



**NOW AVAILABLE
Fully Equipped Data Center**

Dayton, Ohio

Now Available Fully-Equipped Data Center

Dayton, Ohio

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Opportunity

Free-standing fully-equipped and ready-to-populate data center
in Dayton, Ohio:

- Available immediately for occupancy
- 27,360 SF free-standing data center on 4.5 Acres
- Building expandable on the existing site
- Equipment and infrastructure included
- Metro and Long Haul Fiber Connectivity
- Power supplied by AES Ohio
- 3 MW of infrastructure in place with expansion capacity to 5 MW in 6 months
- Scalable to 15 MW or more
- Video Tour: [Dayton Data Center Tour](#)



Details

Address:	4424 Interpoint Blvd, Dayton OH
Building:	Free-standing, one-level built-out 27,360 SF data center
Parcel:	4.5 acres~
Condition:	Fully equipped data center in excellent condition with recent refreshes of cooling equipment, batteries, and other electrical equipment, roof and windows replaced in 2019
Building Height:	18 feet
Zoning:	General Industrial - Historic use as a data center and related use
Parking:	95 parking spaces on site
Configuration:	Two data center PODs, NOC, electrical rooms (A&B side), support offices, dual fiber/telecom rooms, battery rooms, conference facilities, configuration room, break room and storage



Data Center

Overview

Free-standing 27,360 SF data center with a number of recent infrastructure refreshes in excellent condition.

Power:

3 MW of total infrastructure in A&B side configuration, two (2) 1500 kVA transformers fed from diverse substations - Expandable to 5 MW in 6 months with AES Ohio replacing the 2 x 1500 kVA transformers with 2 x 2500 kVA transformers - Scalable to 15 MW~ in 24 months~

Fire Suppression:

Dry-pipe pre-action fire suppression + FM 200

Generator:

One (1) Caterpillar 1563 kVA generator with 3000 gallon fuel storage tank

Raised Floor:

2 ft raised floor in 2 data center rooms and NOC

Equipment:

Equipment in 2018-19 including a number of Liebert DS Vertiz cooling units, electrical equipment, long-term batteries and a number of other refreshes

Connectivity:

Multiple metro and long haul providers at and near the data center

Equipment Security:

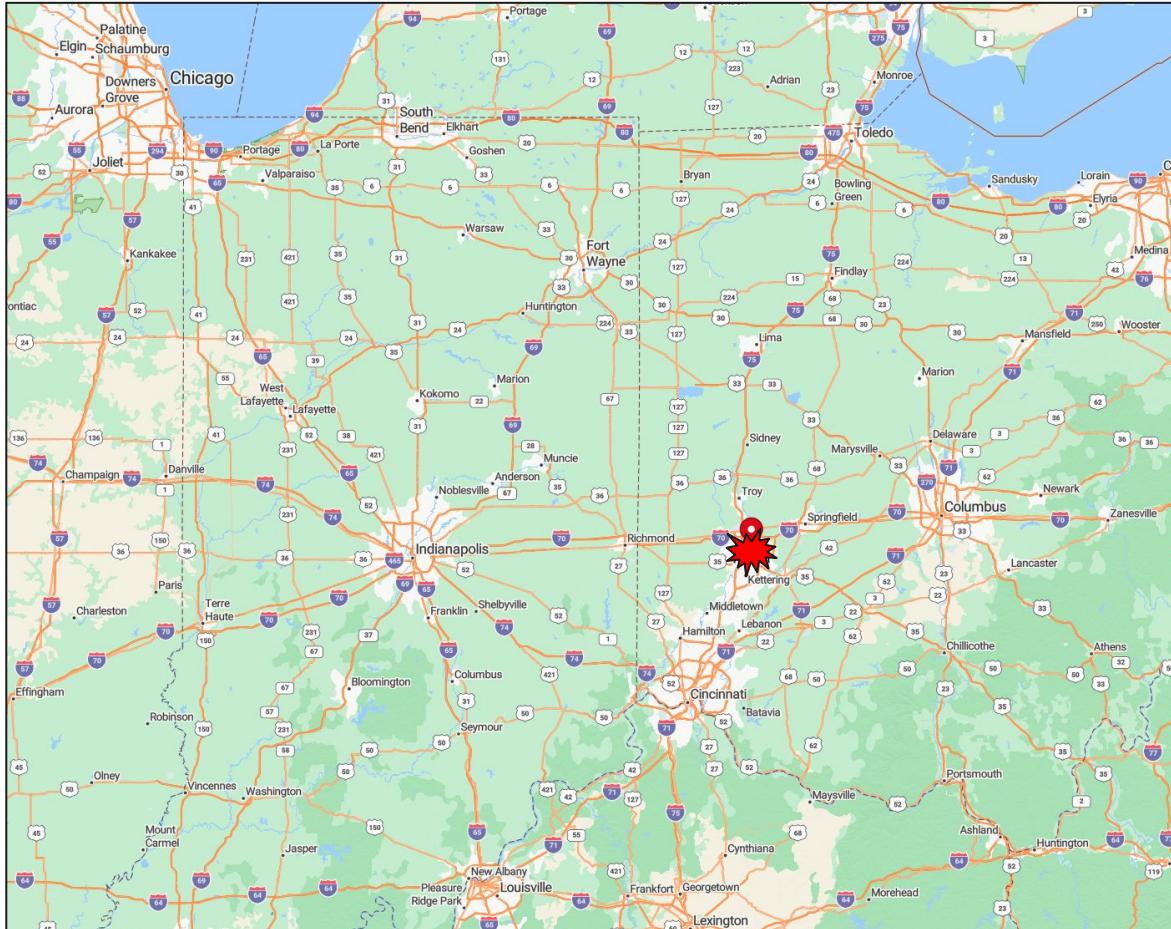
Exterior fenced area allocated for generator, fuel storage and transformers



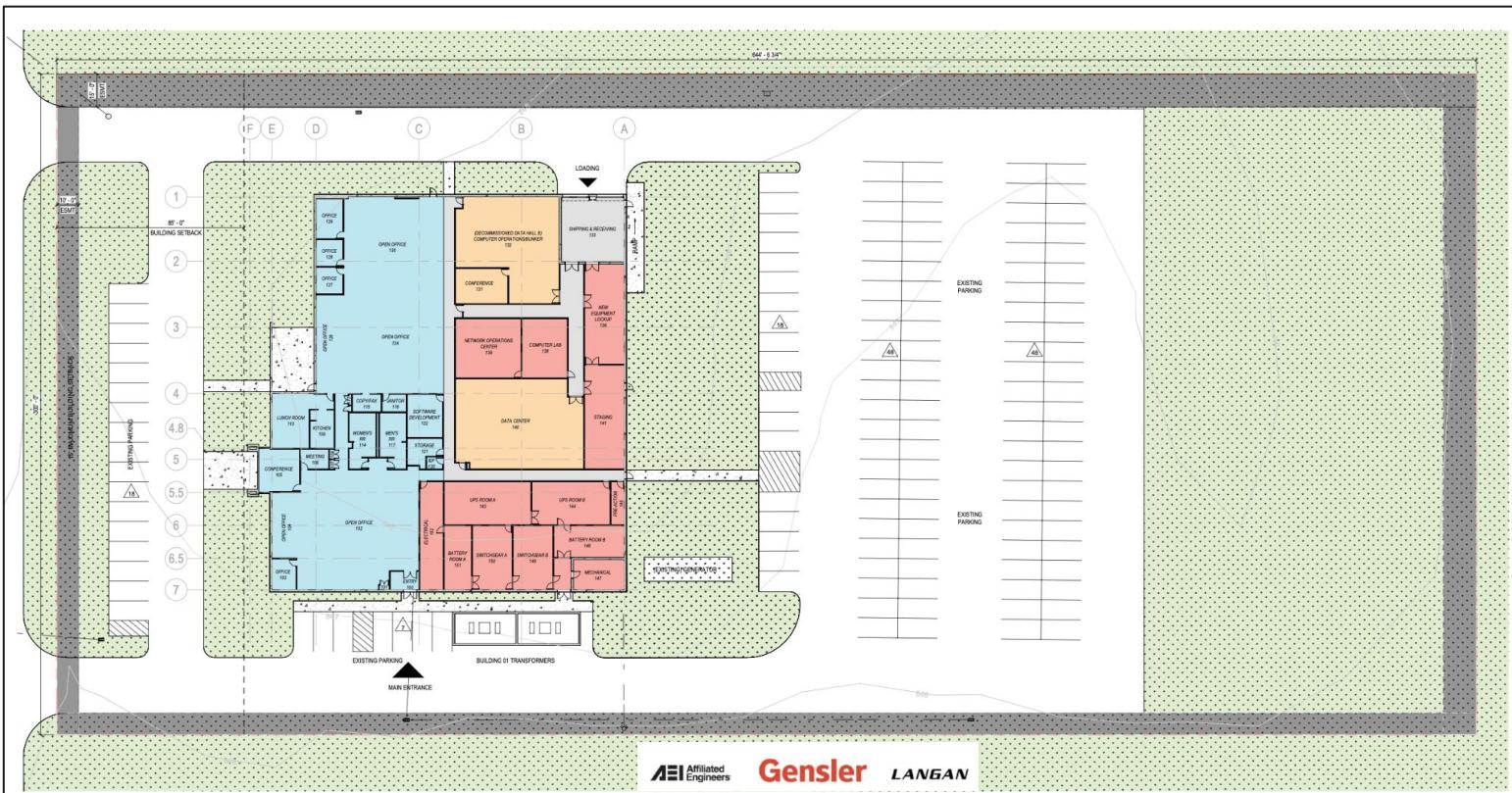
Aerial



Location



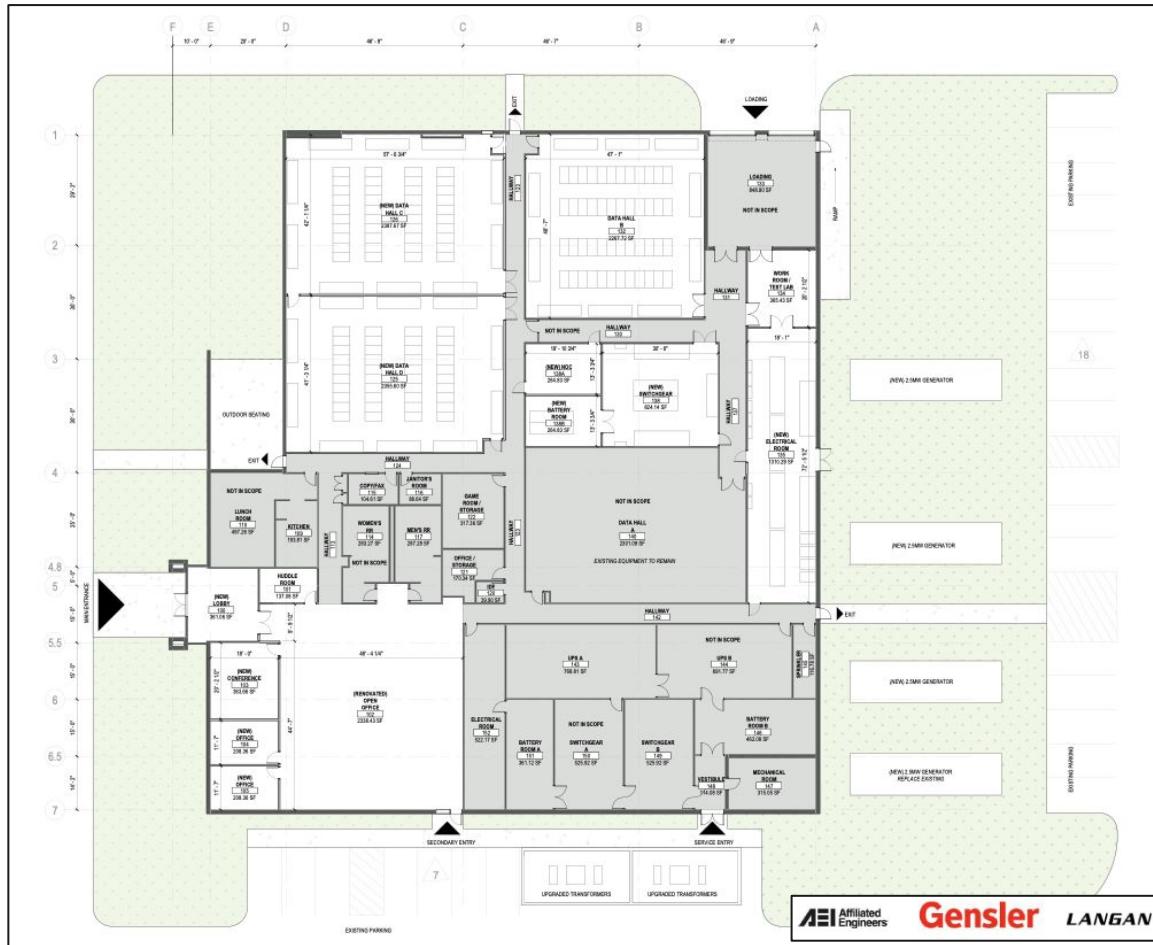
Existing Site & Floor Plan



Expansion to 5 MW Plan

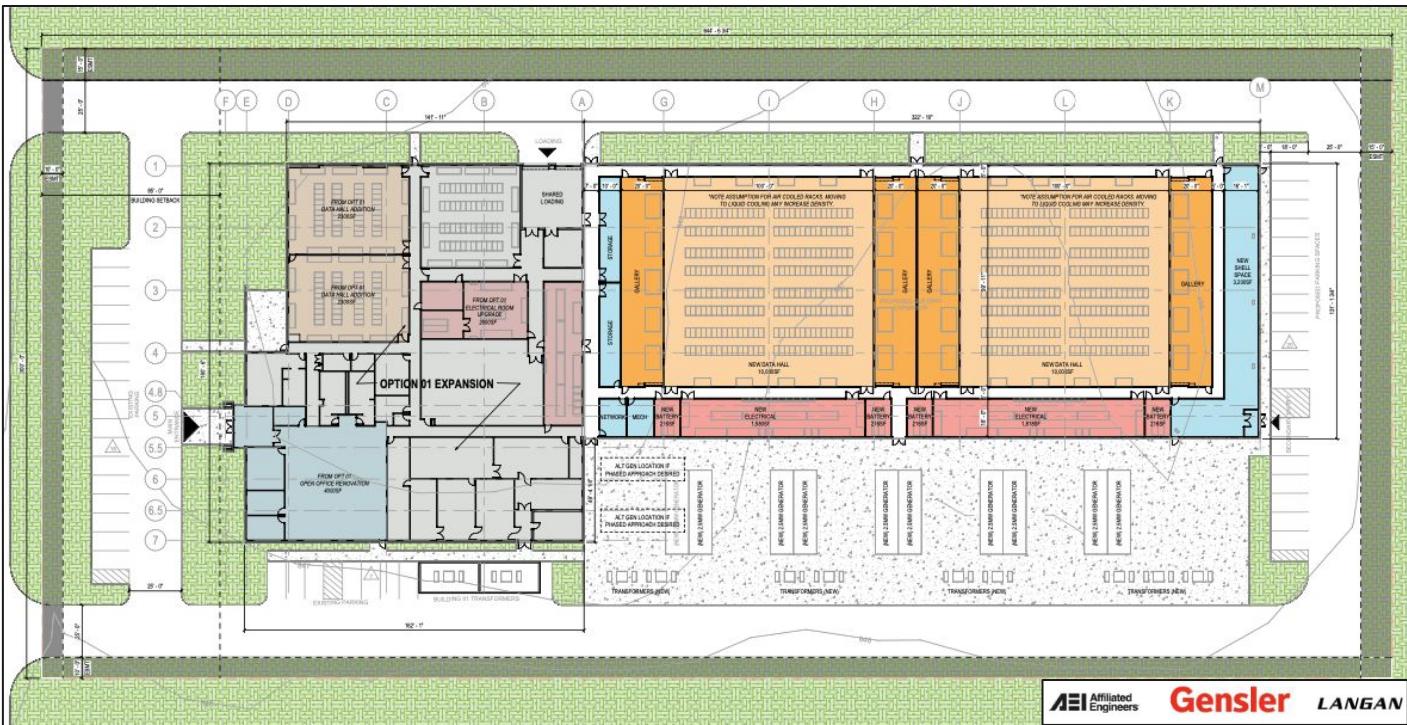


5 MW Expansion Floor Plan



Building Expansion Conceptual Plan

- 42,337 SF Building Expansion
- 2 x 10K SF Data Halls
- Total 15 MW conceptual plan



Power

AES Ohio serves power to the 4424 Interpoint Data Center:

- The data center has 2 x 1500 kVA (3 MW) of transformers on site
- Power fed to the data center from diverse substations
- Expandable to 5 MW in the next 6 months with replacement of the 1500 kVA transformers with 2 x 2500 kVA transformers
- Scalable power potential to 15 MW+ subject to specific ramp request and application
- AES Ohio economic incentive program for non-residential customers with 500kW or greater power load and capital investment pending meeting specified criteria



Fiber

- Diverse metro and long haul fiber connectivity on site
- In addition to the adjacent fiber profile, AT&T and Lumen serve the data center in dual access points

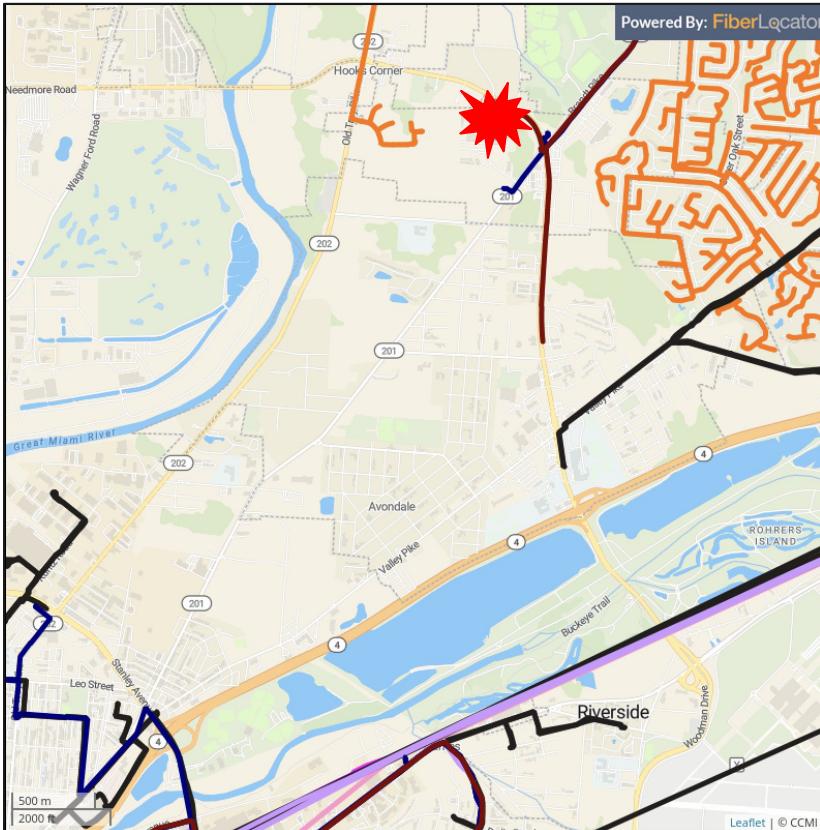


Metro Networks

- ACD
- CenturyLink Metro
- Crown Castle
- Enlite by CEC - Leased
- Everstream
- Horizon Telcom
- Independents Fiber Network
- Independents Fiber Network - Proposed
- Level3 Metro
- MetroNet Fiber
- Windstream
- Zayo Metro

Long Haul Networks

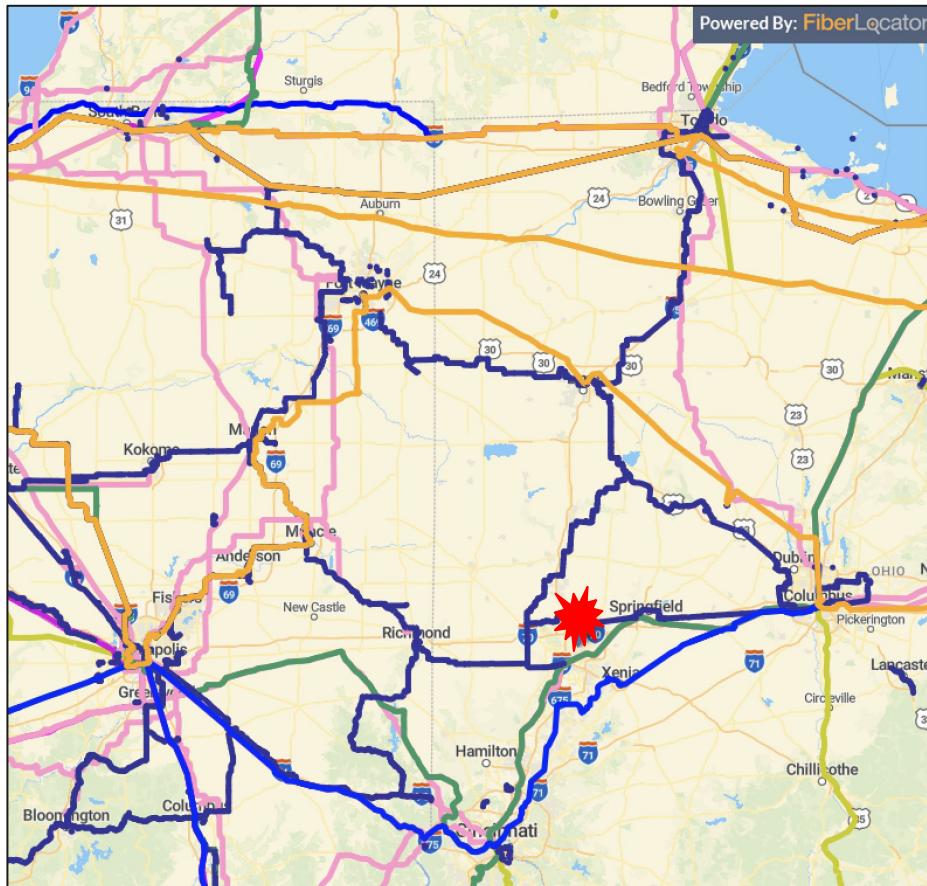
- CenturyLink Long Haul
- Level 3 Long Haul
- Sprint Long Haul
- Windstream Long Haul
- Zayo Long Haul



Fiber - Long Haul

- Regional long haul fiber connectivity to Columbus, Cincinnati, Indianapolis, Ft. Wayne, Louisville, Chicago, Cleveland and Detroit
- Fiber access to key interconnection facilities in the region

Long Haul Networks	
<input checked="" type="checkbox"/>	123Net
<input checked="" type="checkbox"/>	Arelion - North America
<input checked="" type="checkbox"/>	CenturyLink Long Haul
<input checked="" type="checkbox"/>	Level 3 Long Haul
<input checked="" type="checkbox"/>	Midco
<input checked="" type="checkbox"/>	Midco - Leased
<input checked="" type="checkbox"/>	Neutral Path Communications LH
<input checked="" type="checkbox"/>	SDN Long Haul
<input checked="" type="checkbox"/>	Sprint Long Haul
<input checked="" type="checkbox"/>	Uniti Fiber
<input checked="" type="checkbox"/>	Vivacity Infrastructure Group
<input checked="" type="checkbox"/>	Windstream Long Haul
<input checked="" type="checkbox"/>	Zayo Long Haul



Photos



Photos



Photos



Photos



Photos



Photos



Tax Incentives



DATA CENTER TAX EXEMPTION DETAILS

The **Data Center Tax Exemption** provides a sales-tax exemption rate and term that allow for partial or full sales tax exemption on the purchase of eligible data center equipment. Projects must meet minimum investment and payroll thresholds to be eligible. Final approval of the tax exemption is contingent upon the approval of the Ohio Tax Credit Authority.



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