

CBRE

PURPOSE-BUILT DATA CENTER
DELIVERED IN 2007
BEING SOLD VACANT

4041 Business Park Drive

Winston-Salem, NC

7 ACRES OF PROPERTY
32,000 SF FACILITY

Property Overview

The Property is located in Union Cross Business Park, a suburban but on the edge of being rural location outside Winston Salem with buildings ranging in size from approximately 25,000 SF up to 700,000 SF. Primary occupants in the park operate light industrial businesses and most buildings are tilt-wall concrete construction.

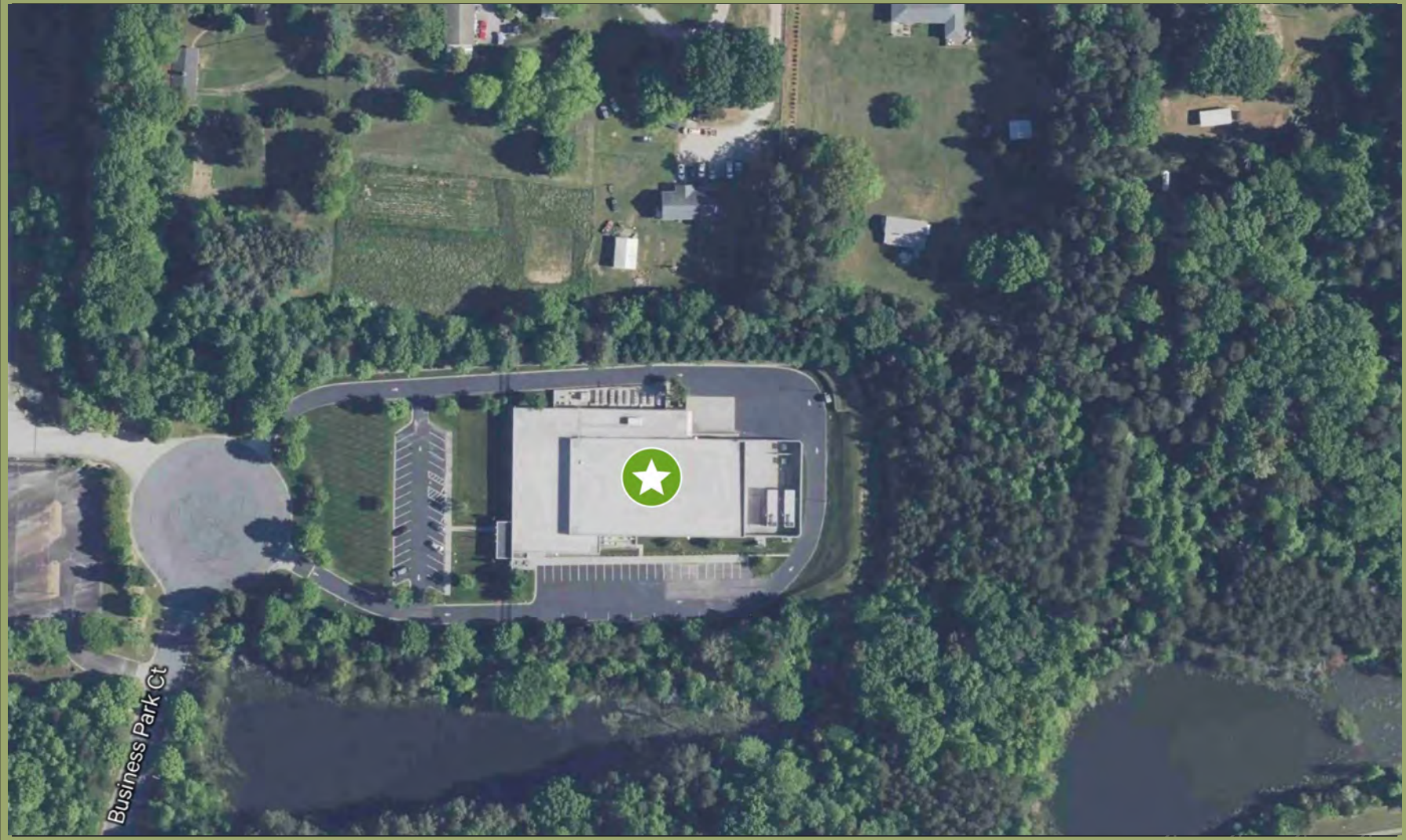
Spec Type	Spec Details
Total Land Size	7 Acres
Building Size	32,000 SF
Walls & Roof	10-inch steel re-enforced precast concrete
Raised Floor Area	3-ft depressed slab - no ramps
Electrical Fields	Dual active from different substations
Generators	Two (2) Caterpillar 1.5 MW 1275 HP twin turbo
Liebert CRAC Units	N+2 for the data center floor; N+1 all other critical systems
Battery	UPS backup on the critical load for each electrical side into the facility
Fencing	8ft perimeter fence around facility
Security	54 security cameras
Fire Detection	VESDA: Very early smoke detection apparatus in server room
Fire Supression	FM200: In computer and telecommunication rooms
Zoning	Land Class - 7.01 Industrial Park, Union Cross Business Park



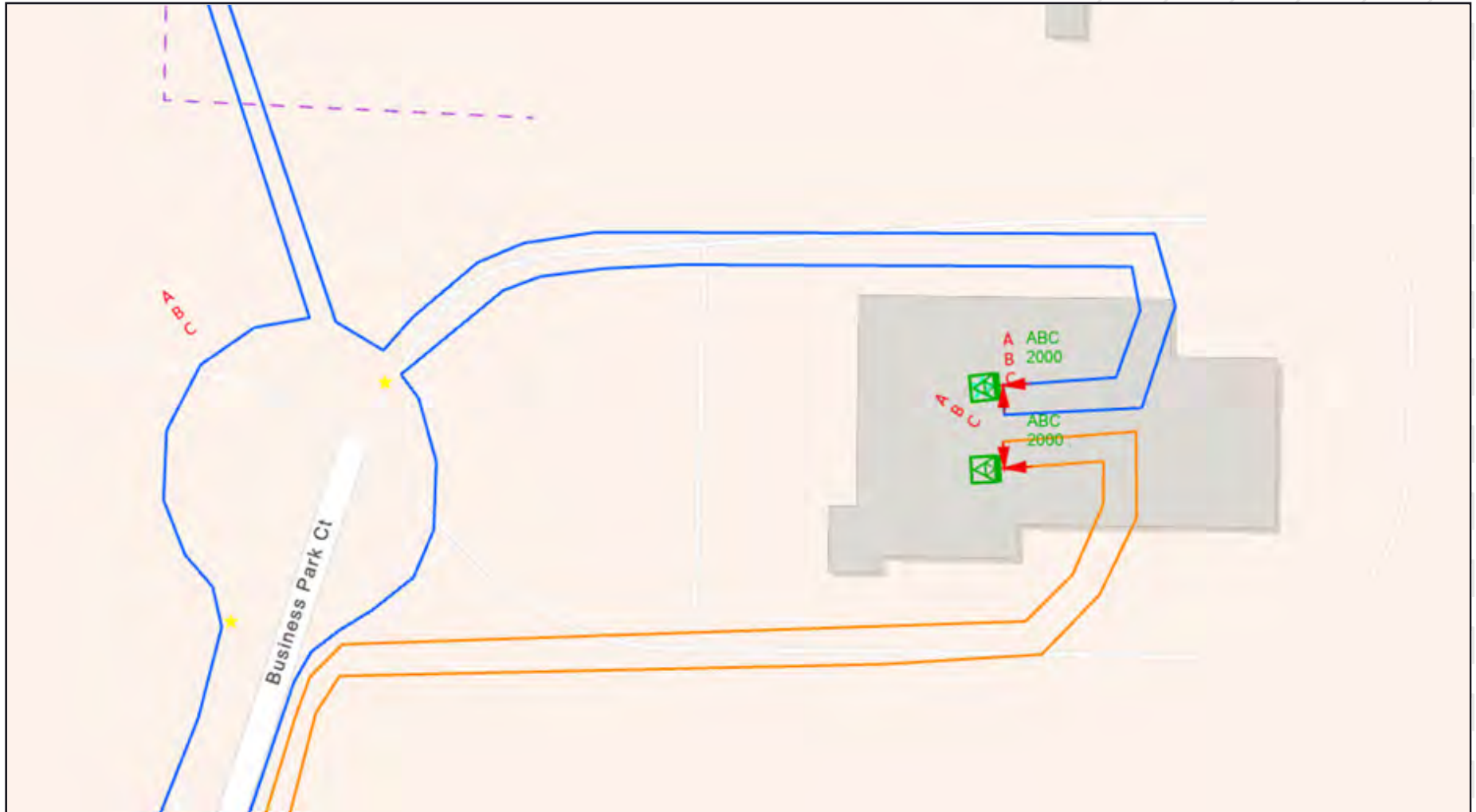
Fiber Service

PROVIDER	CIRCUIT TYPE
LUMEN	10G WAVE
AT&T	10G WAVE
ARELION	10G VPLS
GTT	10G VPLS
LUMEN	10G DIA
AT&T	10G DIA

Aerial

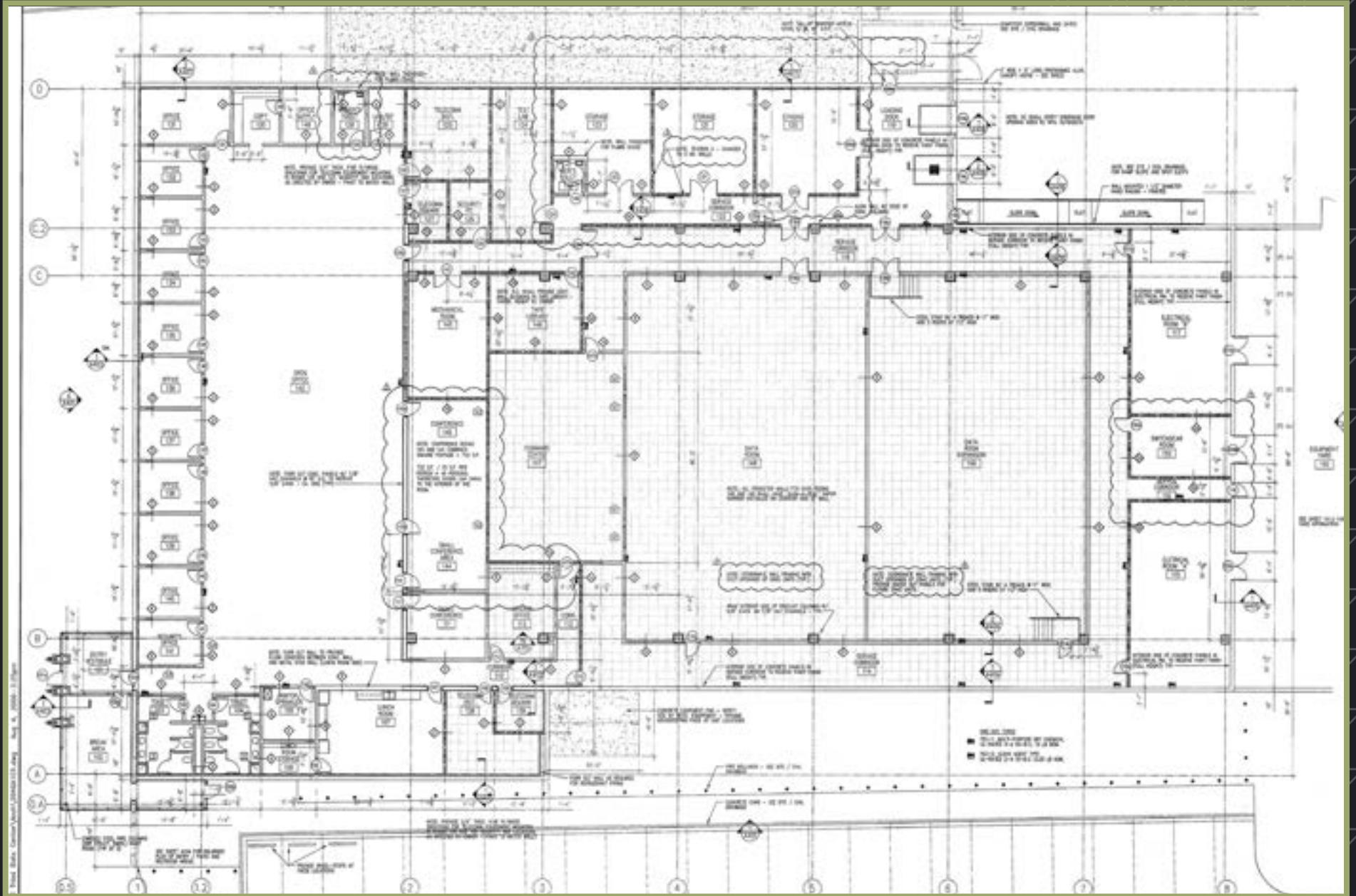


Existing Site Power Infrastructure

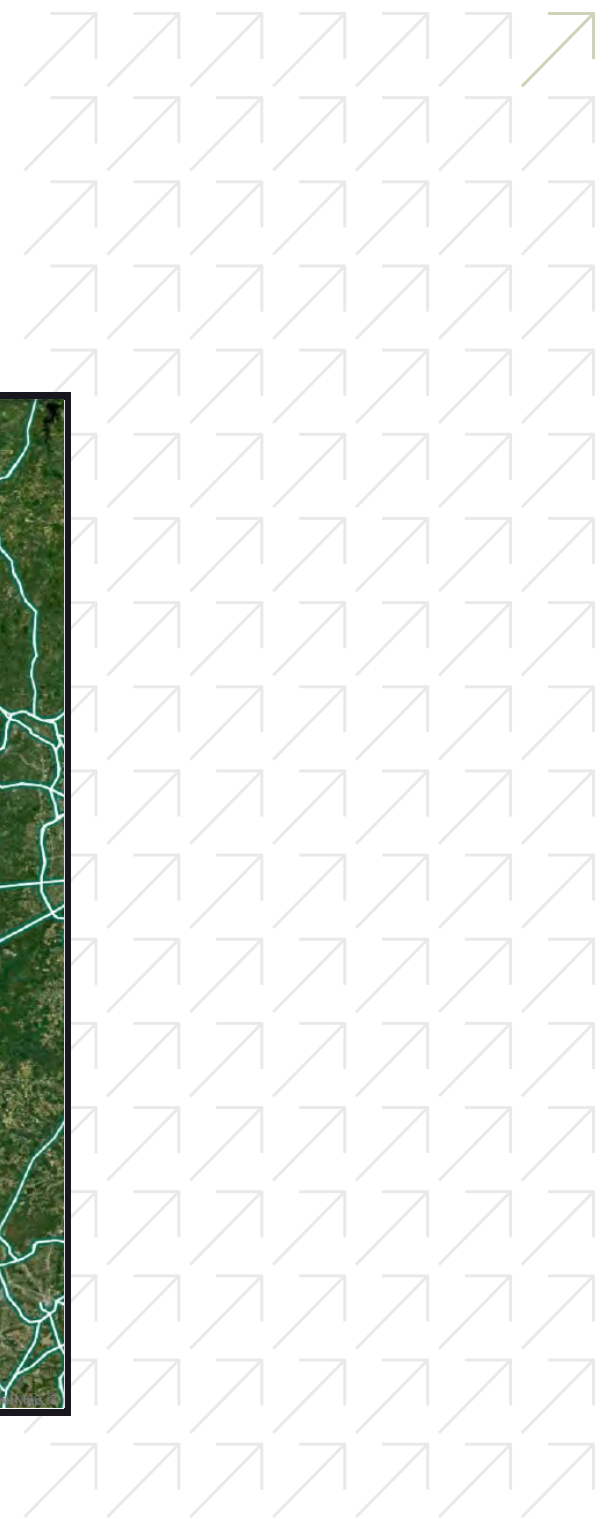
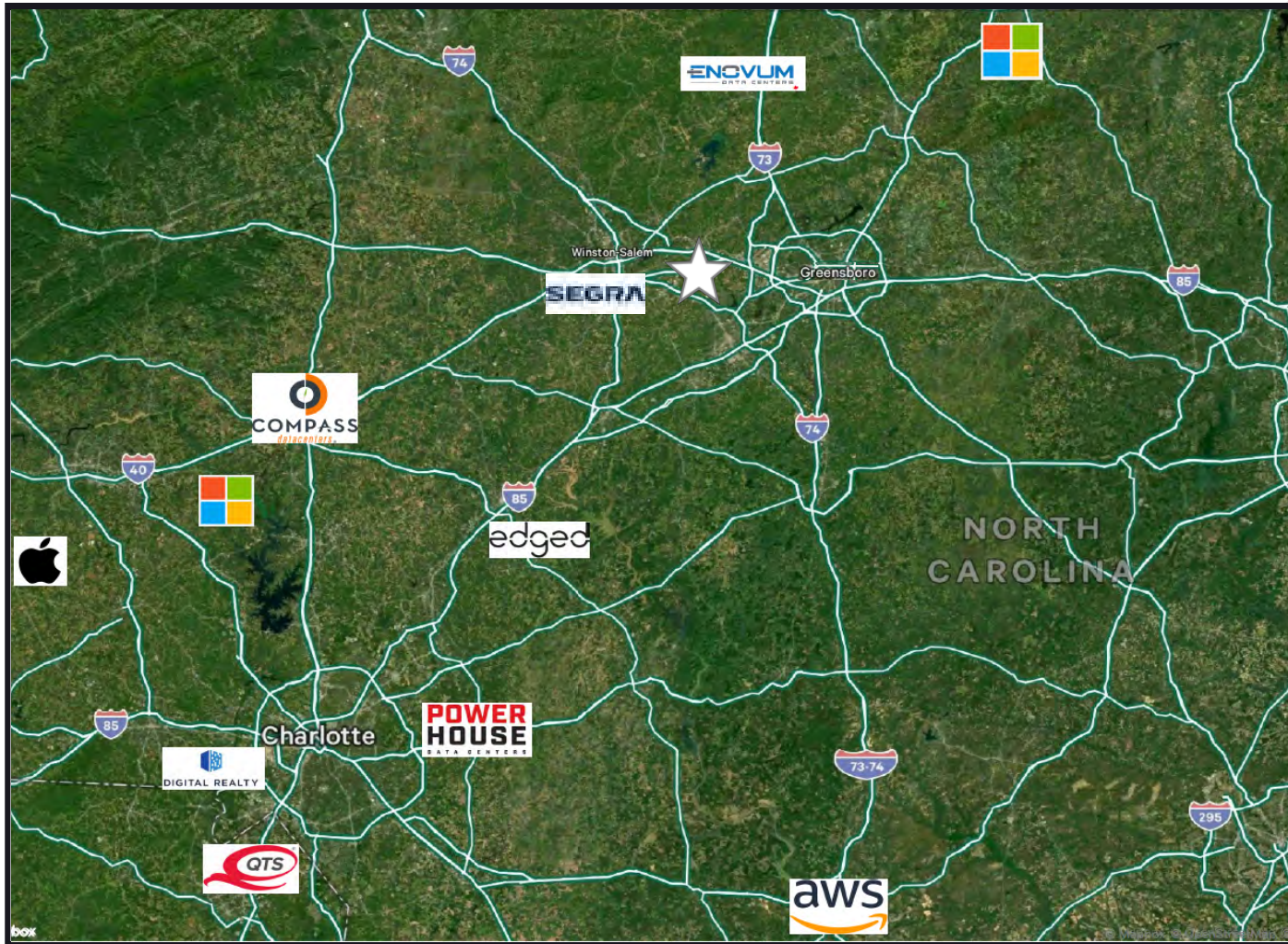


The Data Center is served from our Willard 2407 circuit (represented in Blue) and our Sedge Garden 2404 circuit (represented in Orange). Each delivery is served by a 2,000 KVA transformer. Additional Power info can be provided upon request.

Building Floorplan



Regional Data Center Map





WINSTON-SALEM / NC

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CBRE

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