



Now Available Speed-to-Power

10 MW Near-Term + 50 MW Additional Ramp

744 Roble Road • Allentown PA

CONFIDENTIAL MARKETING



Executive Summary

744 Roble represents a rare opportunity to secure a large-scale AI, cloud, and HPC deployment within the Lehigh Valley market with a materially shorter path to revenue generation than traditional greenfield developments.

Key highlights:

- **Speed-to-power platform** with a defined path to 60 MW of utility load
- **Phase 1:** 10 MW delivered within 1 year via existing distribution infrastructure
- **Phase 2:** 50 MW of additional power delivered in 30 weeks~ via dual 138 kV transmission lines
- **Robust fiber profile** with connectivity to key interconnection hubs in the region
- **Existing data center infrastructure:** from prior operations, reducing time, cost and execution risk
- **Strategic Lehigh Valley location** with access to major East Coast markets and PA data center tax incentives
- **Experienced local ownership & development team** with strong utility, engineering, construction, and political relationships

The Property combines existing data center infrastructure, scalable power expansion, robust connectivity, and an accelerated path to deployment—offering a rare opportunity to bring significant AI and HPC capacity online in a fraction of the time required for a traditional greenfield development. Leasing remains the preferred path; however, Ownership will consider acquisition opportunities with qualified parties.

Speed-to-Power

Existing infrastructure + near-term utility path + scalable capacity

10 MW Phase 1
1 Year

50+ MW Phase 1
Defined ramp in 30 Months~

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 DATA CENTER OVERVIEW

Allentown Data Center

46,800

SF Facility

3.44

Acres

10 MW

Phase 1 in 1 Year~

60 MWRamp by additional 50 MW
in 30 Months~**Existing Data Center Infrastructure with a
Near-Term Path to 50+ MW AI/HPC deployment****Location & Zoning**

744 Roble Road, Allentown, PA
Industrial zoning with long-term data center use; recently vacated.

Facility Profile

46,800 SF free-standing data center situated on ~3.4 acres.
Clear height: 18' slab-to-slab.

Utility & Power

PPL Electric Utilities.
Phase 1: ramp to 10 MW in 6 months
Phase 2: ramp to 50+ MW within 8 months of Phase 1 completion

Fire Suppression

Dual interlocking pre-action system with FE-25
VESDA detection

Existing Infrastructure

Existing Power: 2.5 MW
Backup Generation: 2.9 MW Caterpillars
Cooling: 385 tons at N+1 / UPS: 849 kW IT load UPS at N+1
Hot/Cold Aisle Configuration

Security

Dual-factor authentication, biometric scanners, 5-zone access control, and security cameras.

Local Ownership. Proven Execution. End-to-End Delivery.

The redevelopment and expansion of 744 Roble is being led by **The Serfass Companies**, a privately held family company with deep roots in Pennsylvania's Lehigh Valley and a decades-long track record of successfully delivering complex commercial and industrial projects.



Founded in 1948, The Serfass Companies are a third-generation, family-owned development, design, and construction organization with a long history of delivering complex commercial and industrial projects in Lehigh Valley, PA. Through its integrated platform, Serfass provides the leadership, resources, and accountability necessary to execute large-scale infrastructure projects from concept through completion. www.serfassco.com

Integrated Delivery

Combining direct property ownership with in-house architectural design, procurement, and construction, Serfass eliminates multi-vendor friction and third-party dependencies. This unified, vertically integrated platform collapses schedule risk, optimizes speed-to-market, and guarantees unmatched delivery certainty for high-density operators.

Nuclei Data Engineering

Nuclei Data, a specialized data center engineering and advisory firm, developed the initial site concepts, power planning strategies, infrastructure layouts, and utility coordination framework supporting phased expansion to 50+ MW.

Local Relationships

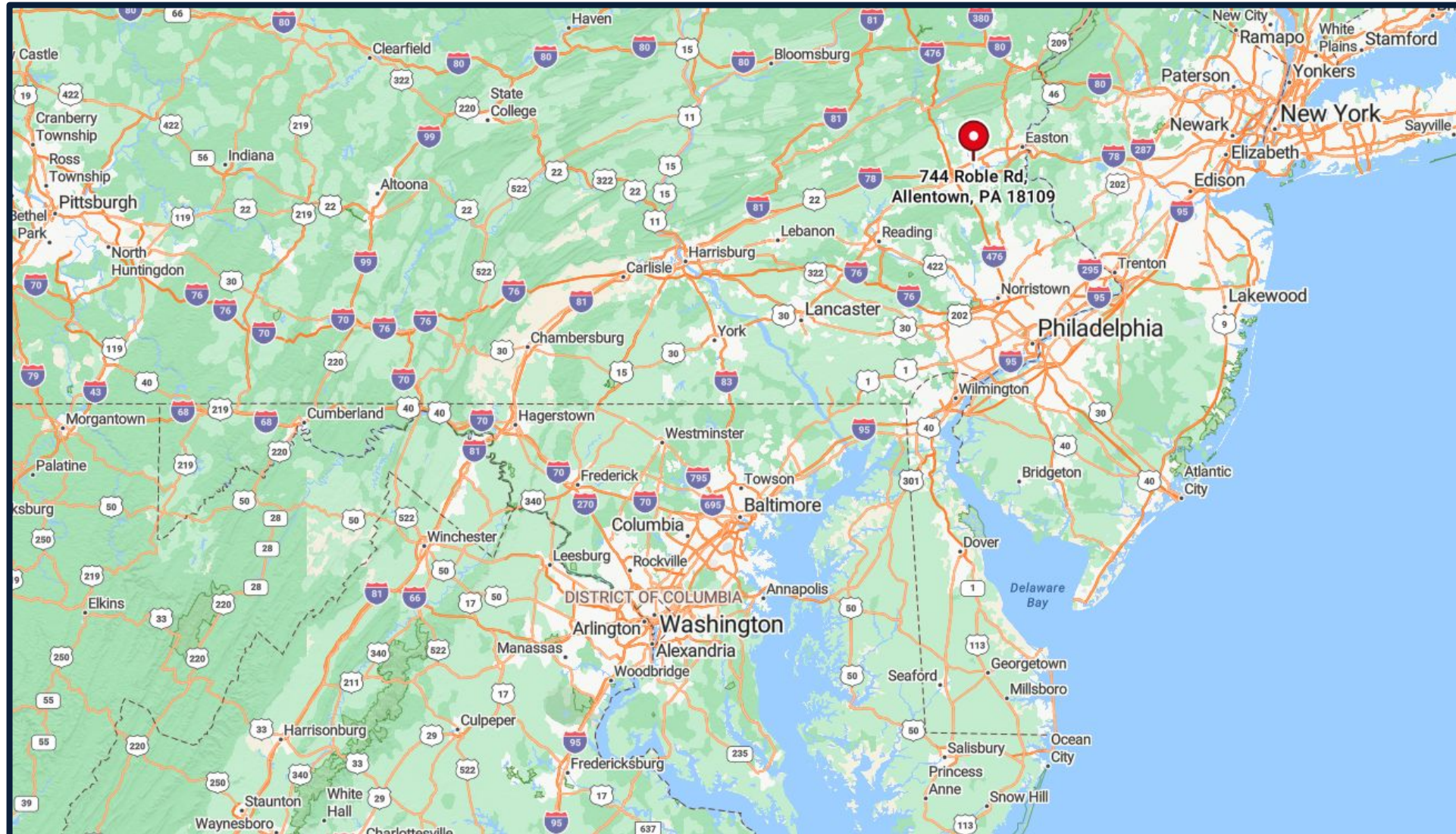
Extensive relationships with local municipalities, utility providers, permitting agencies, inspectors, elected officials, and regional business leaders help streamline approvals and accelerate decision-making throughout the Lehigh Valley.

 AERIAL

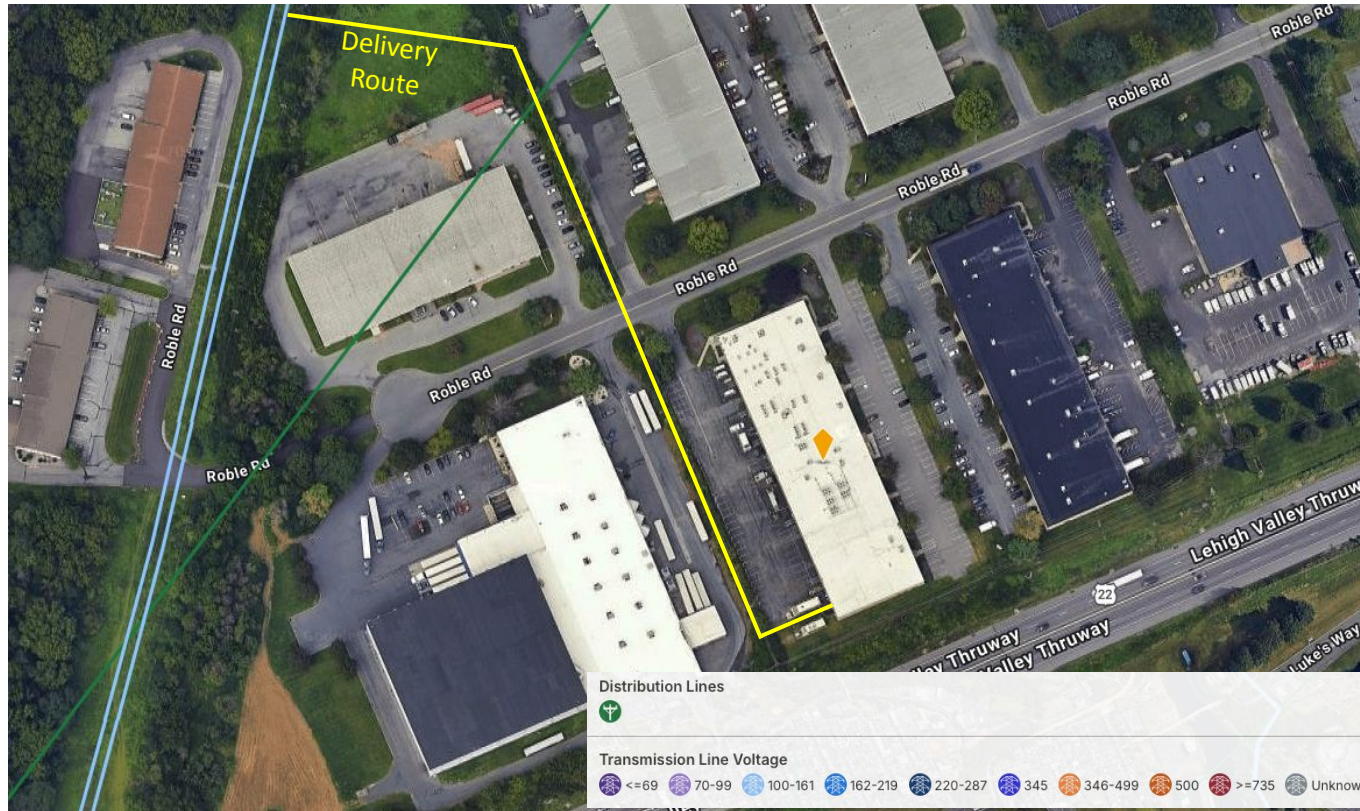



DATA CENTER
— LEHIGH VALLEY —

LOCATION



Speed-to-Power - 50+ MW



Established Pennsylvania utility provider:

PPL Electric Utilities is the incumbent electric delivery utility for the region, with a large regulated service territory and extensive transmission and distribution infrastructure across eastern and central Pennsylvania. PPL Electric Utilities is the incumbent electric delivery utility for the region, with a large regulated service territory and extensive transmission and distribution infrastructure across eastern and central Pennsylvania.

10

MW

Phase 1: Delivery in 12 months

50

MW

Phase 2: Delivery in 18 months from Phase 1 completion

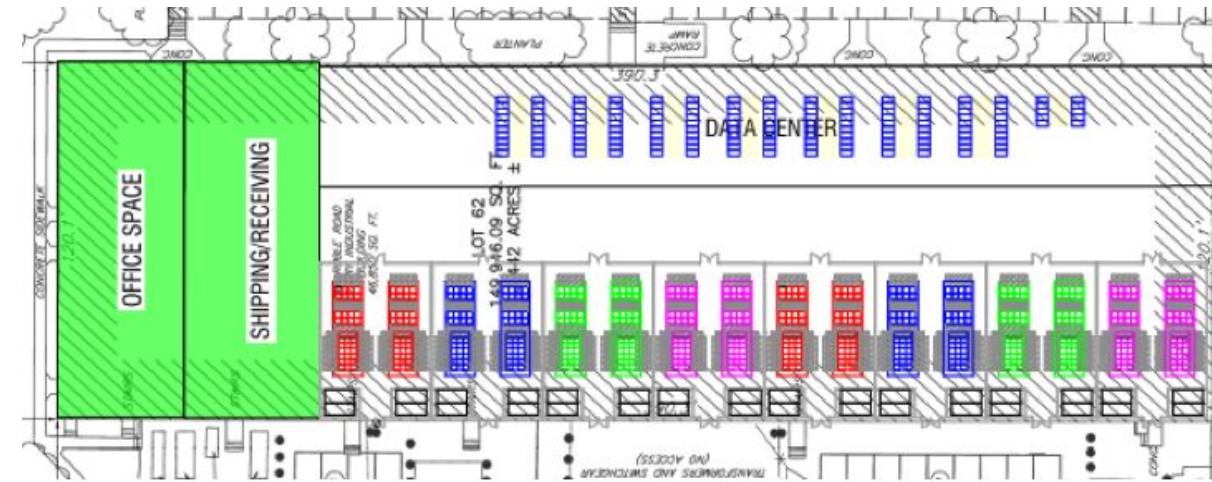


High Density Conceptuals



138 kW Per Cabinet Configuration

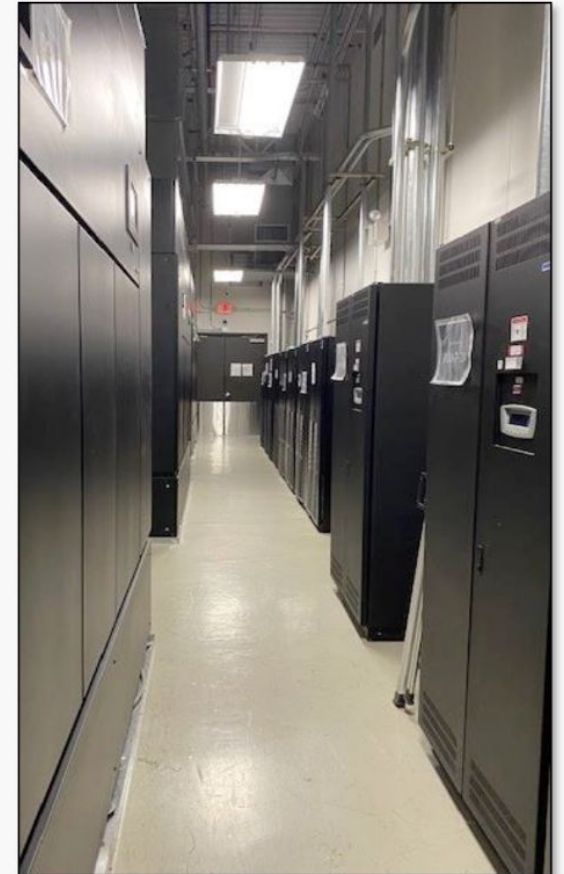
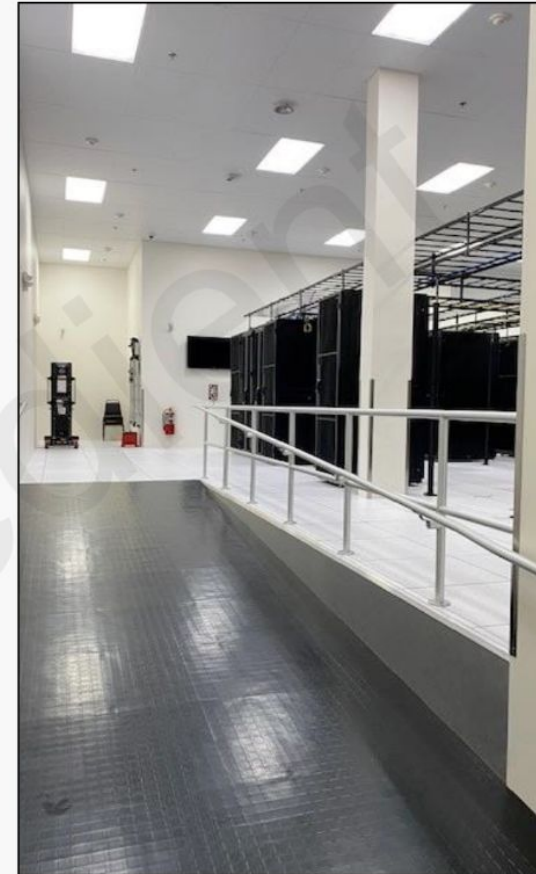
Optimized for initial **HPC and AI workloads** with deployment with clearly delineated UPS, PDU, and generator integration zones.



200 kW per Cabinet Configuration

Expanded high-density layout designed specifically for **HPC and AI workloads** requiring maximum power density per cabinet.

Existing Infrastructure



CONNECTIVITY

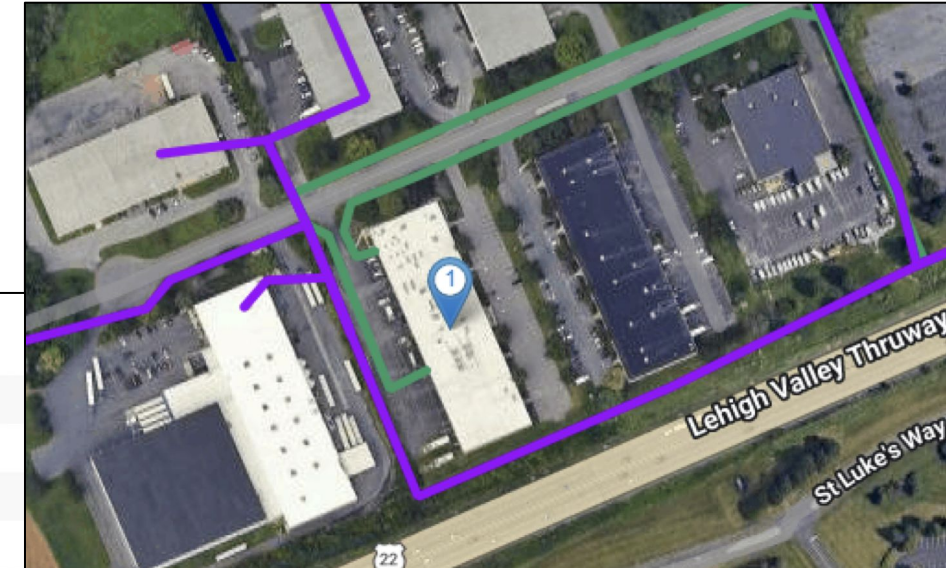
Metro & Long Haul Fiber

LIT BUILDING

Multiple metro and long haul fiber connectivity on site.
 Layer 2 access to numerous on-net carriers. Connectivity
 to key interconnection facilities in the region. 100Gbps
 redundant network backbone.

Long Haul	Distance (ft)
Zayo North America	On-Prem
EXA Infrastructure	1,700
Extenet Systems - Leased	1,700
Arelion - North America	1,700
Metro Networks	
Zayo Metro	On-Prem
Zito Business	740
IENTC - Telecom	1,700
Astound	125
Network Points of Presence (POP)	
Zayo	On-Prem
Verizon Business	On-Prem
Lumen	On-Prem

Metro Networks	
	Astound
	IENTC Telecommunic...
	Zayo Metro
	Zito Business



Long Haul Networks	
	Arelion - North America
	EXA Infrastructure
	Extenet Systems - Lea...
	Zayo North America



Strategic Regional Connectivity



New York City — ~90 Miles

Direct, diverse fiber paths to NYC and major interconnection hubs.



Philadelphia — ~60 Miles

Multiple low-latency routes to 401 N. Broad and Equinix PH1/PH2.



Northern Virginia — ~180 Miles

High-capacity fiber connectivity to the world's largest data center market.



Northeast Corridor

Positioned on established long-haul fiber routes serving the entire Northeast corridor.

Pennsylvania Data Center Tax Benefits

Pennsylvania's Computer Data Center Equipment Exemption Program (Act 25) exempts qualifying equipment from sales and use tax.



The Computer Data Center Equipment Exemption Program was created under Act 25-2021 and replaced a capped refund program. Beginning January 1, 2022, computer data center equipment is exempt from Pennsylvania sales and use tax when it is sold to, used, or consumed in a certified data center.

Investment Threshold (Larger Counties)

At least \$100M of new investment on or after January 1, 2022, if the computer data center is located in a county with a population of more than 250,000 individuals, and create 45 new jobs.

Ongoing Compensation Requirement

Pay annual compensation in the aggregate of at least \$1,000,000 to employees at the certified computer data center site for each year of the certification after the fourth anniversary of certification.

Contact



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AT A GLANCE

10 MW

Deployment in 6 Months

50+ MW

Scaled Capacity in 14 Months

DC Platform

Fiber • Infra • Zoning

AI•HPC Ready

Speed-To-Market