

DATA CENTER CAMPUS OPPORTUNITY

Mission-Critical Infrastructure Opportunity | Monterey County, California
90 Minutes South of San Jose

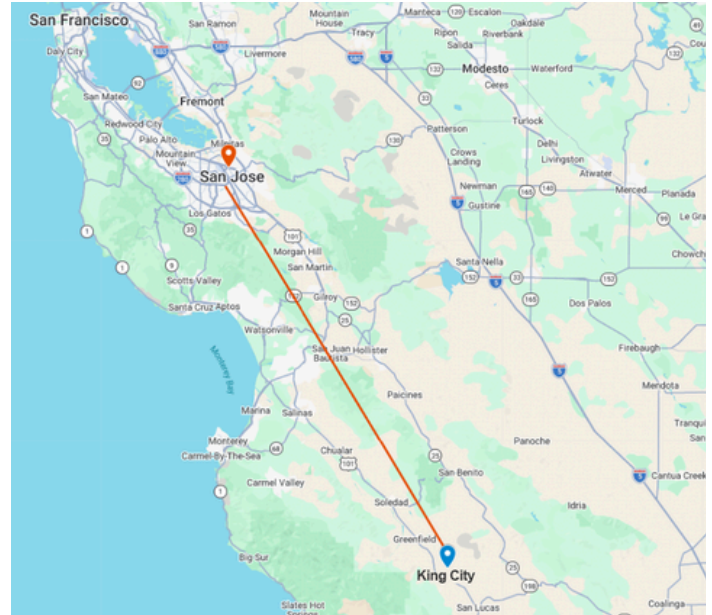
Positioned on **4.2 acres** in King City, California, **150 Don Bates Way** presents a rare opportunity to acquire a **power-ready data center campus** within close proximity to Silicon Valley while benefiting from lower land costs, scalable infrastructure, and a stable power environment. The property consists of **five existing buildings totaling approximately 55,000 square feet**, with **approved plans for an additional 54,000 square feet of expansion**, allowing an operator or investor to significantly increase capacity within an already entitled campus footprint.

Designed for **high-density computing and mission-critical operations**, the campus is supported by **10,000 amps of 480-volt three-phase power**, delivering **8.31 megawatts of total onsite electrical capacity**. Approximately **half of the power is currently utilized by the existing buildings**, while the remaining capacity is available through **active switchgear and transformer infrastructure**, enabling immediate expansion of computing load or the development of additional facility space.

The electrical architecture is configured across four **dedicated power corridors**, each equipped with **2,500-amp transformers and switchgear**. Two corridors are **fully built out and operational**, while the remaining two are **pre-engineered and ready for deployment**, providing a flexible and scalable power framework for phased development.

Strategically located **directly across from the city's power generation plant**, the site benefits from strong local grid proximity and reliability—an increasingly valuable characteristic for data center operators seeking dependable power delivery.

Connectivity is supported by **fiber infrastructure from AT&T**, with additional communications conduits already stubbed to the buildings, allowing tenants or operators to install dedicated fiber routes or additional providers as required.



Strategic Northern California location - supporting Silicon Valley overflow demand

15 minute flight from San Jose to King City Airport
-OR- 1.5 hour Central Coast Drive

The campus is **fully secured and gated**, and the property will be delivered **100% vacant at the close of escrow**, providing a turnkey opportunity for an owner-operator, hyperscale user, or investor seeking to deploy compute capacity in a strategic Northern California location.

In addition, a **tentative parcel map application is currently in process**, which would allow the property to be **subdivided into separate lots**, providing buyers with additional flexibility for **phased development, multi-tenant data center operations, or individual asset disposition strategies**.

With **significant buyer interest already emerging**, including **sight-unseen offers driven primarily by the site's available power**, this offering represents one of the few **power-ready data infrastructure opportunities within close proximity to the Silicon Valley ecosystem**.

150 Don Bates Way represents a **rare power-ready data center campus** offering immediate capacity and significant expansion potential within reach of the world's largest technology market.

With **8.31 MW already onsite and infrastructure designed for scalable growth**, the property provides a compelling platform for operators seeking **deployable compute capacity in Northern California without the constraints of the Silicon Valley power grid**.



Power Infrastructure

- Total Current Availability: 8.31 MW Onsite
- Current Electrical Service: 10,000 Amps | 480V | 3-Phase
- Four Power Corridors
- 2,500-Amp Transformer & Switchgear per Corridor
- Over 55,000 square feet Fully Built and Turnkey
- May double footprint with ready made plans for expansion

Connectivity

- Fiber Provider: AT&T
- Communications infrastructure stubbed for additional carriers

Location Advantages

- Approximately 90 minutes from San Jose and Silicon Valley
- Direct proximity to the City's power generation facility
- Lower operating costs compared to Bay Area data center markets

Property Highlights:

Address: 150 Don Bates Way - King City, CA 93930

Site Size: 4.2 Acres

Existing Improvements: ~55,000 SF across five buildings

Approved Expansion: Additional ~54,000 SF

Total Potential Campus: ~109,000 SF



Offering Details:

Asking Price: \$18,000,000

Occupancy: Delivered 100% Vacant at Close of Escrow

Broker Commission: 1.5% to Selling Broker

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