

Hanover Maryland Data Center **AVAILABLE**



Romans Properties LLC



FIVE 9s DIGITAL



Available

Former T-Mobile Data Center

Hanover, Maryland

[Opportunity](#)

[Building Overview](#)

[Property Details](#)

[Aerial](#)

[Floor Plan](#)

[Photos](#)

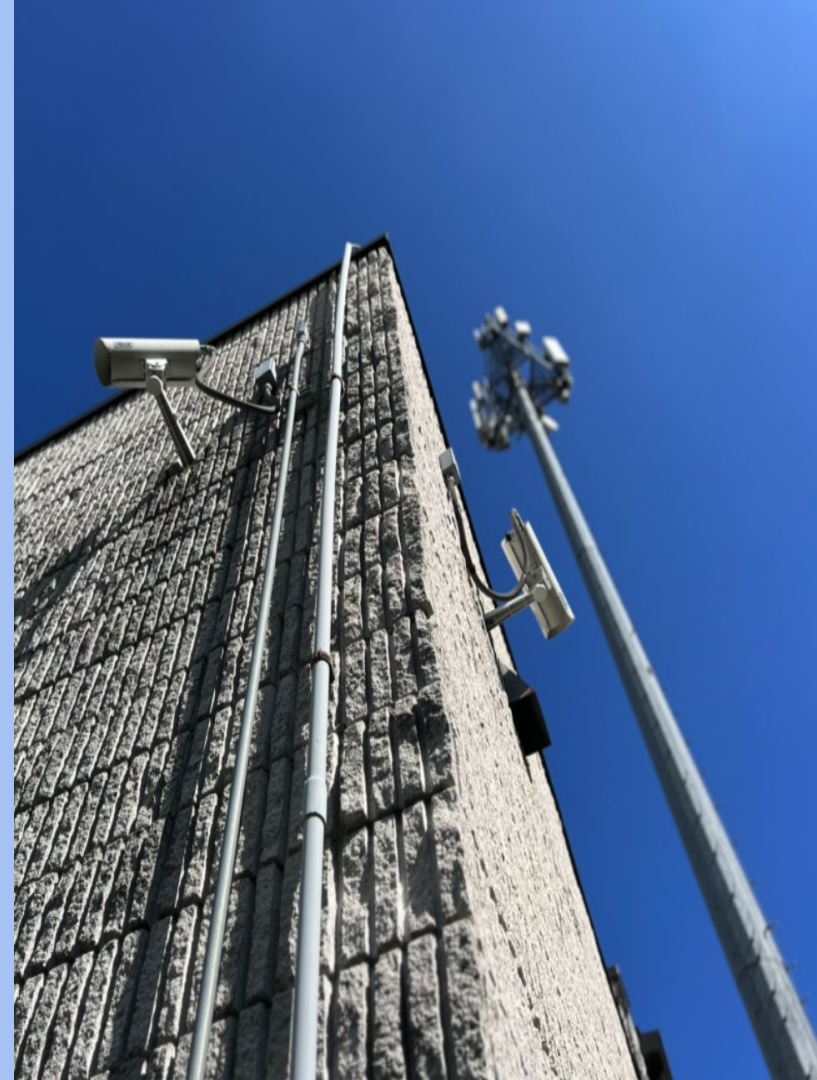
[Site Plan](#)

[Location Map](#)

[Fiber](#)

[The Market](#)

[Maryland Tax Incentives](#)



Opportunity

Fully-equipped former T-Mobile Data Center located in Hanover, Maryland. The data center will be vacated and available for occupancy in Q1, 2024.

- 15,040 SF Free-Standing Data Center
- Two (2) 750 kVA Caterpillar generators
- Excellent on-site fiber connectivity
- On-site cell tower
- Data Center Equipment and Infrastructure Included
- Baltimore Gas & Electric (BGE) power provider

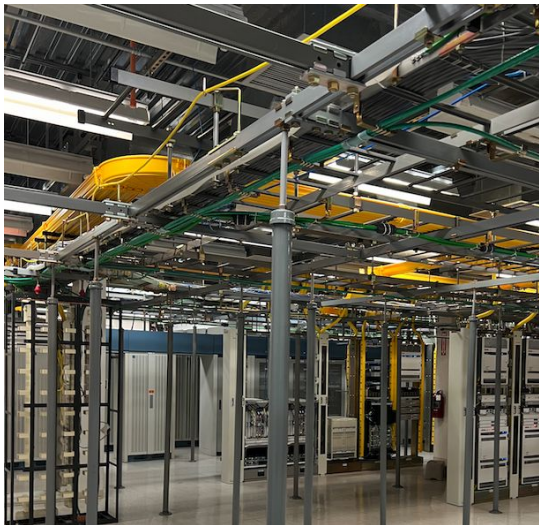


Building



Address:	7267 Park Circle Drive Hanover Maryland
Building:	15,040 SF Free-Standing Data Center
Land Parcel:	2.6 Acre ~ Land Parcel
History:	Long-term historical occupancy by Sprint, now T-Mobile, for its data center and cell tower operations. T-Mobile vacating EOY 2023 due to duplication of data centers in the area.
Ceiling Heights:	20' ~ clear height
Construction:	Split-face concrete construction
Columns:	35' x 20' column spacing
Parking:	19 parking spaces on site
Loading:	Two (2) dock doors
Zoning:	W-1
Equipment Yard:	Secured equipment yard and fenced storage area

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:	Pad-mounted transformer delivering 2000 amp, 277/480 volt service
Power Provider:	BGE, an Excelon Company. BGE confirmed power is expandable.
Cell Tower:	Cell tower on-site
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

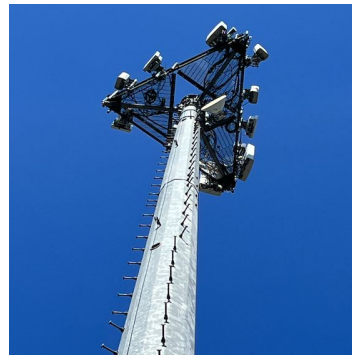


Floor Plan





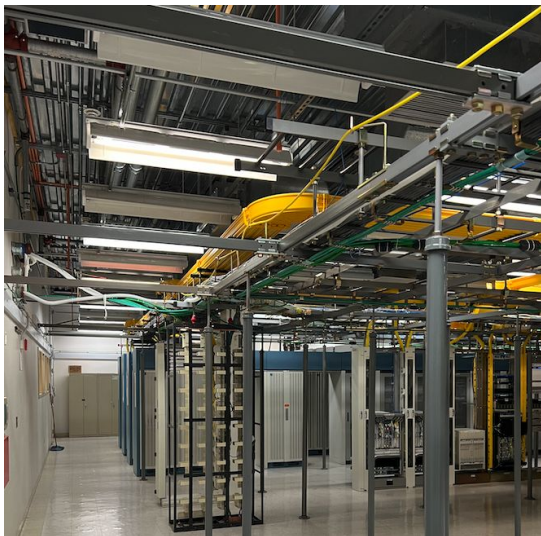
Photos



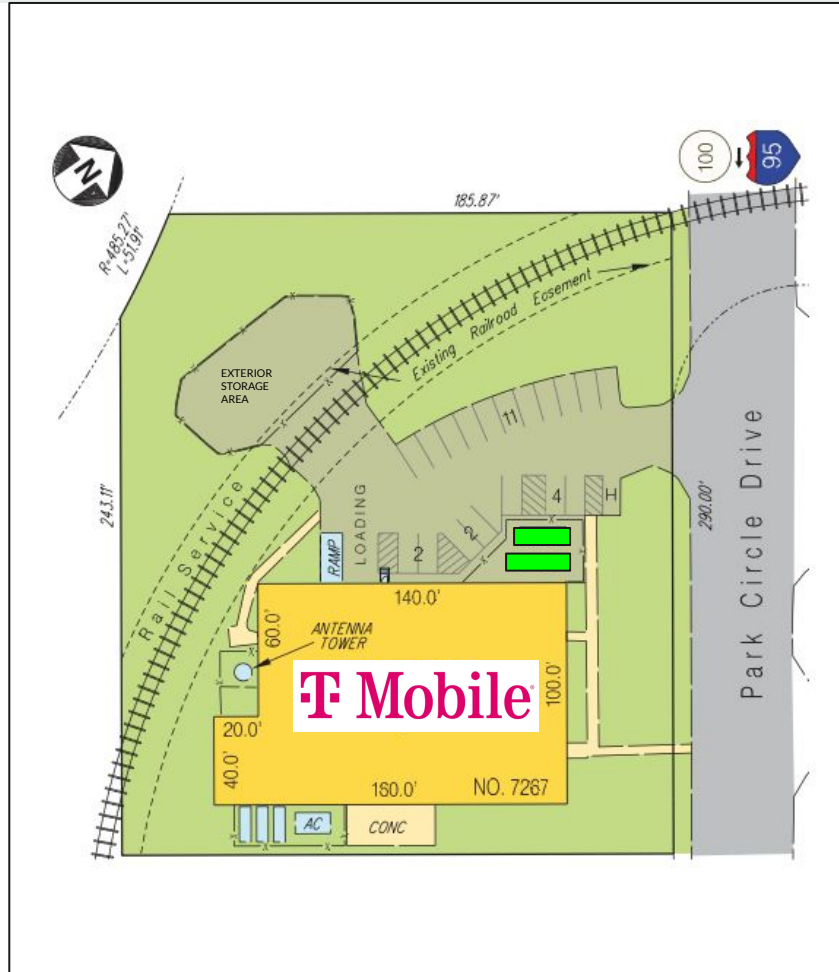
Photos



Photos

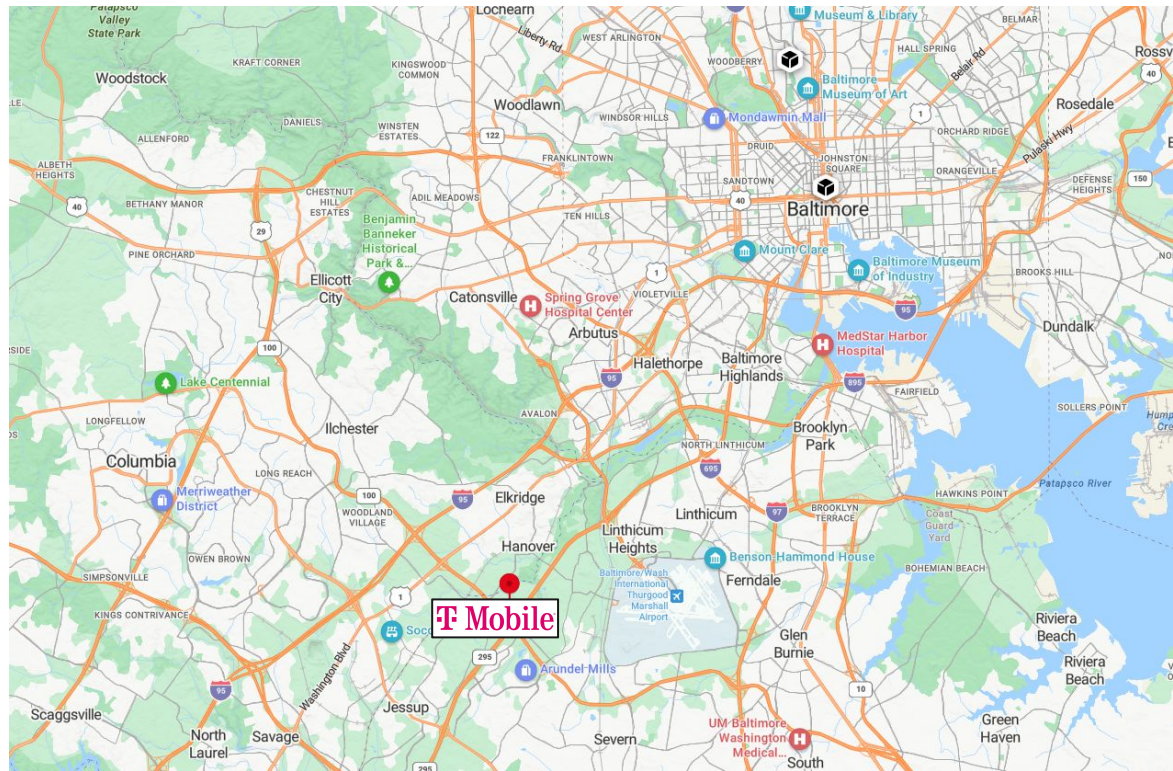


Site Plan



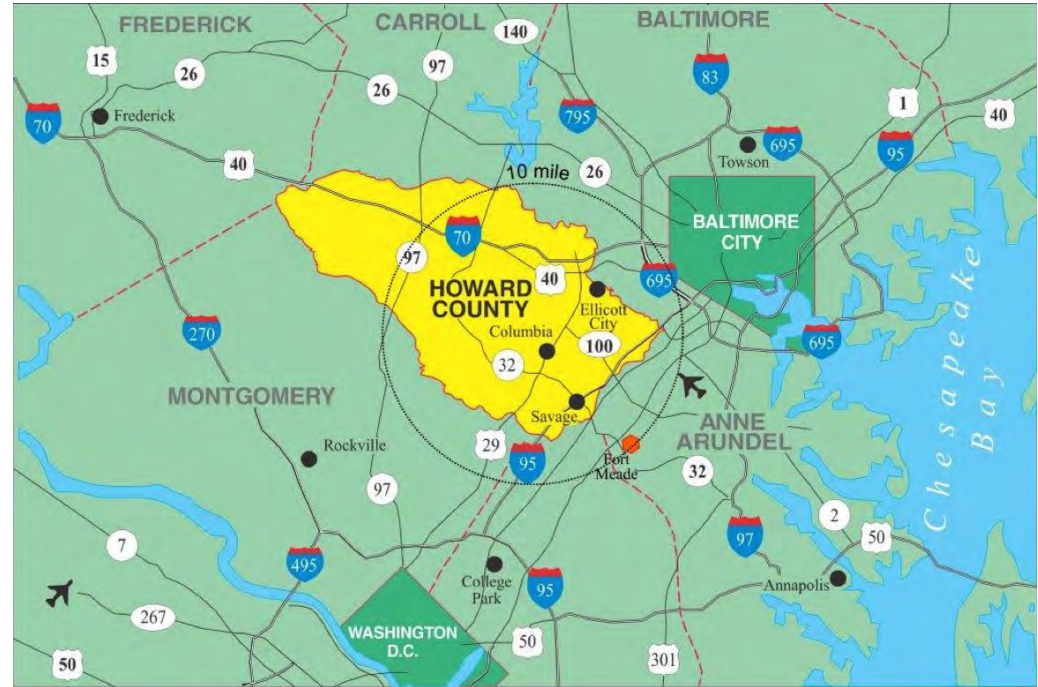


Location Map



Location

- Hanover is located in Howard County, Maryland
- Centrally located between the Baltimore and Northern Virginia
- Howard County is home to a broad list of significant industry sectors including scientific and research development, Fortune 500, federal government, and a vast list of technology companies

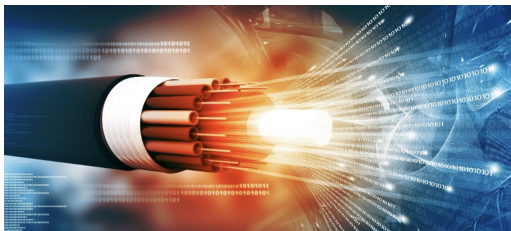


DATATRIBE

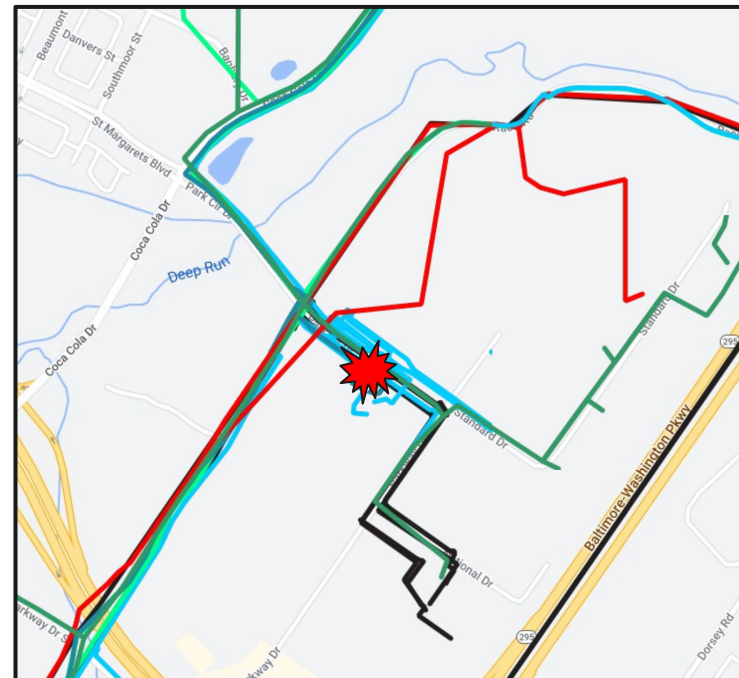


Fiber

- Numerous diverse metro and long haul fiber connectivity on site
- Less than 1 milliseconds of latency from the largest confluence of data and cloud hubs in Northern Virginia
- Access to key interconnection facilities in the region



Metro Networks	
✓	AI-net
✓	Atlantech Online
✓	Crown Castle
✓	DF&I
✓	Fiberlight
✓	Level3 Metro
✓	Maryland Broadband Cooperative
✓	One Maryland ICBN
✓	Uniti Fiber
✓	Windstream
✓	Zayo Metro
Long Haul Networks	
✓	CenturyLink Long Haul
✓	Hudson Fiber LH Leased
✓	Level 3 Long Haul
✓	Sprint Long Haul
✓	Windstream Long Haul
✓	Zayo Long Haul



Fiber Access

- Diverse feeds into the building by metro and long haul fiber providers
- 11 fiber providers on-site or in immediate proximity
- Cell tower on-site

T Mobile

Comcast



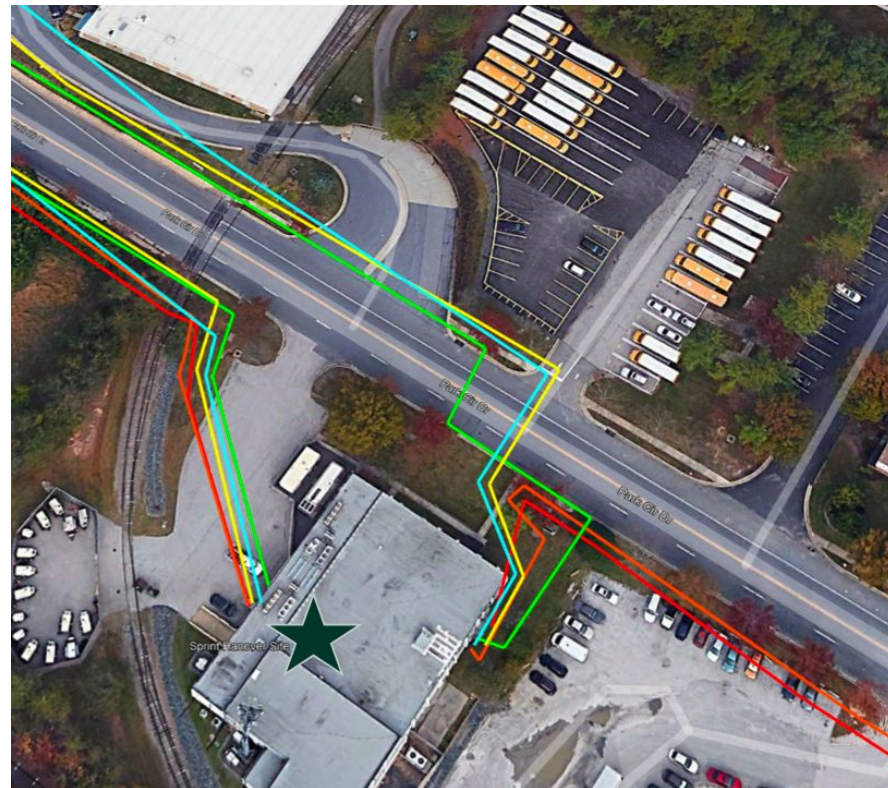
verizon



zayo



LUMEN





The Market



Hanover, Maryland is part of the Baltimore/Annapolis metropolitan market and centrally located between Baltimore and the Northern Virginia data center markets. The area surrounding Hanover boasts a broad list of companies including significant research and development firms, technology companies, federal government and associated vendors, healthcare, financial services and education.

The data center is located 2 miles from Baltimore/Washington Airport and 14 miles southwest of the Baltimore CBD offering substantial low-latency fiber connectivity to numerous network providers and connectivity to the Baltimore Carrier Hotel and the Northern Virginia market.

The regional area houses over 170 data centers with Northern Virginia being home to the largest cluster of data center and cloud deployments in the US handling over 60% of the world's internet traffic.



Tax Incentives



The State of Maryland offers a Sales and Use Tax Exemption Incentive Program for data centers that locate or expand in Maryland.

A data center business can be eligible for a 10 year consecutive benefit period for companies that create at least five (5) qualified employment positions and invest at least \$2M in qualified data center personal property in Tier 1 areas and invest at least \$5M in any other area of the State.

For more information on the Data Center Maryland Sales and Use Tax Exemption Program, please review the following link: [Maryland Data Center Program](#)



Contact

Doug Hollidge
704.651.2210
Doug@Five9sDigital.com

Chris Orr
704.619.7554
CO@RomansProperties.com

