

Orlando Florida Data Center Now Available



Romans Properties LLC



FIVE 9s DIGITAL

Now Available

Former T-Mobile Data Center

Orlando, Florida

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Opportunity

Fully-equipped former T-Mobile Data Center located in Orlando, Florida. The data center has recently been vacated and now available for occupancy

- 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 5.5 MW in 6 months and ramp to 17.5 MW in 24 months





Building

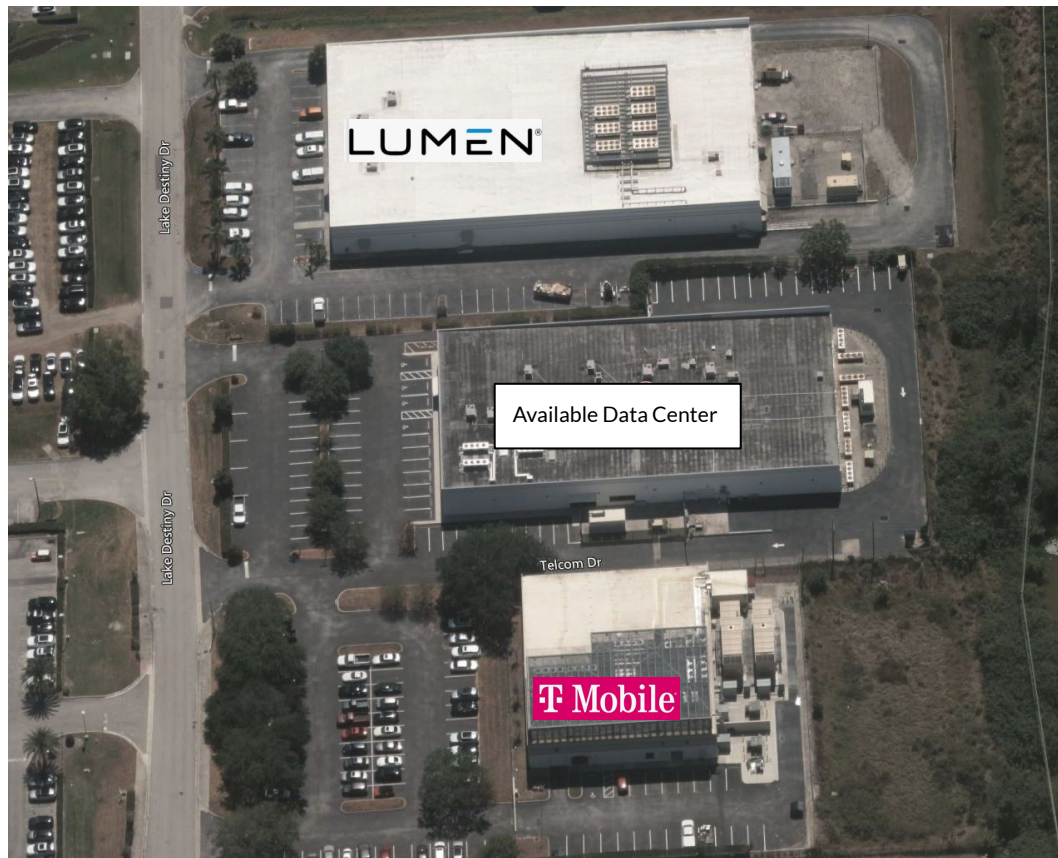
Address:	360 S. Lake Destiny Drive Orlando, Florida
Building:	26,245 SF Free-Standing Data Center
Land Parcel:	3.81 Acre ~ Land Parcel
History:	Long-term historical occupancy by Sprint, now T-Mobile, for its Orlando data center operations. T-Mobile recently vacated moving its equipment to an adjacent T-Mobile-owned data center.
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 transformers delivering 2000 amp, 277/480 volt service
Power Provider:	Duke Energy - Power fed to the site from two substations
Power Expansion:	Expansion to 5.5 MW in 6 months~ and up to 17.5 MW in 24 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

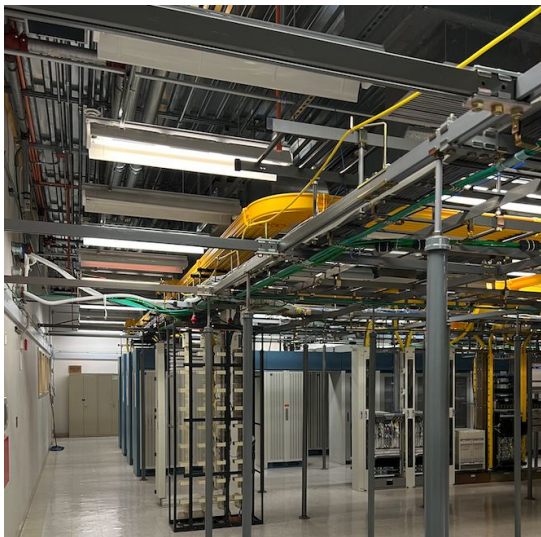




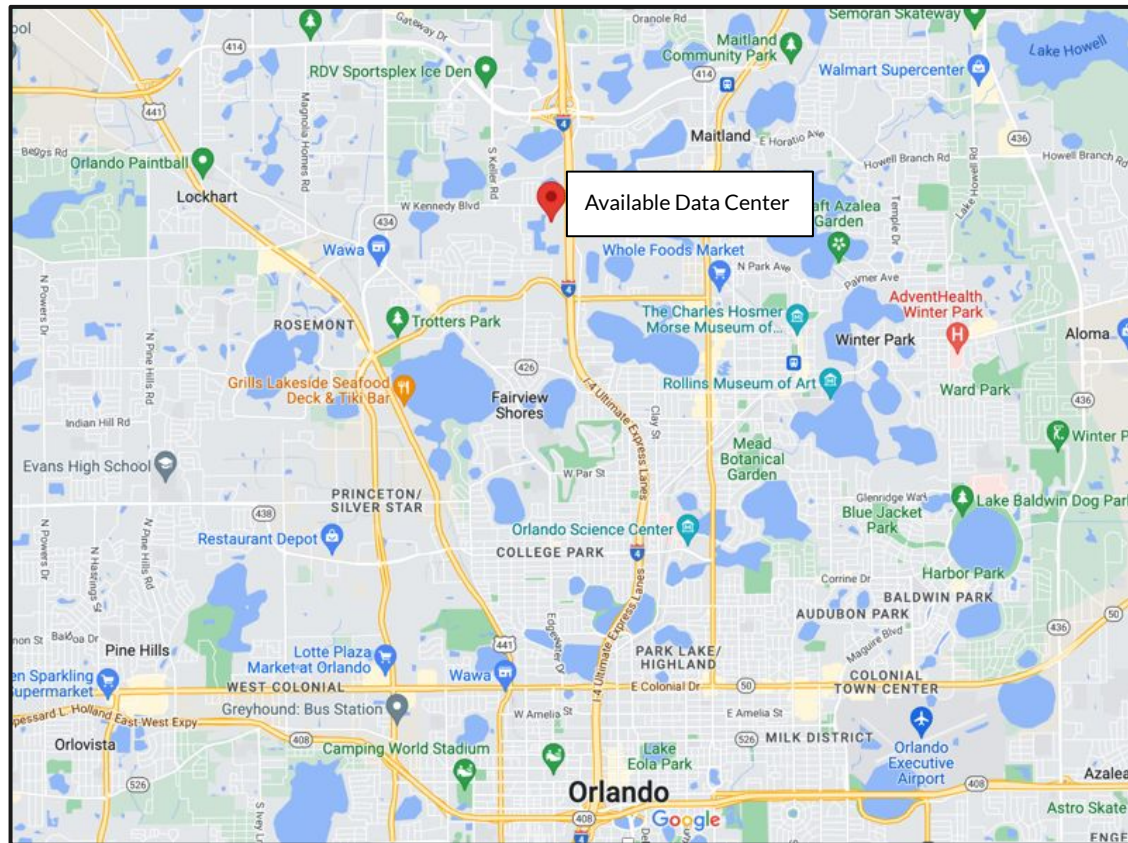
Photos



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



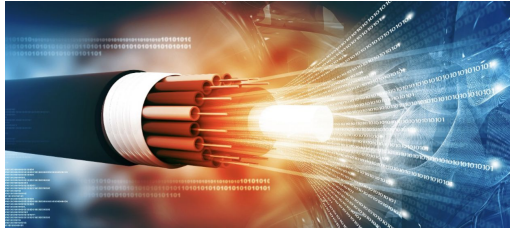
1000+ People per Week Added to the Population
U.S. Census Bureau



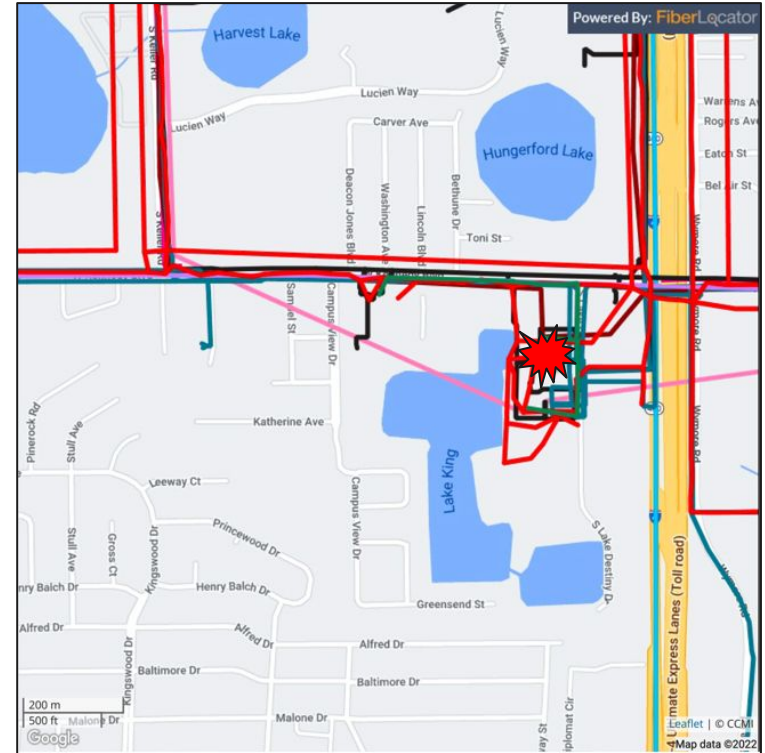
Over 2,000 Miles of Fiber Optic Communications Infrastructure
GeoTel, 2023

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



T Mobile

LUMEN®



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.



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