



NOW AVAILABLE
Fully Equipped Data Center

Dayton, Ohio



FIVE 9s DIGITAL



Romans Properties LLC

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

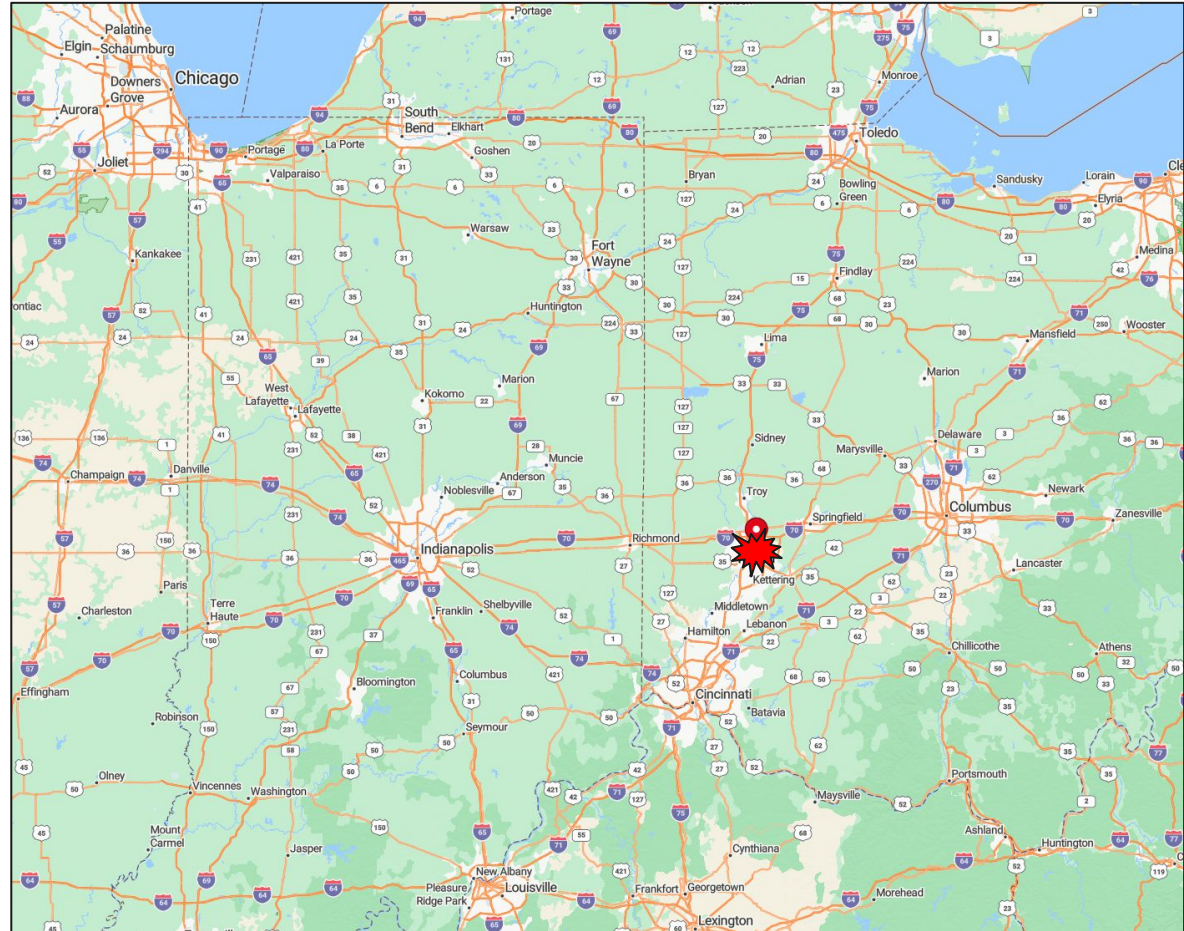
Overview	Free-standing 27,360 SF data center with a number of recent infrastructure refreshes in excellent condition.
Power:	3 MW of total infrastructure in A&B side configuration, two (2) 1500 kVA transformers fed from diverse substations - Expandable to 5 MW in 6 months with AES Ohio replacing the 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



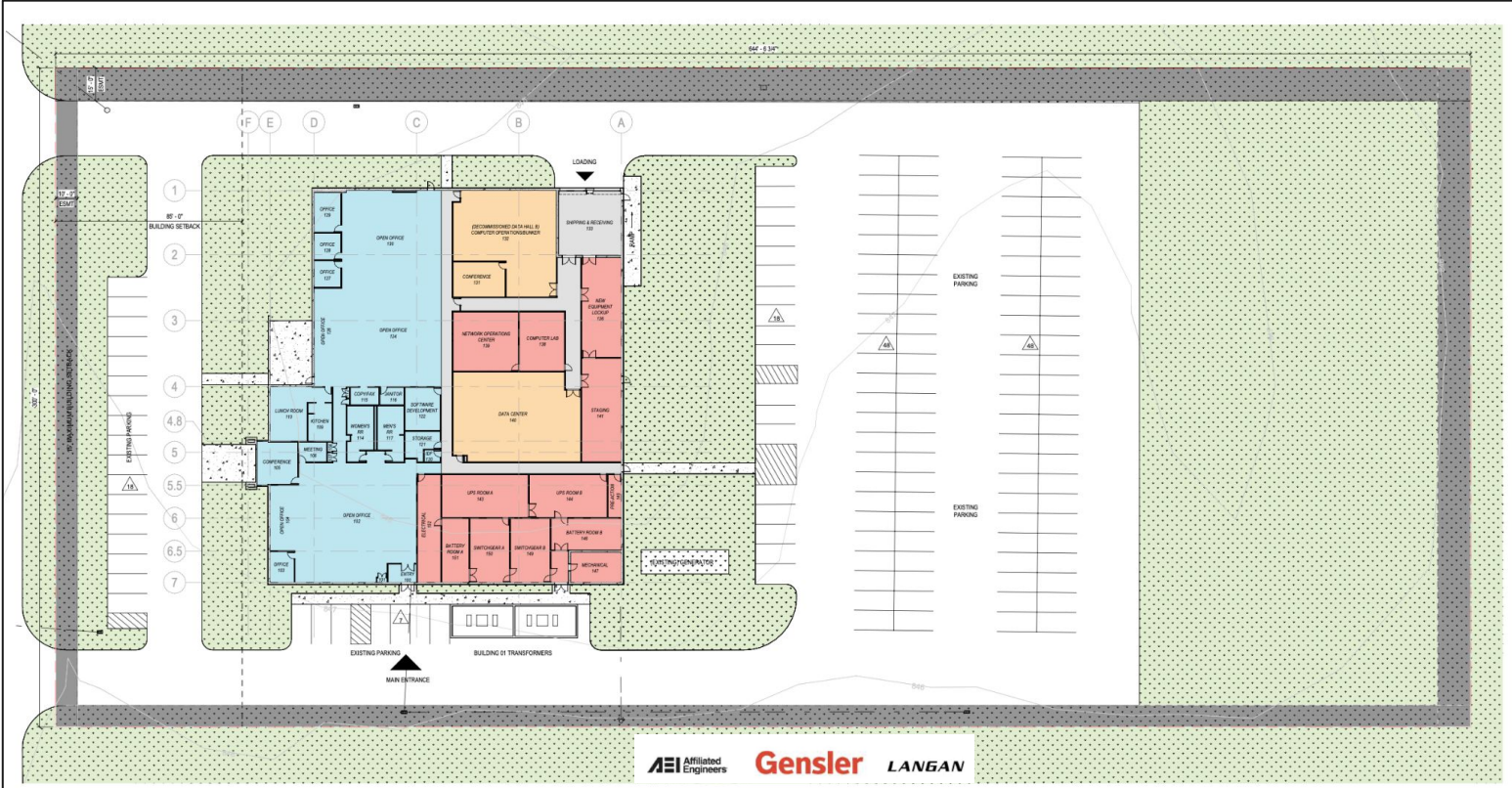
Aerial



Location



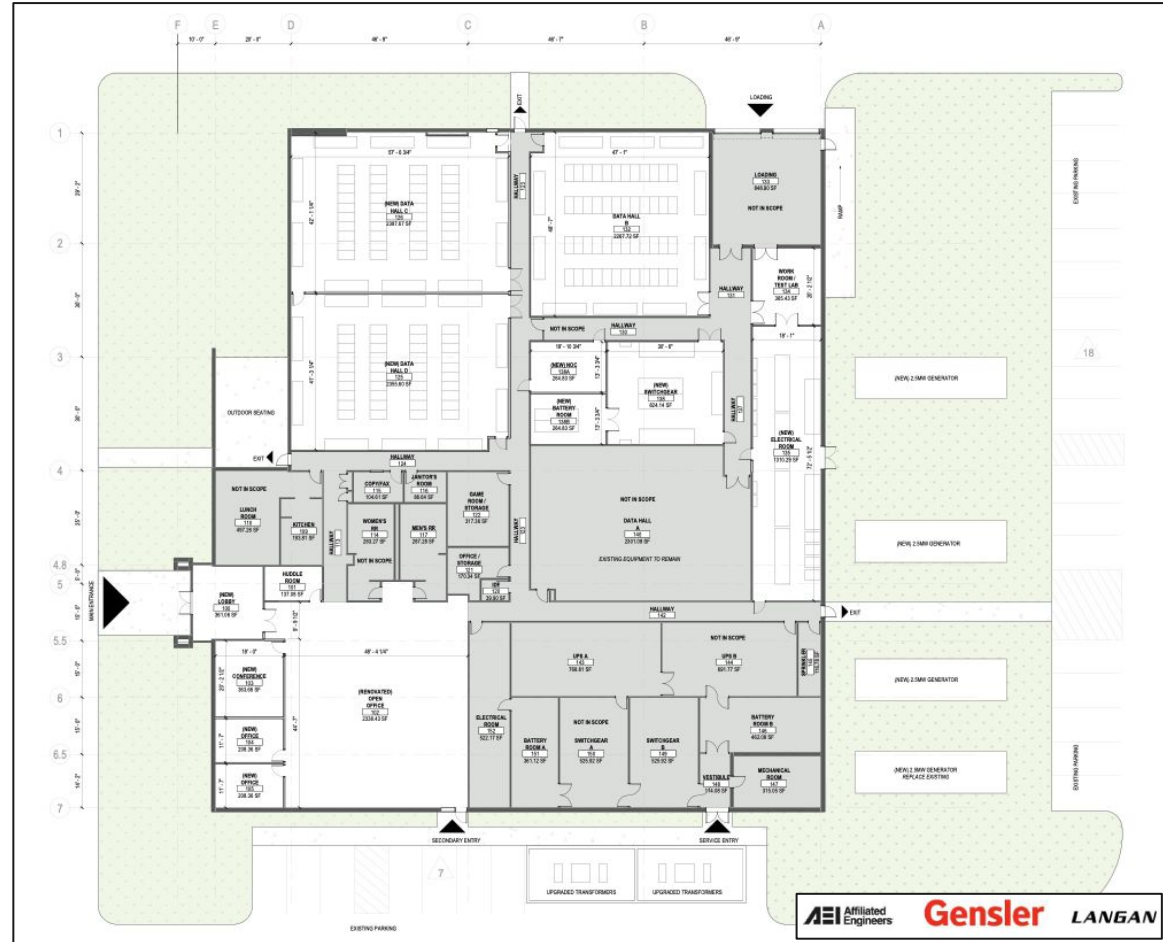
Existing Site & Floor Plan



Expansion to 5 MW Plan

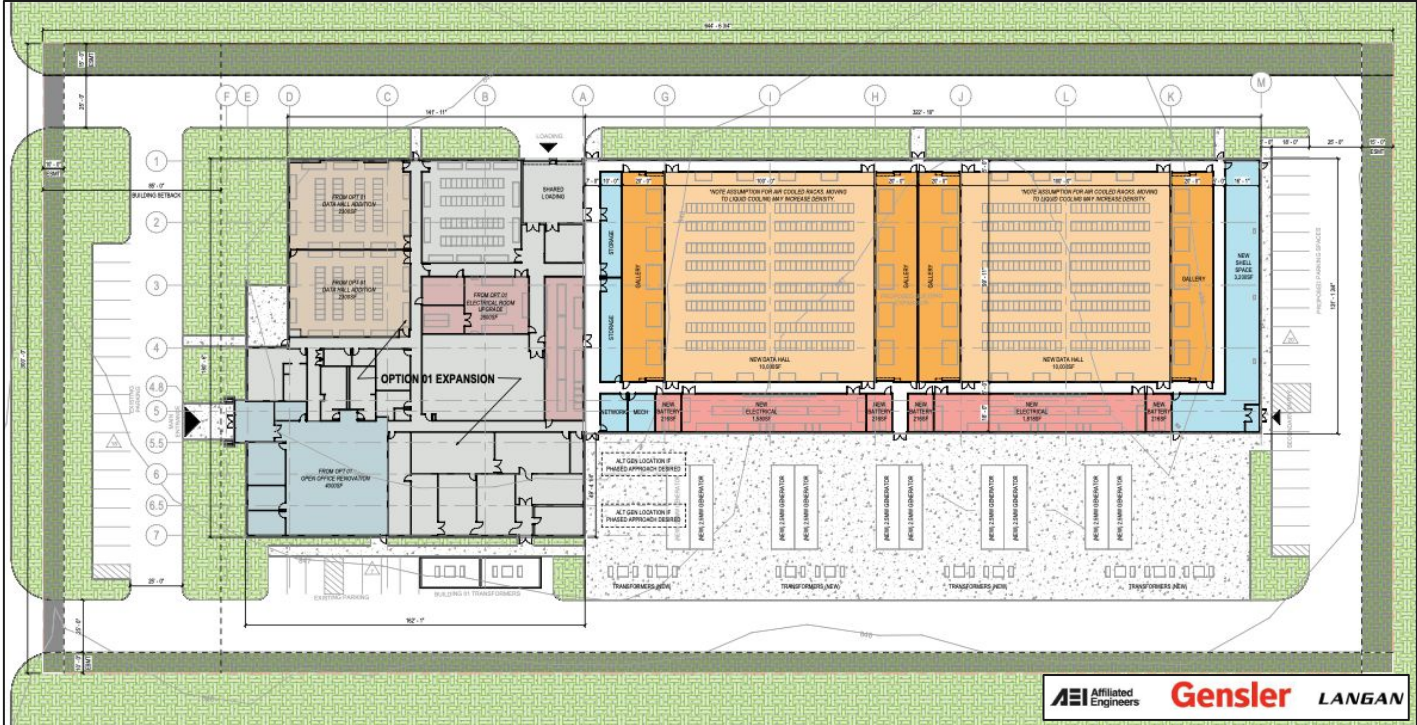


5 MW Expansion Floor Plan



Building Expansion Conceptual Plan

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



Power

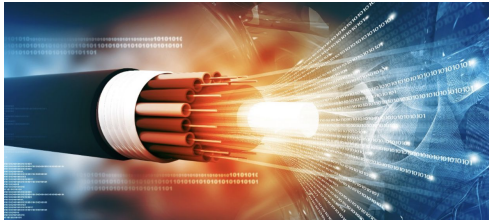
AES Ohio serves power to the 4424 Interpoint Data Center:

- 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

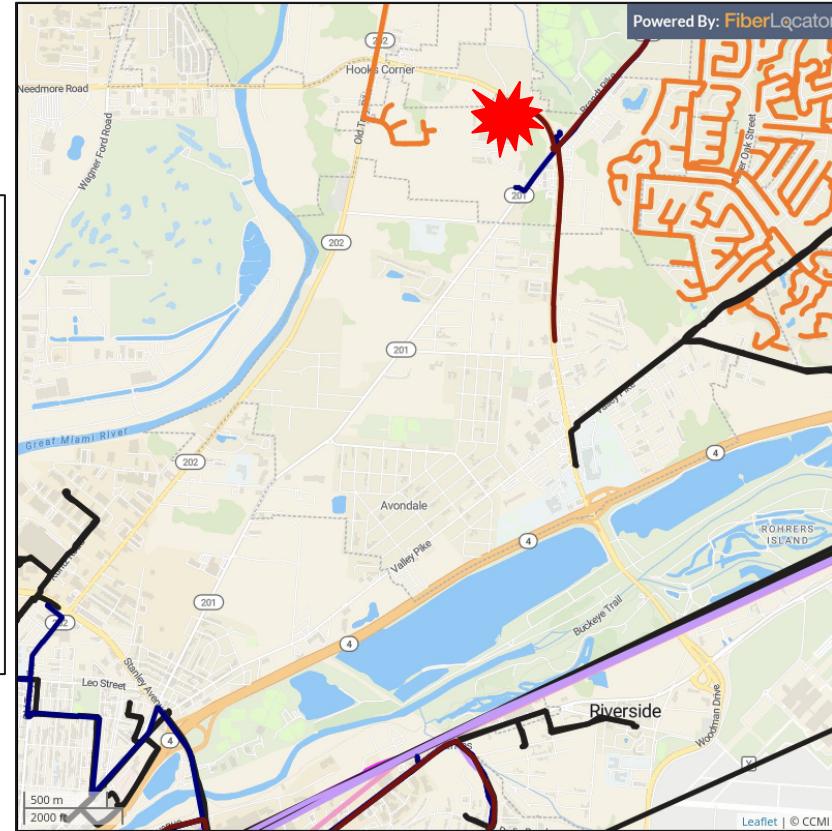


Fiber

- 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
















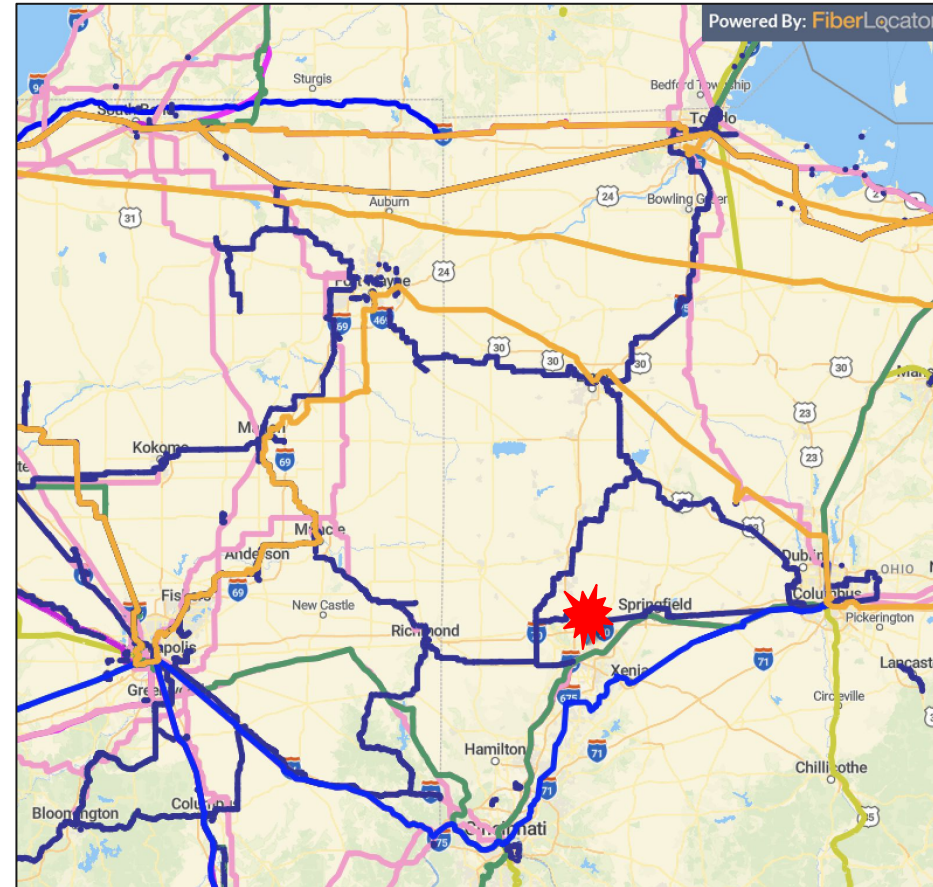
Metro Networks	
	ACD
	CenturyLink Metro
	Crown Castle
	Enlite by CEC - Leased
	Everstream
	Horizon Telcom
	Independents Fiber Network
	Independents Fiber Network - Proposed
	Level3 Metro
	MetroNet Fiber
	Windstream
	Zayo Metro
Long Haul Networks	
	CenturyLink Long Haul
	Level 3 Long Haul
	Sprint Long 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	
	123Net
	Arelion - North America
	CenturyLink Long Haul
	Level 3 Long Haul
	Midco
	Midco - Leased
	Neutral Path Communications LH
	SDN Long Haul
	Sprint Long Haul
	Uniti Fiber
	Vivacity Infrastructure Group
	Windstream Long Haul
	Zayo Long Haul



Photos



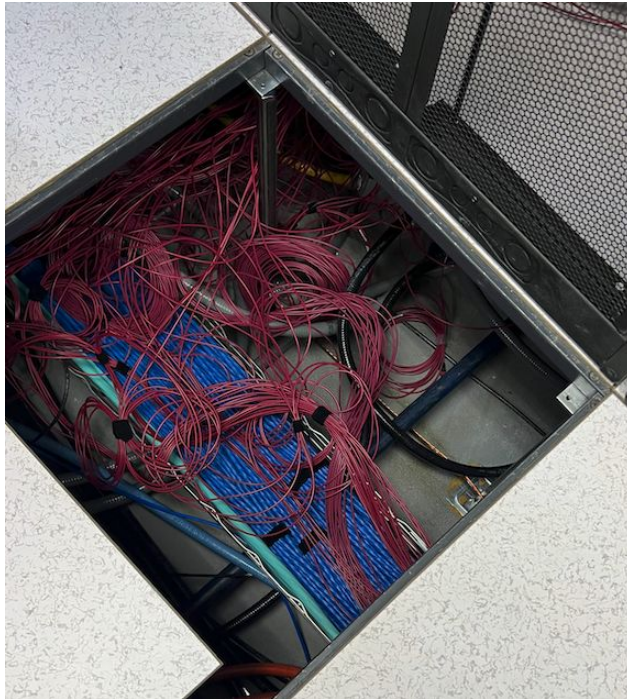
Photos



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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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