

Pittsburgh Powered Shell Data Center



FIVE 9s DIGITAL

Available Powered Shell Data Center Pittsburgh, PA

Opportunity

Location

Building Overview

Fiber Profile

Power

Pittsburgh Market

Aerial

Tax Incentives



Opportunity

Powered Shell Data Center opportunity located in Pittsburgh offering immediate access to power with near term scalability to 40 MW in 2 year timeframe~

- 130,000 total square feet~
- Abundant parking
- Available Immediately - For Sale or Lease
- On-Site Power with Expansion Capacity
- Excellent high-speed fiber connectivity via numerous providers
- Attractive power costs
- Tax Incentives
- Low development and operating costs as compared to the national average
- Formerly occupied by Verizon for an operations center



Building

- 5400 Campbells Run Road
Pittsburgh, PA
- Total 130,000 SF Building
- Equipment yard with room for expansion
- C-5 Research and Development Zoning
- On-site 2,500 kVA generator
- Excellent fiber connectivity
- Abundant parking
- Ceiling heights up to 22'
- Multiple training room areas
- Numerous walkable amenities



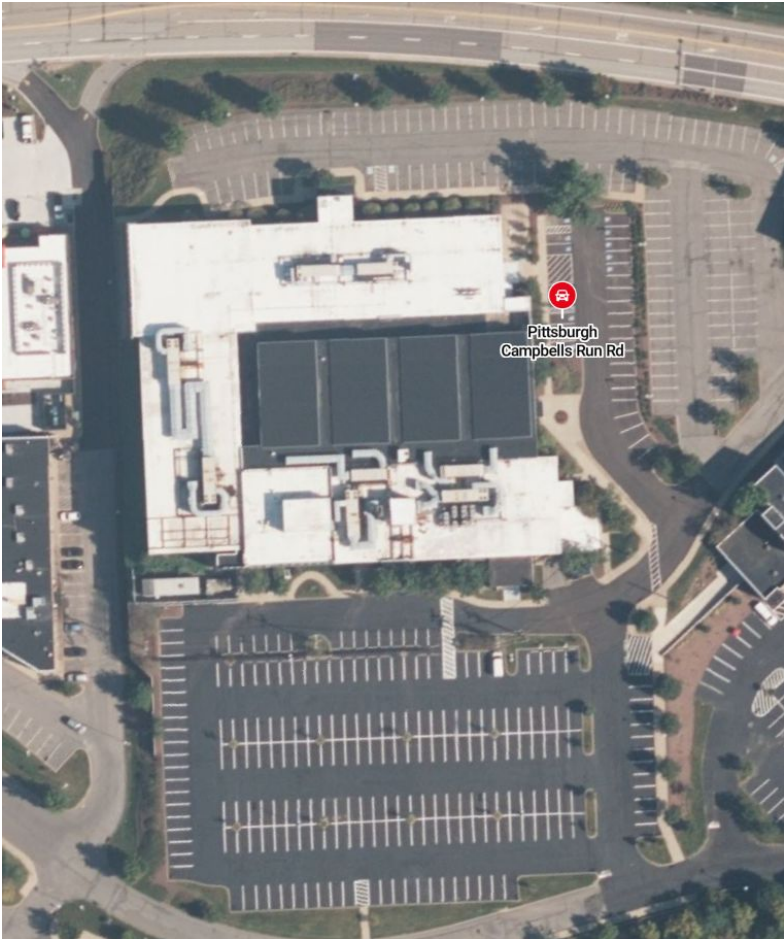
Power

3.5 MW Currently On-Site

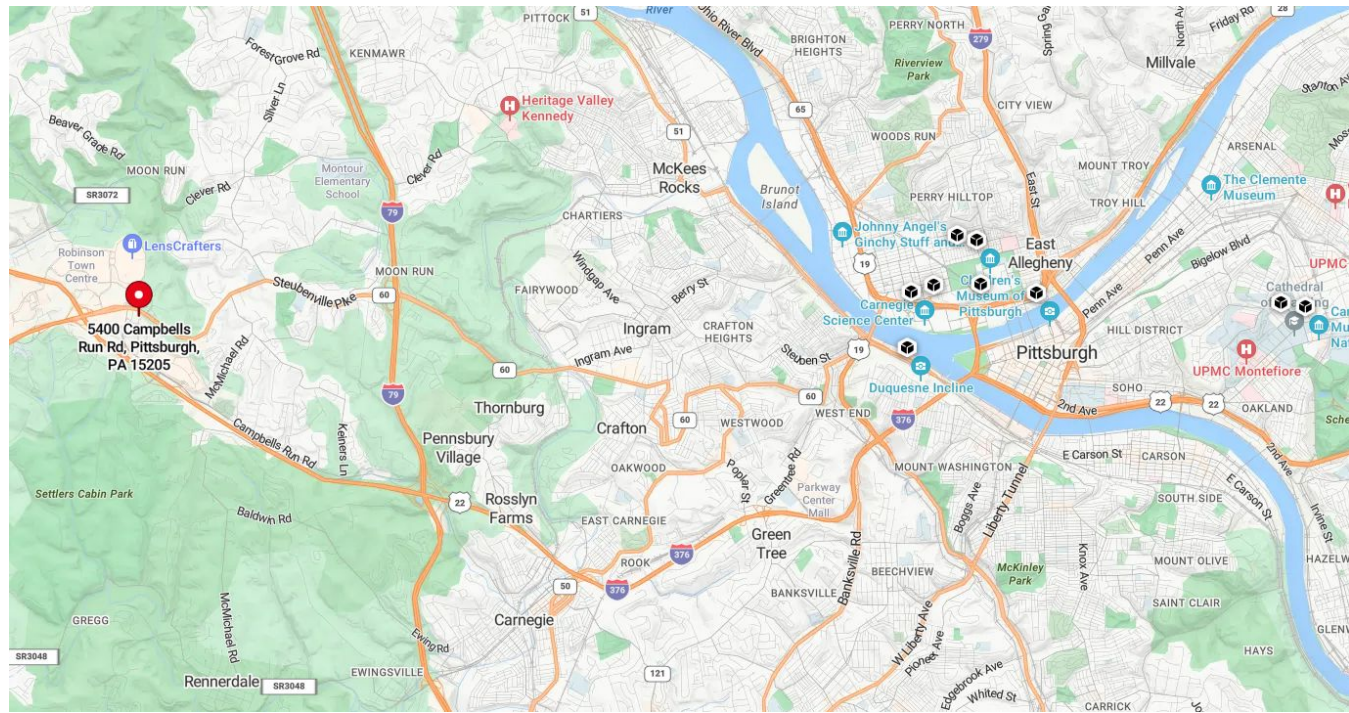
- Near term expansion to 5 MW
- 3.5 MW of pad mounted transformers on-site
- Scalable to 40 MW in a 2 year~ timeframe
- Power provided by Duquesne Light
- Robust power infrastructure



— **Aerial**



Location



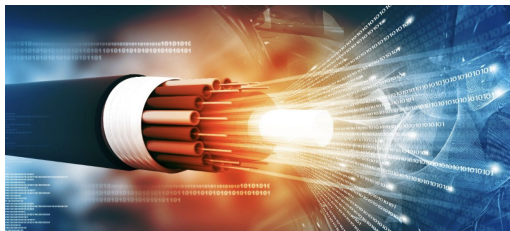
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Photos

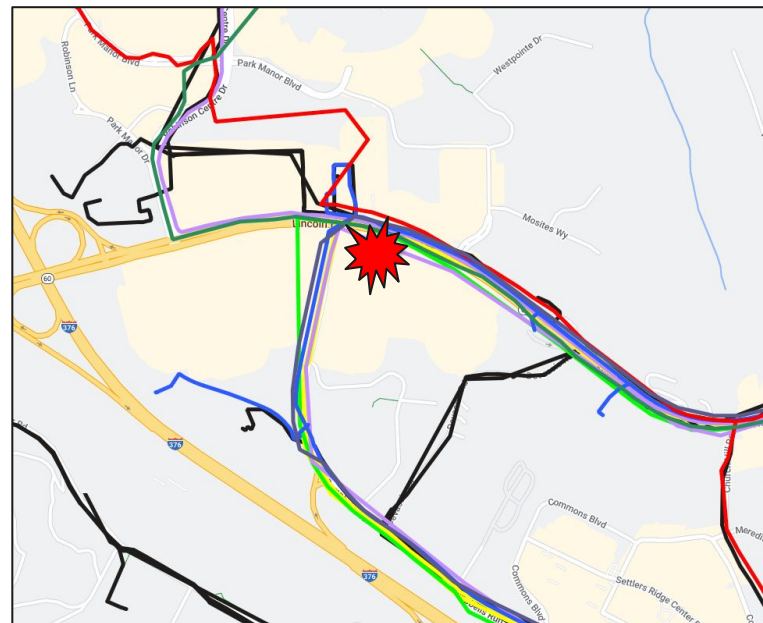


Fiber

- Access to numerous and diverse fiber providers on-site
- Regional connectivity to major cities and data center hubs including Northern Virginia, Columbus, NY/NJ, Cleveland, Cincinnati and Indianapolis



- Breezeline
- Breezeline Leased
- CenturyLink Metro
- Consolidated Communications
- Crown Castle
- DQE
- Everstream
- Level3 Metro
- Segra
- Windstream
- Zayo Metro





Pittsburgh



Pittsburgh, Pennsylvania offers a highly competitive cost of doing business and a robust and educated workforce with one of the most active corporate and government R&D initiatives in the country. The Pittsburgh metropolitan region has a population of 2.37M~ and has successfully transitioned to high technology, AI, robotics, nuclear engineering, health care, biomedical technology, finance and education. Pittsburgh is considered the birthplace to **Artificial Intelligence (AI)** which began with **Carnegie Mellon** in the 1950s and home to numerous AI companies, related talent and the top AI graduate program in the sector.

Both Google and Apple have new R&D locations in the area. AI announcements include Meta AI Lab, Amazon AI, Bosch AI, Fortive, Edge Case Research Research, and LegalSifter. **Cybersecurity** initiatives include Acronis, Continuum and Fifth Wall Solutions and the fast-growing **Robotics** sector includes Gecko Robotics, Bossa Nova, Locomation, Honeywell Robotics, Astrobotic, Seegrid, Denso, Motional, Waymo, Thoro.ai, and Michelin DDI among others. Also, **Life Sciences** sector has been incredibly active in the area with Excela Health, UPMC, Allegheny Health Network, Maitri Medicinals, Lockwood Development Partners, Pantherex Speciality Pharmacy, WVU Medicine, and Krystal Biotech.

Pittsburgh area data centers have been active due to the rapidly growing tech sector, power and fiber infrastructure and new Pennsylvania legislation where data center equipment is exempt of Pennsylvania sales and use tax subject to meeting certain criteria.

Tax Incentives



The State of Pennsylvania passed legislation in January, 2022 where data center equipment is exempt from Pennsylvania sales and use tax subject to meeting certain requirements as identified in the Data Center Equipment Exemption Program.

More information can be found at: [Pennsylvania Data Center Equipment Exemption Program](#)



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