



AVAILABLE NOW

Power-Ready Data Center Shell — Bennettsville, SC

A **never-occupied, 50,000 SF powered shell** facility purpose-built for data center operations. Data center zoning secured, all due diligence complete, and **19.8 MW of grid power deliverable in less than five (5) months** — plus 9,600 decatherms of on site natural gas which can support 50+ MW of generation. This is a ready-to-transact digital infrastructure asset with no surprise delays.

19.8 MW

Utility grid power — committed

50+ MW

9,600 decatherms of natural gas capacity on site

50,000 SF

Powered shell — expandable to 100K SF

~5 Months

To utility power energization

FACILITY OVERVIEW

Ideal for Digital Infrastructure

Never-occupied, pre-cast tilt-up concrete construction — ideal for **high-density compute & AI workloads**.

50,000 SF

Building footprint — expandable to 100,000 SF via knock-out panel. 45-mil fastened TPO membrane roof.

30' Clear Height

50' x 50' column spacing with slab-on-grade floor allowing high-density rack configurations

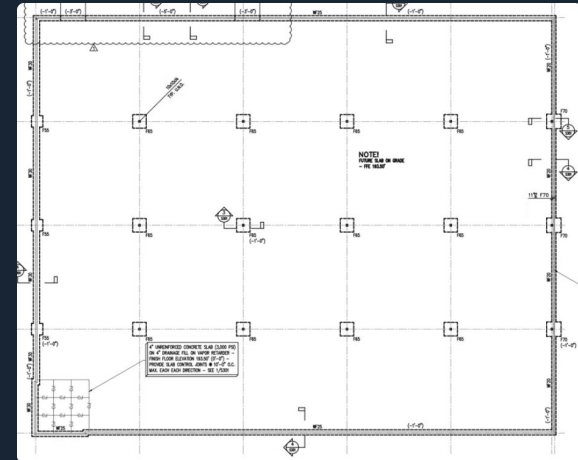
10 Acres

Ample land for generator pads, equipment yards, cooling infrastructure, and future building expansion to 100K SF.

- Expansion-ready: knock-out panel enables seamless Phase 2 build-out to 100,000 SF without new permitting delays.



Aerial: Site & Surroundings



Floor Plan: Slab-on-Grade · 50'x50' Bays



POWER

19.8 MW — Entitled, Committed & Deliverable

Speed-to-power is the defining advantage of this powered shell facility. **The hard work is done:** will-serve letter secured, power purchase agreement execution-ready, transmission infrastructure in place, and transformers in stock. Utility power flows within **five months** — not years.

1

Will-Serve Letter

Power study complete. Power agreement ready for execution.

2

Infrastructure In Place

MPD Substation intact with 19.8 MW in-place

3

<1 Mile to Site

Distribution from substation to site commences immediately upon PSA execution.

4

Power Live in ~5 Mo.

Utility power energized within five months. Fastest path to operational capacity in the Southeast market.

Marlboro Electric Cooperative

One of the largest electric cooperatives in the United States — operating **2,800+ miles** of distribution infrastructure across **seven counties** in South Carolina. A proven, stable utility partner for critical infrastructure.

50+ MW Natural Gas


9,600 Decatherms per day of Natural Gas at the site, as provided by the City, provides a firm hybrid generation path that can support **50+ MW pending** choice of turbine solution

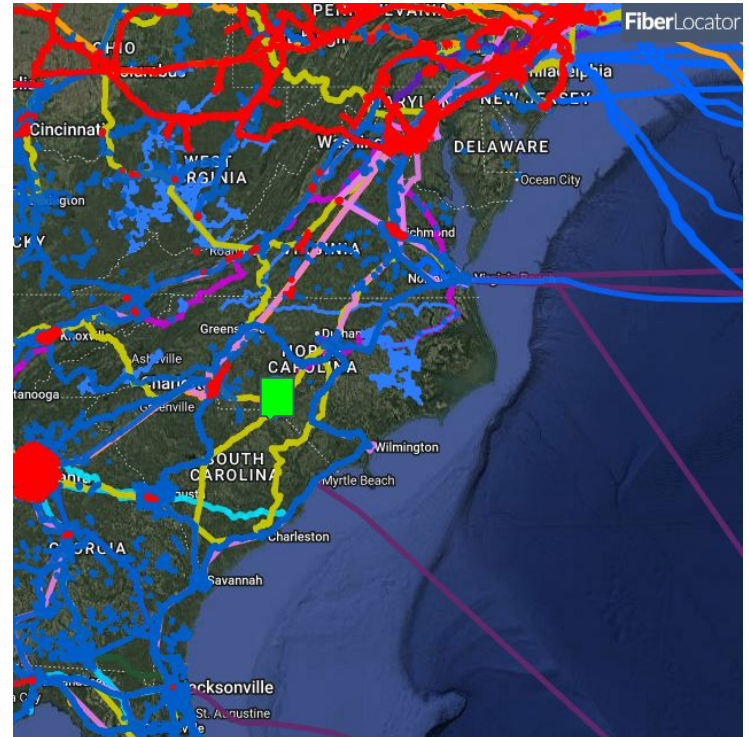
AT&T · Tier-1 Carrier

Metro and long-haul fiber. Direct connectivity to major internet exchange points and the national long-haul backbone. Will-serve letter in place.

Sandhill Telephone

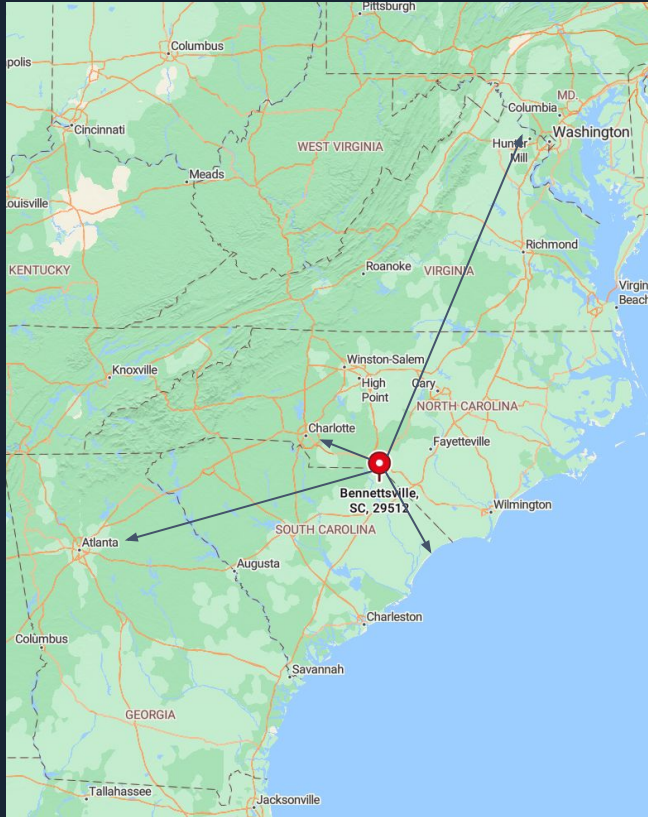
Metro and long-haul capacity with geographic diversity. Local carrier status ensures routing resilience and competitive pricing.

 Myrtle Beach subsea landing station (~1.5 hrs): Google Firmina, Meta Anjana, and Confluence-1 cables connecting to South America, Europe, and beyond.



Strategic Southeast Position

Bennettsville sits at the geographic crossroads of the Southeast's most active data center markets. The site delivers **low-latency connectivity to regional connectivity hubs including Charlotte, Atlanta, NOVA and others** — while offering a favorable tax environment and South Carolina's business-friendly regulatory climate.



Charlotte, NC · ~1.5 Hours

Rapidly growing hyperscale region with a robust connectivity ecosystem and major enterprise demand drivers.

Atlanta, GA · ~4 Hours

Top cloud exchange hub and one of the fastest-growing U.S. data center markets. Direct fiber path available.

Myrtle Beach, SC · ~1.5 Hours

International subsea cable landing stations — Google Firmina, Meta Anjana, and Confluence-1 — for global reach.

Northern Virginia · ~4.5 Hours

World's largest data center market. Low-latency fiber corridor enables geographic diversity for NOVA-primary operators.

AVAILABLE NOW

Move Faster Than the Market.

Power is constrained. Entitled sites are scarce. Competing assets are stuck in interconnection queues and multi-year permitting cycles. **This asset is available now** – all due diligence complete, power committed, and zoning in-place. The window to secure a ready-to-build Southeast data center at this stage of readiness is exceptionally rare.

 Reach out to receive the full due-diligence package and schedule a site tour.

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