

NOW AVAILABLE

20 MW Power-Ready Data Center

Orlando, Florida

6031 S. Rio Grande Ave., Orlando, FL 32809 · 79,461 SF former AT&T data center

FIVE 9s DIGITAL

EXECUTIVE SUMMARY

A power-ready data center | 20 MW committed

79,461	2.5 MW	20 MW	16 MW
SQUARE FEET	TODAY	COMMITTED BY OUC	CONCEPTUAL CRITICAL IT

6031 S. Rio Grande Ave. is an existing 79,461 SF data center complex located on an established in-fill Orlando campus. **Purpose-built and previously operated by AT&T as a mission-critical telecom data center, the building provides a data-center-ready physical platform for conversion to modern high-density HPC/AI infrastructure.** Its robust structural systems, utility pathways, and established equipment areas provide a strong foundation for the installation of next-gen electrical and cooling infrastructure—significantly reducing the conversion complexity and cost while accelerating the path to high-density GPU deployment.

2.5 MW is operational today from existing dual Orlando Utilities Commission (OUC) utility feeds, with OUC committed to delivering 20 MW near-term. The conceptual AI/HPC configuration shown supports approximately 16 MW of critical IT load at 1.25 PUE, with rack densities of 135–240 kW per rack. Infrastructure deployment and operations are the responsibility of the tenant.

STATUS

Available

USE

Data Center

VERIFIED FUNDAMENTALS

Electric Power

20 MW committed by OUC — 5 new circuits from Lancaster substation: 3 underground MV, 2 overhead backup. Delivery in March 2027.

Fiber

AT&T, Lumen, Zayo, Summit Broadband and Uniti on-site, with multiple diverse fiber paths.

Zoning

Orange County zoning letter confirms data center use. No rezoning required, no approvals pending.

Purpose-Built Data Center

Originally, purpose-built and operated by AT&T to carrier-grade data center standards.

PROPERTY SUMMARY

Asset at a glance

PROPERTY	
Address	6031 S. Rio Grande Ave., Orlando, FL 32809
Submarket	Central Park corridor, Central Orlando
Prior Use	Purpose-built AT&T mission-critical data center
Improvements	Two-building data center complex
Total Area	79,461 SF
Site	Exterior yard equipment area for generators and cooling infra
Zoning	Data center use confirmed
Status	Available – Now Vacant

POWER & INFRASTRUCTURE	
Utility	OUC — Holden & Lancaster substations
Power Today	2.5 MW — dual existing OUC feeds
Utility Commitment	20 MW gross — 5 new circuits committed
Delivery Window	Target delivery within six months
Critical IT (concept)	16 MW at 1.25 PUE
Rack Density (concept)	135–240 kW per rack
Fiber	AT&T · Lumen · Zayo · Summit Broadband · Uniti
Condition	Offered in existing vacant condition; tenant infrastructure deployment

Items marked (concept) reflect conceptual design studies and are not part of the existing condition.

FACILITY OVERVIEW

Built for high-density deployment



79,461 SF Data Center Campus with dedicated exterior infrastructure areas

The 79,461 SF data center complex provides a physical platform for next-gen compute infrastructure including defined exterior equipment areas, established utility pathways, and flexible infrastructure zones capable of supporting new generation, electrical and high-density cooling systems. Conceptual designs show high-density GPU deployment configurations, showing a path to GPU-ready capacity.

79,461 SF

Two-building connected campus with dedicated exterior infrastructure areas capable of supporting additional generators and cooling equipment.

20 MW

Gross utility power committed by OUC via five new circuits with targeted delivery within six months.

16 MW

Conceptual critical IT capacity modeled at 1.25 PUE — with final infrastructure design configurable to operator requirements.

135–240 kW

Conceptual rack densities supporting high-density GPU deployments and liquid-cooling architectures.

EXISTING FACILITY CONDITIONS

In-place infrastructure

This is not a speculative shell. The facility is a purpose-built data center formerly operated by AT&T as a mission-critical telecom data center — a foundation that materially accelerates time to revenue service versus greenfield development.

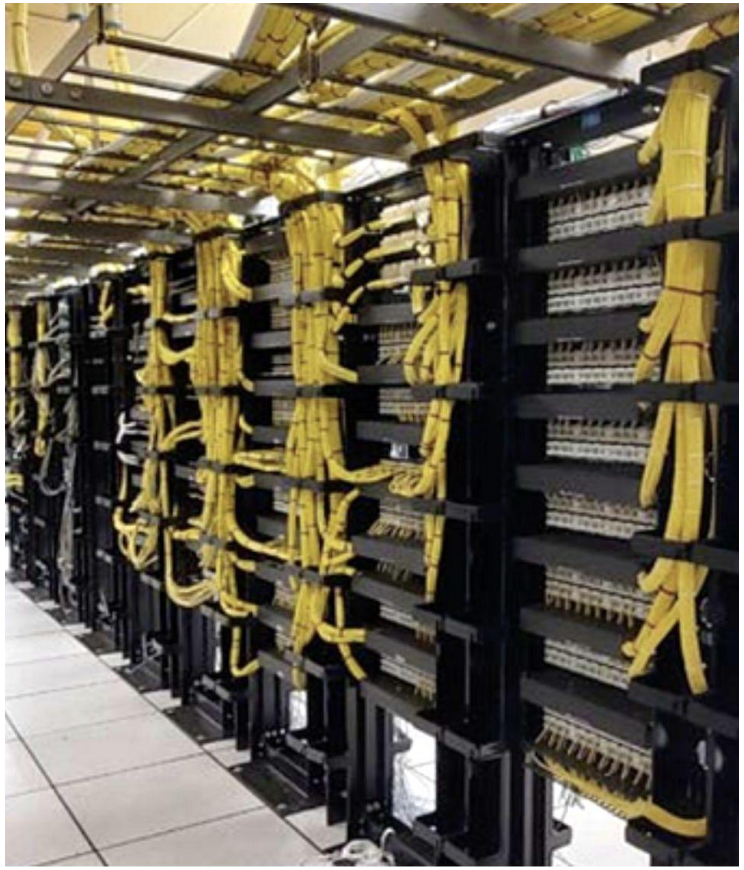
SYSTEM	IN-PLACE CONDITION
Utility Service	Dual 2,500 kVA OUC utility feeds in place
Available Load	2.5 MW immediately available and operational upon execution
Switchgear	Dual-bus 3,000A switchgear (A + B), energized, 5 spare 800A breaker positions — N+1
UPS	Rotary flywheel UPS — N+1 load confirmed, no battery replacement required
Generators	6 × CAT diesel generators on independent A and B buses with auto-start
Cooling	York centrifugal chillers + 3 × Marley stainless steel cooling towers
Rack Distribution	Dual A + B power feeds + ASTS pre-wired to every rack position
Fiber	Lit building with Lumen, AT&T and multiple carriers on-net

FACILITY PHOTOS

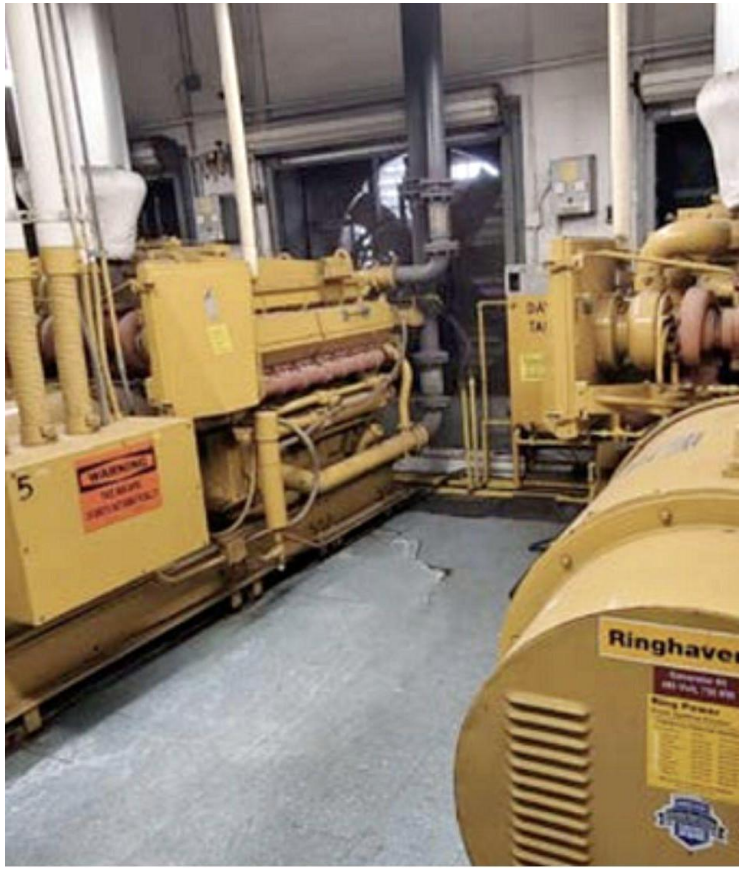
Existing Facility Infrastructure



RAISED-FLOOR DATA HALL WITH SECURE CAGING



CARRIER FIBER DISTRIBUTION — LIT BUILDING



CAT DIESEL GENERATOR PLANT — A AND B BUSES

PATH TO 20 MW

Utility-backed power roadmap

Energization proceeds in two tracks: the 20 MW utility commitment delivered by OUC in March 2027, and operator-provided critical infrastructure converting the capacity into deployable IT load.

OUC UTILITY COMMITMENT

OPERATOR PATH TO 20 MW

DAY 1

2.5 MW Live

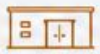
2.5 MW from existing dual OUC utility feeds, operational upon commission.



MONTH 1

Building Infrastructure

Tenant commences with infrastructure build to align with the 20 MW power delivery.



MONTH 5

20 MW Delivered

Power delivered to the building over five new OUC circuits. Continued Infrastructure improvement deployment.



MONTH 7

GPU-Ready

Conceptual timeline for tenant to complete infrastructure deployment, pending solution, ready for GPU installation and testing



Milestones under Operator Path to 20 MW sit outside both the OUC utility scope and the existing condition of the property. They are the operator's scope to design, fund and build.

UTILITY POSITION

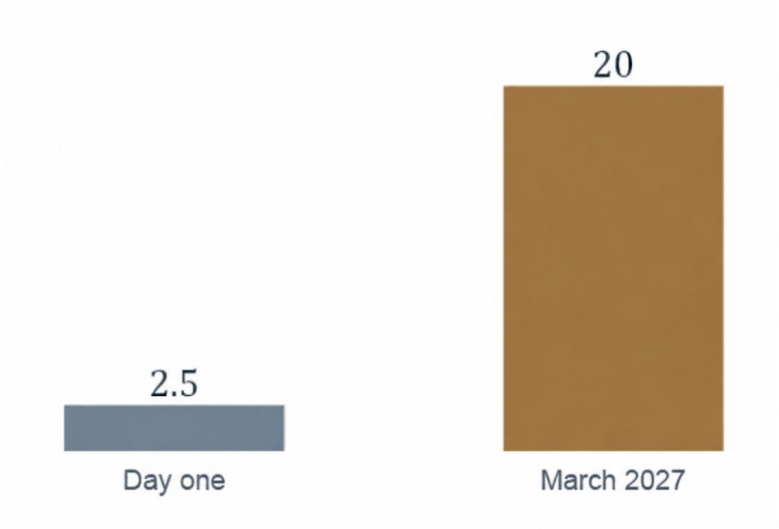
Orlando Utilities Commission

Orlando Utilities Commission (OUC) — Florida's largest municipal utility — has committed 20 MW of utility load at the data center. OUC's locally controlled generation and transmission infrastructure, competitive commercial rates and direct engagement with large-load customers make it a strong utility partner for data center and high-density computing requirements.

UTILITY DETAIL

Existing Service	Dual 2,500 kVA OUC utility feeds already in place
Source Substation	OUC Holden substation — 2.5 miles from site
Committed Upgrade	Three new underground medium-voltage distribution circuits plus two overhead backup circuits from the Lancaster substation — five new lines to the property
Confirmation	Utility commitment provided in writing
Delivery Window	Targeted delivery of the full 20 MW within six months

GROSS UTILITY POWER (MW)



16 MW

Critical IT modelled at a 1.25 PUE under the concept design. Operator-provided; not part of the existing condition.

NETWORK CONNECTIVITY

Multi-carrier fiber connectivity

Orlando's central Florida location provides access to a deep regional fiber ecosystem connecting major Southeast markets, including Atlanta, Jacksonville, Tampa and Miami (Gateway to international subsea networks). Multiple carriers at the site provides diverse connectivity options to support high-availability, low-latency AI/HPC deployments.



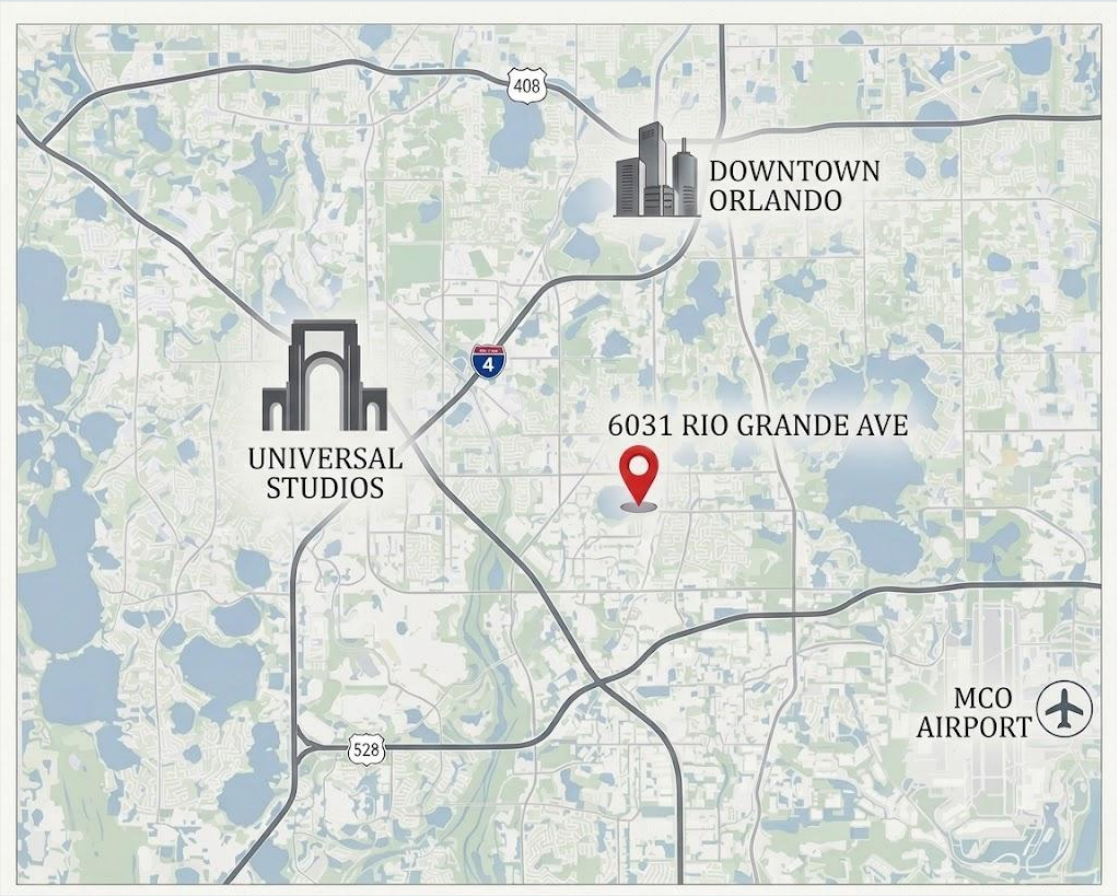
REGIONAL FIBER PROXIMITY

CARRIER	POSITION
AT&T	On-site
Lumen	On-site
Zayo	On-site - Regional dark fiber and wavelength services
Summit Broadband	On-site - Florida-native carrier
Uniti	On-site

Multiple diverse fiber paths support high-availability, low-latency connectivity for HPC and AI workloads.

LOCATION

Central Orlando



6031 S. RIO GRANDE AVE., ORLANDO, FL 32809

Strategically positioned in Central Orlando, 6031 S. Rio Grande combines access to a large and rapidly growing population base with one of Florida's deepest technology talent pools and an established regional fiber ecosystem. The location provides direct connectivity to major Central Florida employment centers, transportation infrastructure and the broader Florida digital economy.

STATISTICS

1.5M
REGIONAL WORKFORCE

80,000~
TECH WORKFORCE

A POWERFUL MARKET

500K+
HIGHER-ED STUDENTS
Within 100 miles across 20+ institutions

FAST-GROWING TECH MARKET
#2
U.S. METRO
for tech job growth among large metros*

ORLANDO

CONCEPTUAL AI/HPC CONFIGURATION

Conceptual high-density configuration

Concept designs have been prepared for high-density compute, including liquid cooling and GPU cluster layouts. The facility can accommodate a range of operator requirements.

135–240 kW
PER RACK — CONCEPT

1.25
TARGET PUE — CONCEPT

01

High-Density Rack Layout

The concept lays out GPU clusters with direct-to-chip liquid cooling to every rack position, supporting 135–240 kW per rack.

02

Liquid Cooling Path

The concept replaces the existing cooling towers with high-efficiency dry coolers, targeting a 1.25 PUE and 16 MW of critical IT.

03

Scalable Infrastructure

The concept sizes new MV switchgear and transformer vaults for the full 20 MW load, with room to expand on-campus as demand grows.

04

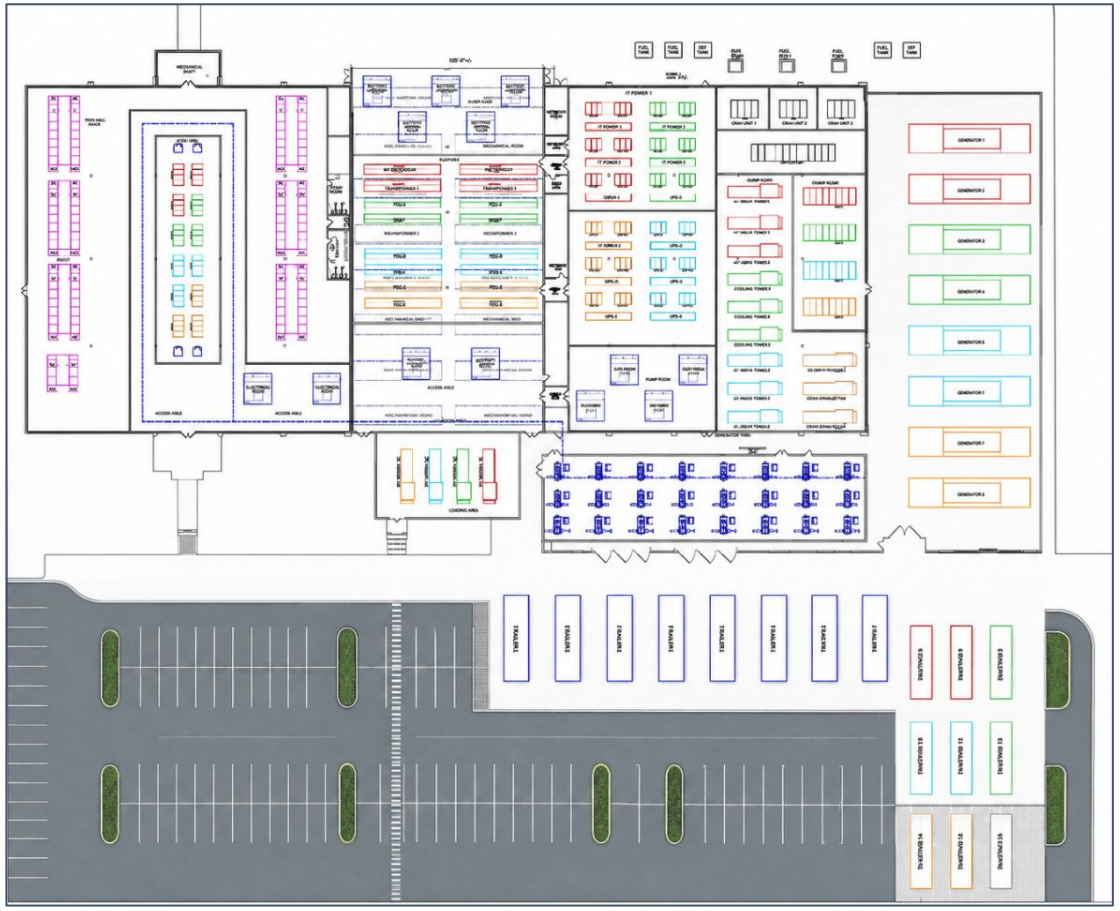
Existing Condition

The property is offered in its current condition with power delivered to the facility. Tenant shall conduct and fund the infrastructure deployment and operate the facility.

TARGET USE CASES AI training & inference · GPU clusters · Neocloud · HPC · Edge campus

CONCEPTUAL PLAN LAYOUT

4N/3 conceptual plan



CONCEPTUAL HPC/AI CONFIGURATION

High-density conceptual plan layout organizes four independent electrical systems — twelve UPS modules, twelve unit substations and eight generator positions.

CONCEPT SCOPE

Topology	4N/3 — four systems, A through D
UPS	12 modules, paired distribution switchboards
Substations	12 unit substations, MD-A through MD-D
Generators	8 positions, A1 through D2
Cooling	8 air-cooled hybrid chillers, air handlers, pump room
Fuel Storage	9 × 15,000 gal underground tanks — 3 initial, 6 future

Drawing shows the hybrid air-cooled chiller alternate; the base case replaces the existing cooling towers with high-efficiency dry coolers for the 1.25 PUE target. Source: Professional Engineering Groups, Inc., dated 08-18-26 — conceptual only, marked not for construction.

NOW AVAILABLE

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20 MW	Data Center	79,461	HPC/AI
UTILITY LOAD	ZONING	SQUARE FEET	HIGH-DENSITY CAPACITY

CONTACT

Doug Hollidge

doug@five9sdigital.com

704.651.2210

Five 9s Digital

www.five9sdigital.com

