

# AVAILABLE CHARLOTTE DATA CENTER For Sale or For Lease





## OPPORTUNITY SUMMARY

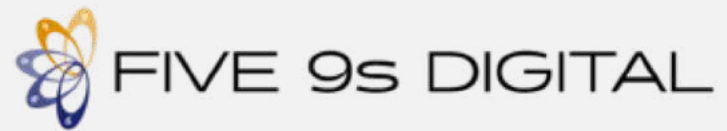
Five 9s Digital is pleased to present an available data center in the Charlotte market. The Data Center is will be available at 2024 EOY~.

Data center equipment and infrastructure will remain in the building at data center operator vacating the premises.

The Data Center is ideal for a data center operator seeking to expand or enter into the Charlotte market.

### **Charlotte Data Center Highlights:**

- 18,068 Total SF Data Center with 12,000 SF of Data Center Space
- Free-standing one-level highly improved facility
- 1.5 MW Data Center with Expansion Capacity
- N+1 Cooling Redundancy
- Multi-layer security access
- Numerous fiber providers with dual fiber entrance points
- Carrier Hotel connectivity
- Current Multi-cloud exchange access to AWS and Azure
- Historical 100% uptime SLA
- SSAE 16, SOC 2 Type II certified, PCI DSS and HIPAA compliant



## LOCATION

- 1612 Cross Beam Drive Charlotte NC
- Southwest Area of Charlotte in a fiber dense area

## DATA CENTER

- 18,068 +/- Total SF
- 1.5 MW data center with power expansion capacity
- Self-contained single-story building
- Hardened perimeter
- 12,000 +/- of Data Center Space
- Equipment Staging, Offices and Break Room

## ELECTRICAL

- 750 kW UPS x 2N paths Toshiba G9000
- 1.5 MW Katolite Generator
- 1500 Gallon of fuel storage
- 4 x 125 kW PDUs United Power PDM4
- DC Plant 1200A

## MECHANICAL

- N+1 Cooling System
- Eight 30 ton Liebert CRAC units on a glycol loop
- Three 100 ton Liebert drycoolers supporting heat rejection

## SECURITY

- Multiple layers of security including check-in, dual authentication access and biometric scanners
- 24x7x365 Monitored Security Cameras throughout facility

## FIRE PROTECTION

- Dry-pipe pre-action fire suppression system
- 18 active smoke detectors
- Dual detector activation required to charge system

## CONNECTIVITY

- Numerous on-site fiber providers
- Diverse fiber points of entry
- Carrier hotel connectivity in Charlotte CBD
- Multi-cloud exchange access to AWS and Azure

## POWER

- Duke Energy is the power provider
- 1.5 MW with near-term expansion to 2.5 MW. Higher load future expansion opportunity.
- Economic incentive opportunities











# PHOTOS

Charlotte, North Carolina



# FiberLocator

1612 Cross Beam Drive

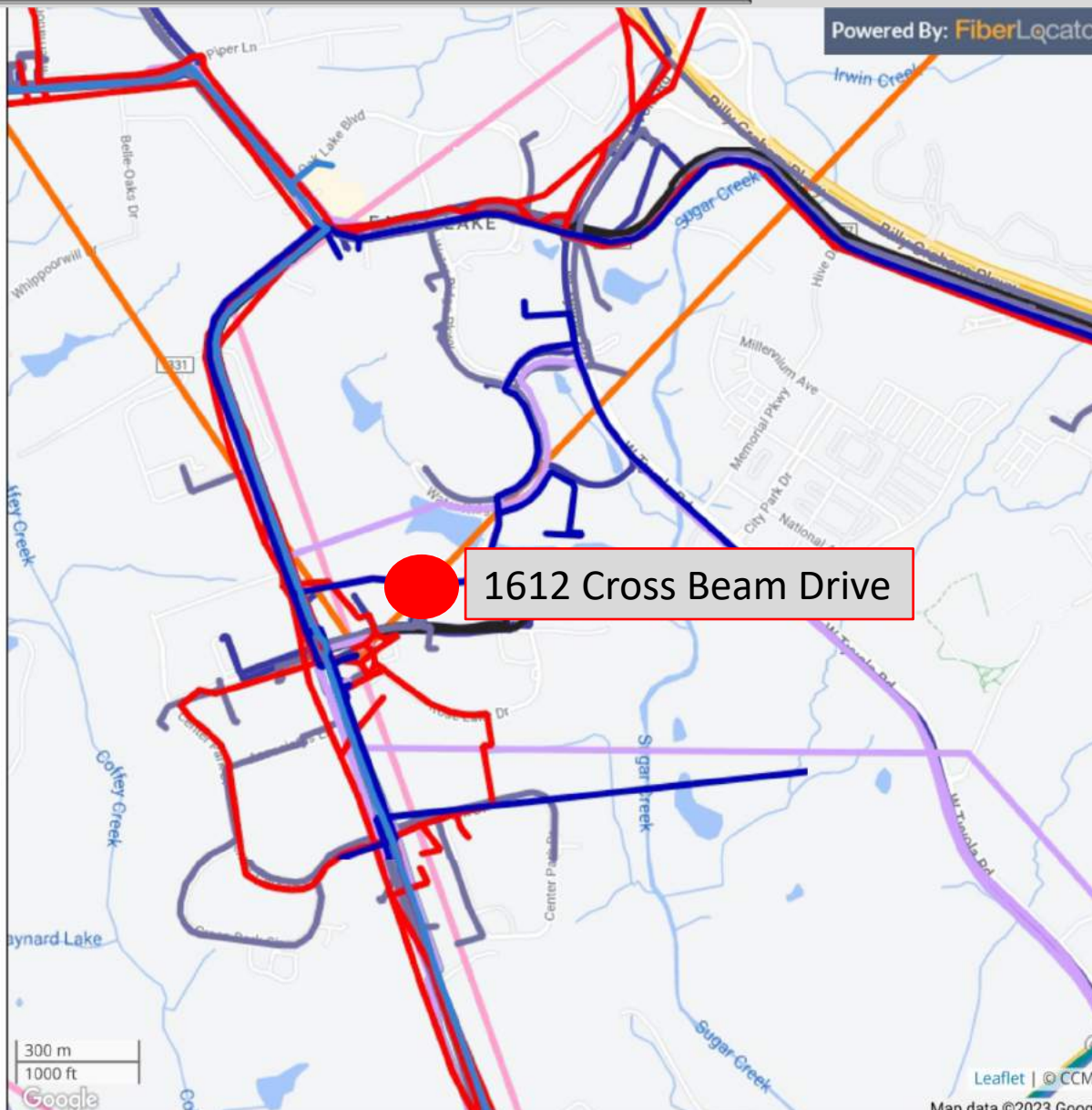
1612 Cross Beam Dr, Charlotte, NC 28217, USA

### Metro Networks

- Comporium
- Conterra
- Crown Castle
- LIT Networks
- Level3 Metro
- Segra
- Windstream
- Windstream - Dark
- Zayo Metro

### Long Haul Networks

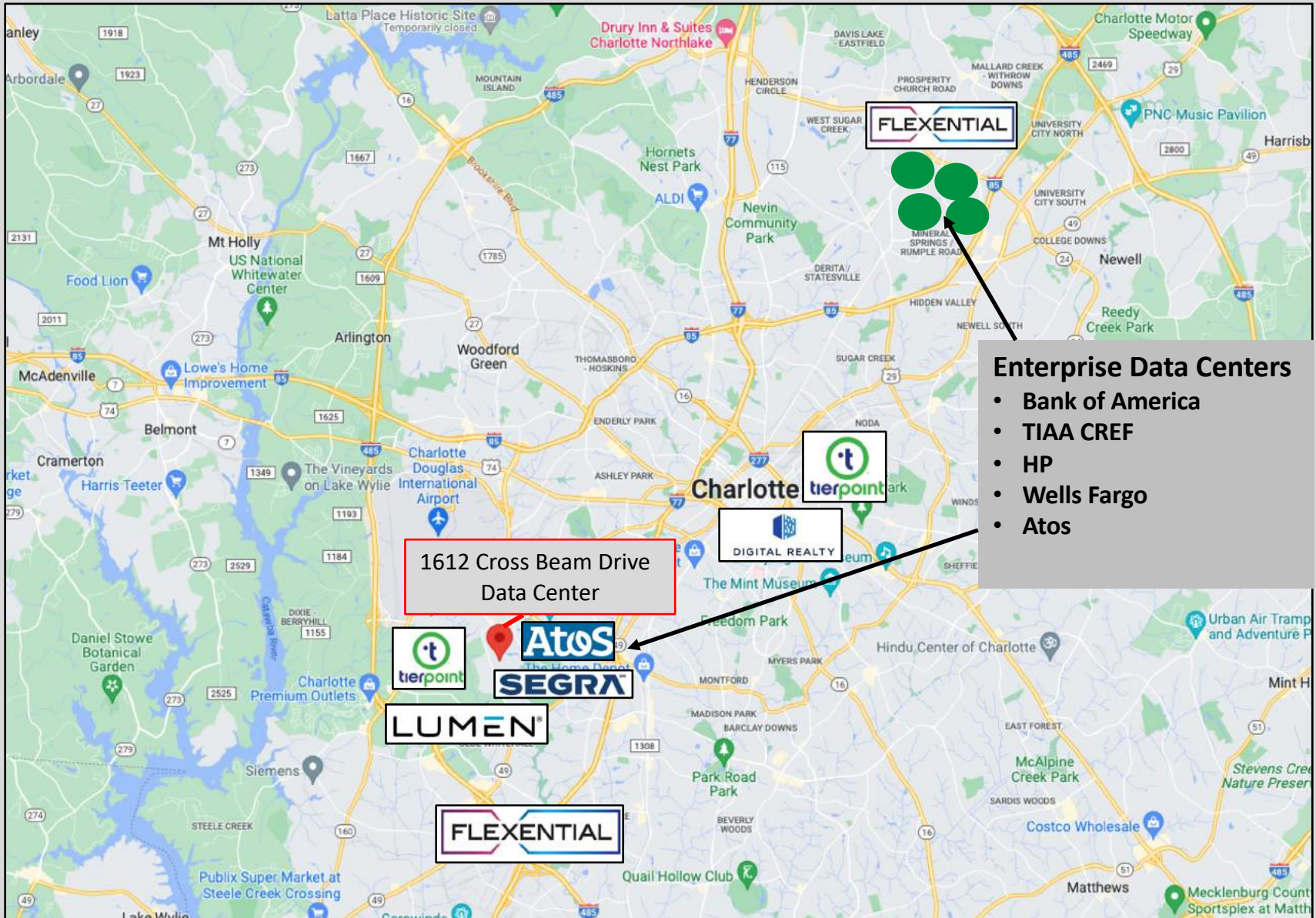
- Arelion - International Long Haul
- Arelion Long Haul
- CenturyLink Long Haul
- Hudson Fiber LH Leased
- Level 3 Long Haul
- Windstream Long Haul





# LOCATION

Charlotte, North Carolina



## Enterprise Data Centers

- Bank of America
- TIAA CREF
- HP
- Wells Fargo
- Atos



### Corporate Presence

The Charlotte, North Carolina regional area is home to Eight (8) Fortune 500 Headquarters with an additional Nine (9) Fortune 1000 Headquarters, ranking sixth in the United States. In total, over 275 of the Fortune 500 companies have facilities located in Charlotte. Additionally, over the past ten years, 6,790 new firms have invested over \$12 billion in new Charlotte facilities.

### Charlotte as a Financial Powerhouse

Charlotte is renowned for its vibrant banking sector. With more than \$2.3 trillion in assets, it is the second largest financial center in the nation, behind only New York. There are 26 banks with 226 local branches, as well as a Federal Reserve branch located in Charlotte.

### Business and Workforce Growth

According to the latest census numbers, between 2000 and 2010, Charlotte saw the largest increase in population in the United States. In 2022, Charlotte finished as one of the nation's 10 fastest growing economies.



### Low Natural Disaster Risks

Charlotte, North Carolina is located in an area known for its low risk of natural disasters. The area benefits greatly from an equitable climate with moderate year-round temperatures.

### Access to High-Tech Workforce

North Carolina's 58-campus community college system is nationally recognized for its customized workforce training programs. UNC Charlotte offers the Energy Production Infrastructure Center (EPIC) to train the next generation of engineers and to conduct industry-led research and development projects..

### The North Carolina Data Center Cluster

North Carolina is a hub of substantial data center activity. Google, Meta, Apple, Disney, Ensono, American Express, EMC, AT&T, IBM have all positioned data centers in North Carolina. In 2022, Microsoft announced a new hyperscale data center campus north of Charlotte and QTS Data Center announced a new 200 acre data center campus near Charlotte.



# AVAILABLE - CHARLOTTE DATA CENTER



Doug Hollidge: [doug@five9sdigital.com](mailto:doug@five9sdigital.com)

704.651.2210

Stephen Bollier: [steve@five9sdigital.com](mailto:steve@five9sdigital.com)

310.704.2547

[www.Five9sDigital.com](http://www.Five9sDigital.com)

