

# Orlando Florida Data Center Now Available



# Now Available

## Former T-Mobile Data Center

Orlando, Florida

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# Opportunity

Fully-equipped T-Mobile Data Center located in Orlando, Florida. The data center has recently been vacated and now available for occupancy

- 26,245 SF Free-Standing Data Center
- Two (2) 750 kVA Caterpillar generators
- Excellent on-site fiber connectivity
- Data Center Equipment and Infrastructure Included
- Duke Energy serves power from diverse substations
- 1.25 MW in-place
- Duke Energy can ramp to 5.5 MW in 6 months and ramp to 17.5 MW in 24 months





# Building

<b>Address:</b>	360 S. Lake Destiny Drive Orlando, Florida
<b>Building:</b>	26,245 SF Free-Standing Data Center
<b>Land Parcel:</b>	3.81 Acre ~ Land Parcel
<b>History:</b>	Long-term historical occupancy by Sprint, now T-Mobile, for its Orlando data center operations. T-Mobile recently vacated to a data center it owns on the adjacent parcel.
<b>Ceiling Heights:</b>	18'~ clear height
<b>Construction:</b>	Steel and concrete construction
<b>Zoning:</b>	I-1 - Historical data center use
<b>Equipment Yard:</b>	Secured equipment area with expansion capacity on site



# Details

<b>Generators:</b>	Two (2) 750 kVA Caterpillar generators
<b>Fuel Storage:</b>	Belly tanks on each generator -2,500 gallon and 1,600 gallon
<b>Cooling:</b>	Seven (7) Liebert CRAC Units including three (3) newer DS units
<b>Data Center Area:</b>	Overhead distribution and raised floor
<b>On-Site Power:</b>	Two pad-mounted transformers delivering 2000 amp, 277/480 volt service
<b>Power Provider:</b>	Duke Energy - Power fed to the site from two substations
<b>Power Expansion:</b>	Expansion to 5.5 MW in 6 months~ and up to 17.5 MW in 24 months~
<b>Security:</b>	24x7 monitored security cameras and card access
<b>Fire Protection:</b>	Clean agent and VESDA pre-action zoned fire protection
<b>Fiber:</b>	Dual fiber entrances with diverse internal distribution capabilities. Numerous on-site metro and long haul fiber providers

# Aerial



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# Photos



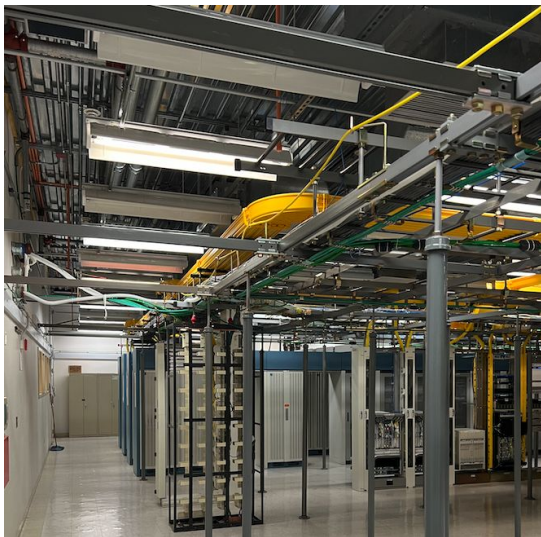
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# Photos

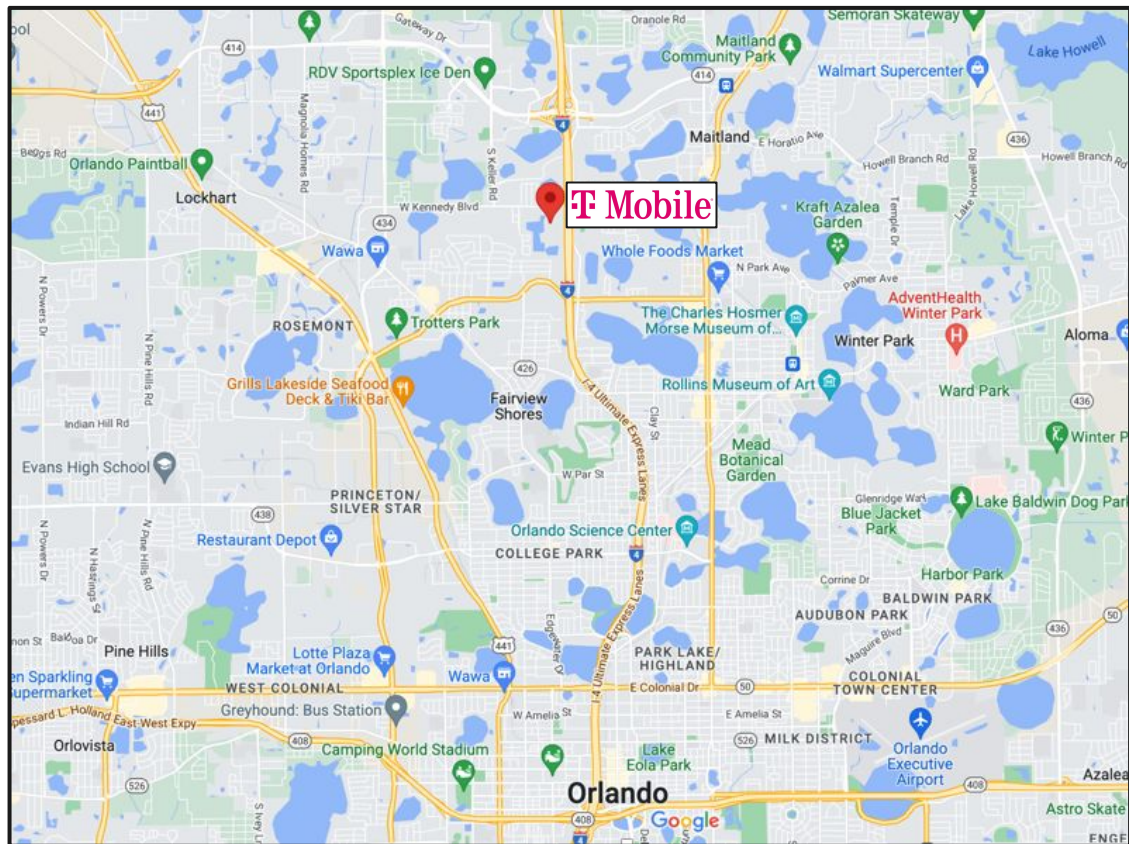




# Photos



# Location Map



# Location

- Orlando is located in Orange County, Florida
- Centrally located between Tampa, Jacksonville and Miami
- Orlando is home to a broad list of significant industry sectors including advanced manufacturing, bio tech, aerospace, defense, simulation and many others
- Orlando was named a Top 10 American City of the Future for 3 years and running



**80%+ of Workers Are Employed Outside of Leisure & Hospitality**  
U.S. Bureau of Labor Statistics, 2023



**No. 2 in the Country for Job Growth**  
U.S. Bureau of Labor Statistics, 2022



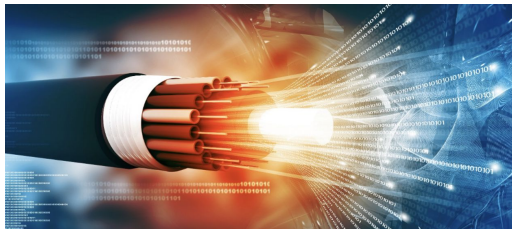
**1000+ People per Week Added to the Population**  
U.S. Census Bureau



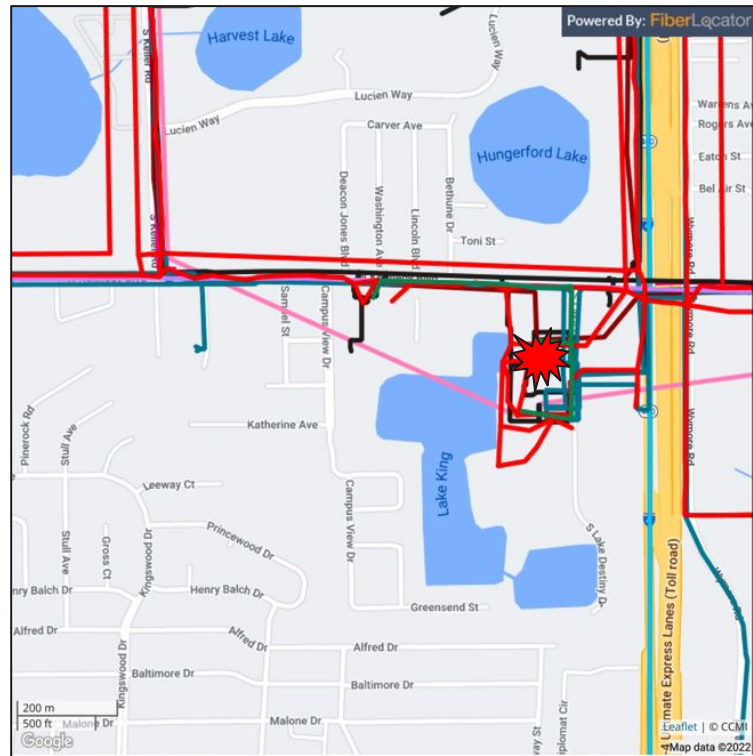
**Over 2,000 Miles of Fiber Optic Communications Infrastructure**  
GeoTel, 2023

# Fiber

- Numerous diverse metro and long haul fiber connectivity on site
- Access to key interconnection facility in the region



Metro Networks	
✓	CenturyLink Metro Leased
✓	Crown Castle
✓	Level3 Metro
✓	Uniti Fiber
✓	Windstream
✓	Zayo Metro
Long Haul Networks	
✓	AT&T Long Haul
✓	CenturyLink Long Haul
✓	Level 3 Long Haul
✓	Southern Telecom Long Haul
✓	Sprint Long Haul
✓	Windstream Long Haul
✓	Zayo Long Haul
✓	redIT



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# Tax Incentives



The State of Florida offers a data center Sales Tax Exemption Incentive Program for data centers that locate or expand in Florida.

The exemption eliminates sales and use tax for data centers, infrastructure, equipment, personal property and electricity subject to meeting certain qualifications for projects completed by June 30, 2027.



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