status	Adjacent to Route 33 Gateway Plan
Property IDs	Parcel #7767-39-7416 (146.5 AC) Parcel #7768-31-1504 (75.73 AC) Parcel #7768-32-5430 (0.043 AC) Parcel #7768-52-1014 (0.99 AC)
Highway access	Interstate 95 (6 miles) Interstate 295 (4 miles) Interstate 64 (9 miles)

- Total Development
 - Approximately 222 acres
 - 2M+ SF of two (2) story data center buildings
- Transmission Lines – 130kV, 230kV and 500kV lines on property
- Water / Sewer – Ample capacity located within close proximity
- Natural Gas – Ability to connect to the property
- Natural features – 95% mature timber and existing RPAs lend itself to both sound and visual buffering

VIRGINIA FIBER MAP



VIRGINIA'S DATA CENTER MARKET

Virginia is the largest and most active data center market in the world with the most dense intersection of fiber networks, making it the ideal location for facilities that store and distribute data. Fueled by unwavering government support and drastic investments from Amazon, Microsoft, Bank of America, Northrop Grumman, and Google, the region has experienced over \$9 billion in data-center focused investment and 7,600 new jobs created since 2005.

Therefore, proximity to the largest data center market is and will be critical for tenants whose missions include big data analytics and cybersecurity.

WHAT MAKES VA THE LARGEST DATA CENTER MARKET IN THE WORLD?

INVENTION OF INTERNET

The government's creation of the internet made connections through data centers necessary

FEDERAL GOV. & DEFENSE CONTRACTORS

Each of these users need large requirements for data center providers

AVAILABLE LAND

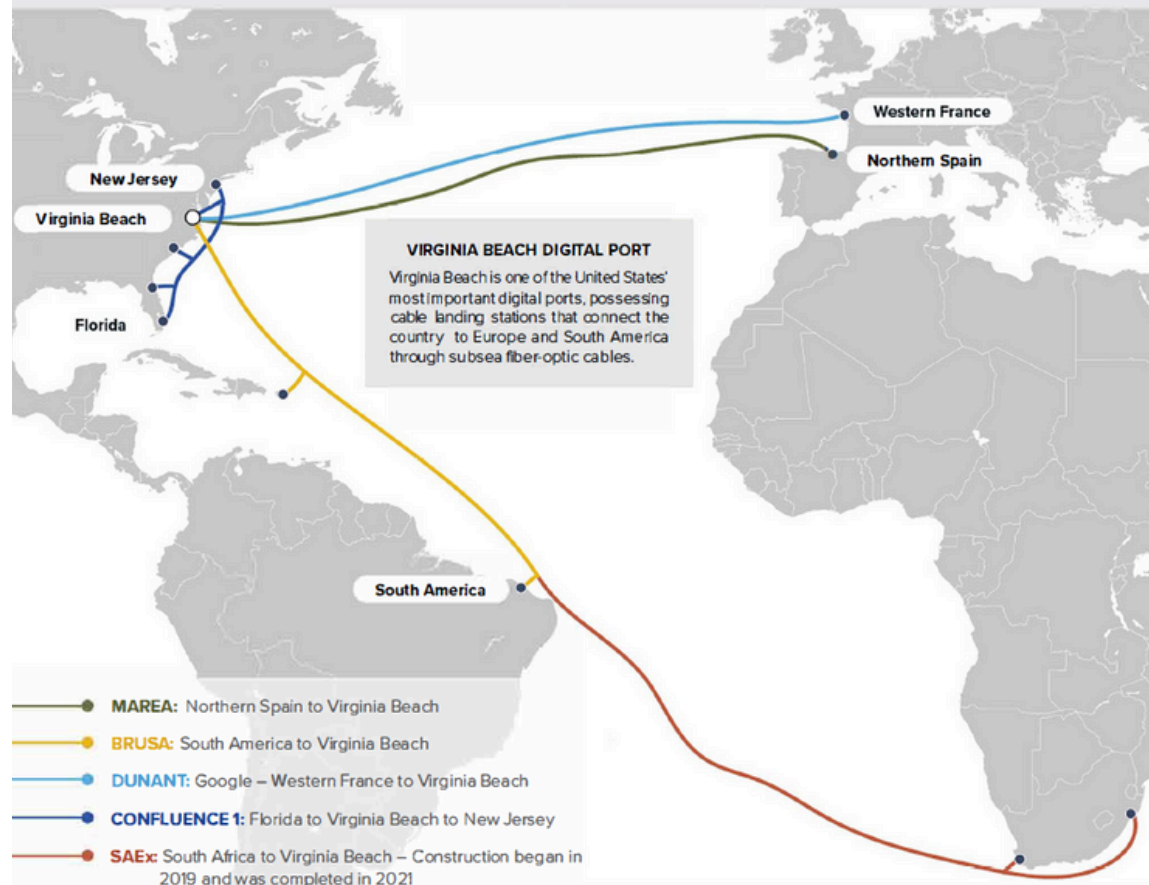
Large plots of land with access to the necessary fiber lines

ACCESS TO FIBER

The market has a large, readily available network of fiber for necessary connection

MINIMAL NATURAL HAZARDS

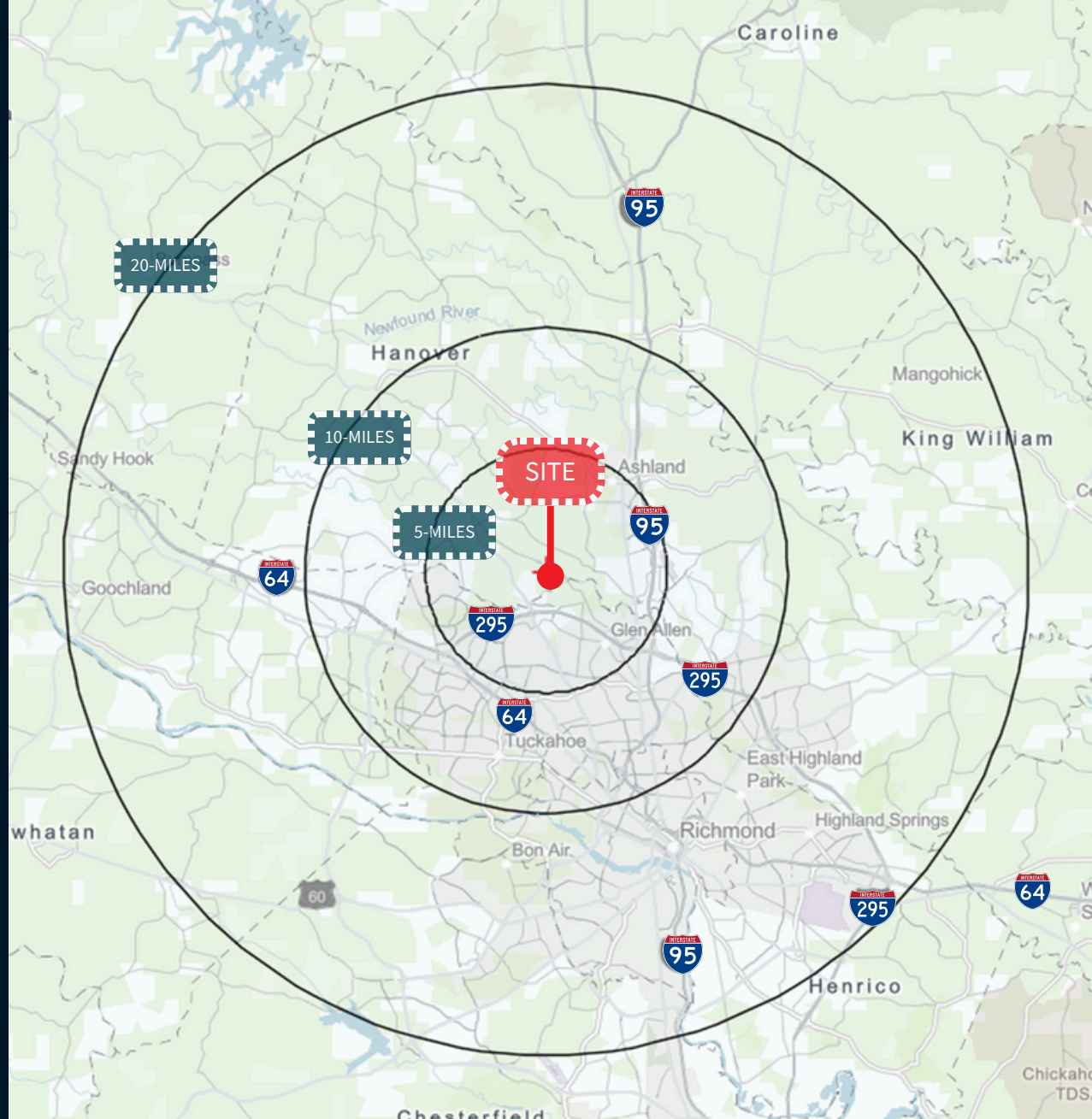
Lack of natural hazards provides safe environment for data centers



Thank you

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