Available
Powered Shell Data Center
Redmond OR

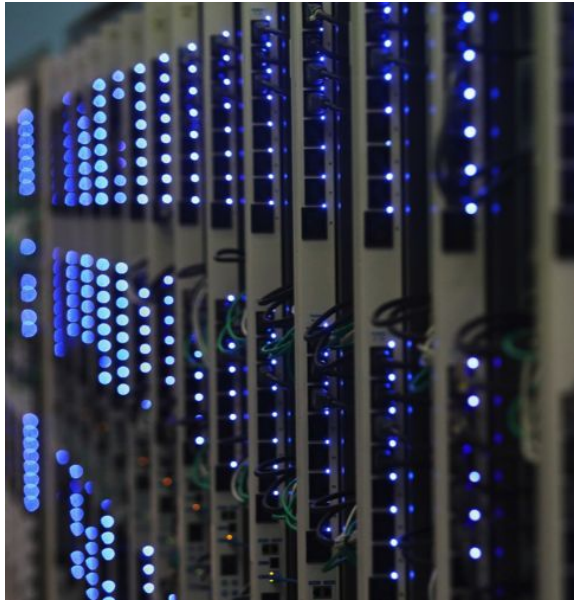
Romans Properties LLC

FIVE 9s DIGITAL

Opportunity

Available Powered Shell Data Center located in Redmond, Oregon just 19 miles west of Prineville's hyperscale data center campus activity

- Free-Standing 77,260 SF Building located on over 13 acres
- Proximity to data center activity in Prineville, Hillsboro and The Dalles
- Excellent connectivity via low-latency metro, long-haul and access to Asia-Pacific subsea fiber
- Low development and operating costs as compared to the national average and other west coast markets
- Limited Data Center Shell and Site Options in the market

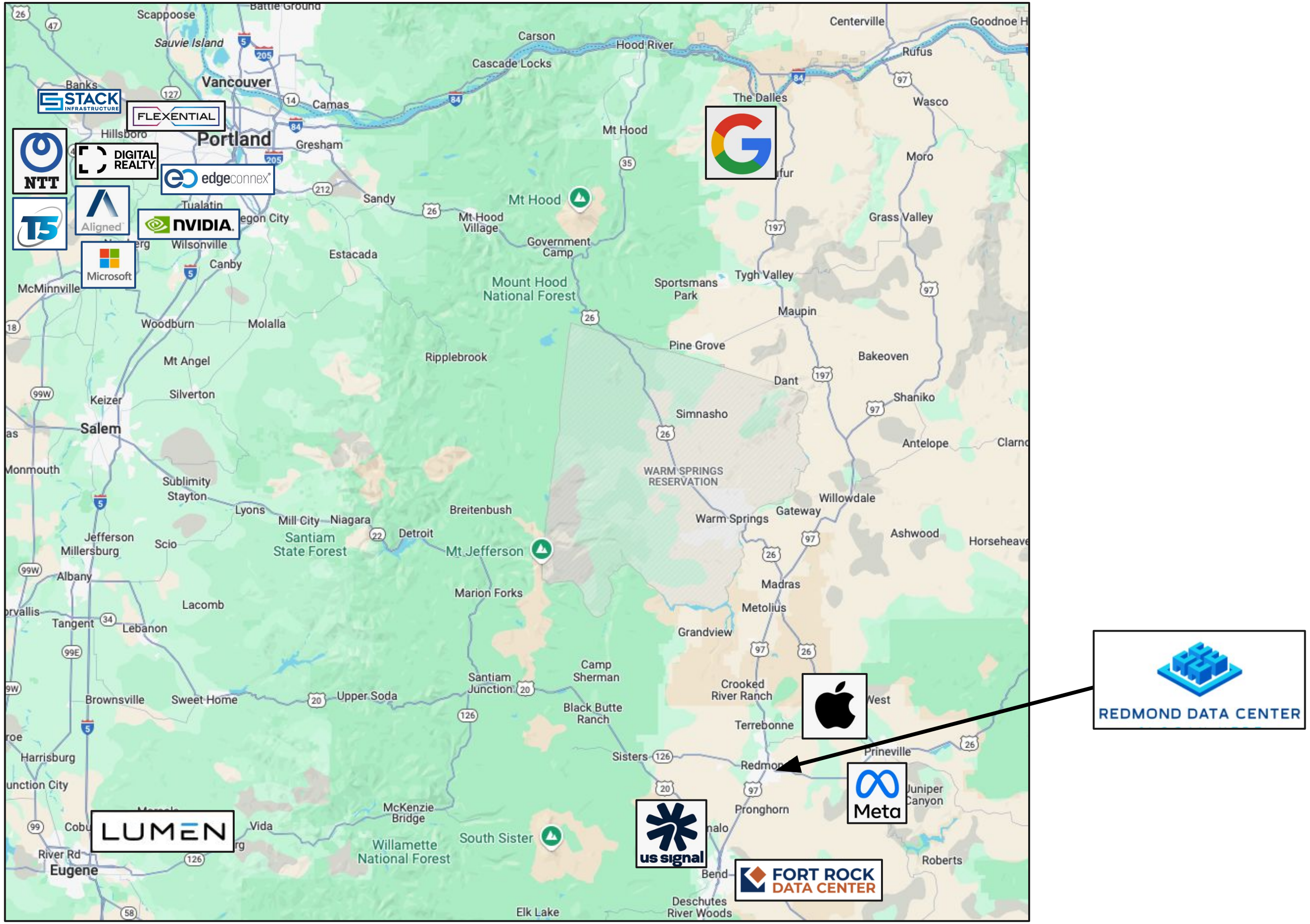


Details

Address:	2999 SW 6th Street Redmond OR
Building Size:	Free-standing, one-level 77,260 SF building
Parcel:	13.13 acres~
Condition:	Mainly open office layout
Clear Height:	Clear Height varies - Up to 30'~
Floor:	5" reinforced concrete slab
Fiber:	Excellent metro and long haul connectivity
Zoning:	M1 - Light Industrial
Parking:	724 parking spaces on site
Year Built:	2004
Construction:	Tilt-Up Concrete
Equipment:	Automatic Transfer Switch (ATS) and 750 kW backup generator

Aerial

Location

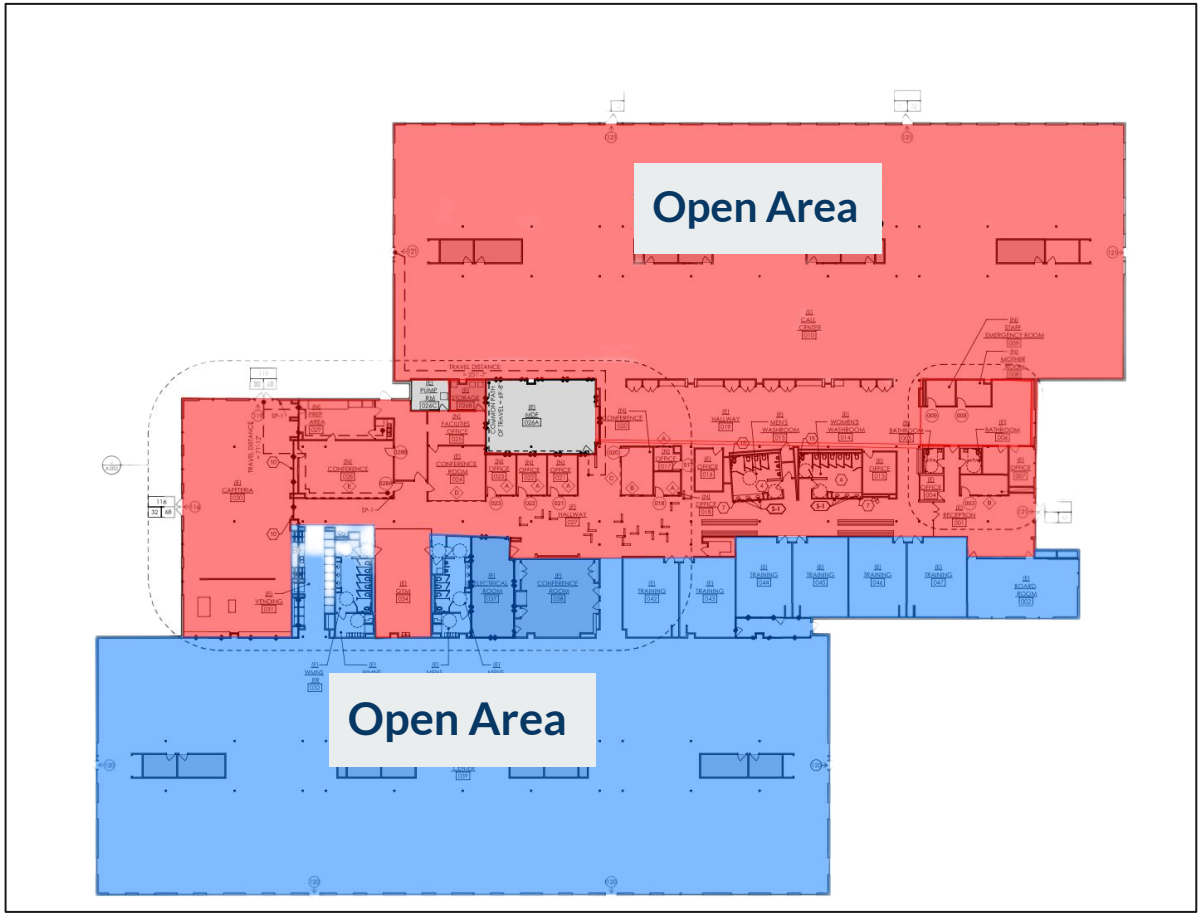

STACK INFRASTRUCTURE
FLEXENTIAL
NTT
DIGITAL REALTY
edgeconnex
Aligned
NVIDIA
Microsoft
LUMEN
us signal
FORT ROCK DATA CENTER
Meta
REDMOND DATA CENTER
Scappoose
Sauvie Island
Vancouver
Banks
Camas
Hillsboro
Portland
Gresham
Tualatin
Sandy
Wilsonville
Canby
Estacada
McMinnville
Woodburn
Molalla
Mt Angel
Silverton
Keizer
Salem
Monmouth
Sublimity
Stayton
Lyons
Mill City
Niagara
Santiam State Forest
Detroit
Jefferson
Millersburg
Scio
Albany
Lacomb
Tangent
Lebanon
Brownsville
Sweet Home
Upper Soda
Harrisburg
Junction City
Vida
Eugene
River Rd
McKenzie Bridge
Willamette National Forest
South Sister
Elk Lake
Carson
Cascade Locks
Hood River
Centerville
Goodnoe H
Rufus
The Dalles
Wasco
Mt Hood
Moro
Mt Hood Village
Government Camp
Mount Hood National Forest
Grass Valley
Sportsmans Park
Tygh Valley
Maupin
Ripplebrook
Pine Grove
Bakeoven
Dant
Shaniko
Simnasho
Antelope
WARM SPRINGS RESERVATION
Willowdale
Breitenbush
Warm Springs
Gateway
Ashwood
Mt Jefferson
Marion Forks
Madras
Metolius
Grandview
Camp Sherman
Santiam Junction
Black Butte Ranch
Crooked River Ranch
Terrebonne
Sisters
Prineville
Redmond
Juniper Canyon
Powell Butte
Pronghorn
Bend
Roberts
Deschutes River Woods

Power

Scalable power served by Pacific Power

- Power provided by Pacific Power which is the largest grid owner/operator in the West
- Power expansion:
  - 4 MW of additional power by EOY 2026/Early 2027
  - Additional scalable power via a dedicated feeder from nearby substation with upgrades scheduled to be completed 2027-28 with potential ramp to 10 MW
  - New 500 kV transmission project in the area slated for completion in 2032 allowing further scalability

Floor Plan



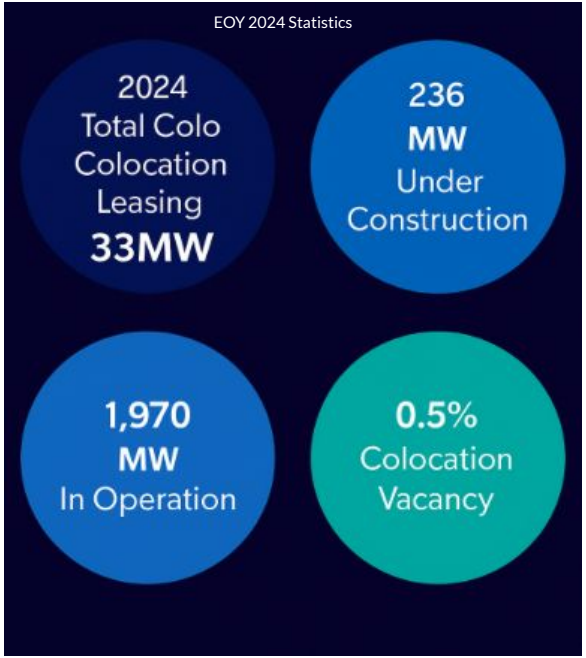
NW Data Center Market

The Pacific Northwest—particularly eastern Oregon and Washington—is rapidly establishing itself as a premier growth corridor in the U.S. data center sector. This momentum is fueled by low-cost power, advantageous tax incentives, and substantial investment in AI infrastructure. Demand remains robust across Portland and eastern Oregon, underscored by an exceptionally low vacancy rate of just 0.5%.

While the market is largely dominated by hyperscale self-build activity, the colocation sector—currently at 535 MW—is poised to double in the coming years. Reflecting this trajectory, over 730 MW of additional colocation capacity is now in the planning phase, led by major developers such as QTS, Aligned Data Centers, and Stack Infrastructure. However, emerging power constraints are beginning to impact timelines, with fewer projects currently under construction and a growing shift toward future-phase development.

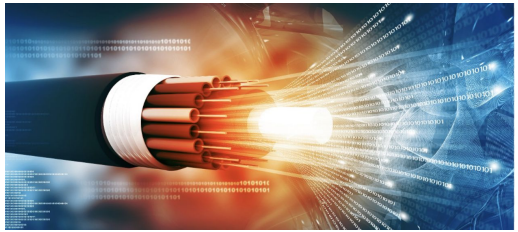
Key demand drivers include access to renewable energy, competitively priced land, and proximity to major West Coast metros. Despite growing concerns over grid capacity, power purchase agreements (PPAs) are still being executed—albeit at a more measured pace. Notably, QTS and Meta recently entered a 120 MW solar energy PPA with Avangrid and Portland General Electric for a project in Morrow County.

With its compelling combination of renewable energy resources, robust network connectivity, lower-cost power, and a resilient tech workforce, the Pacific Northwest remains well-positioned for sustained data center growth.



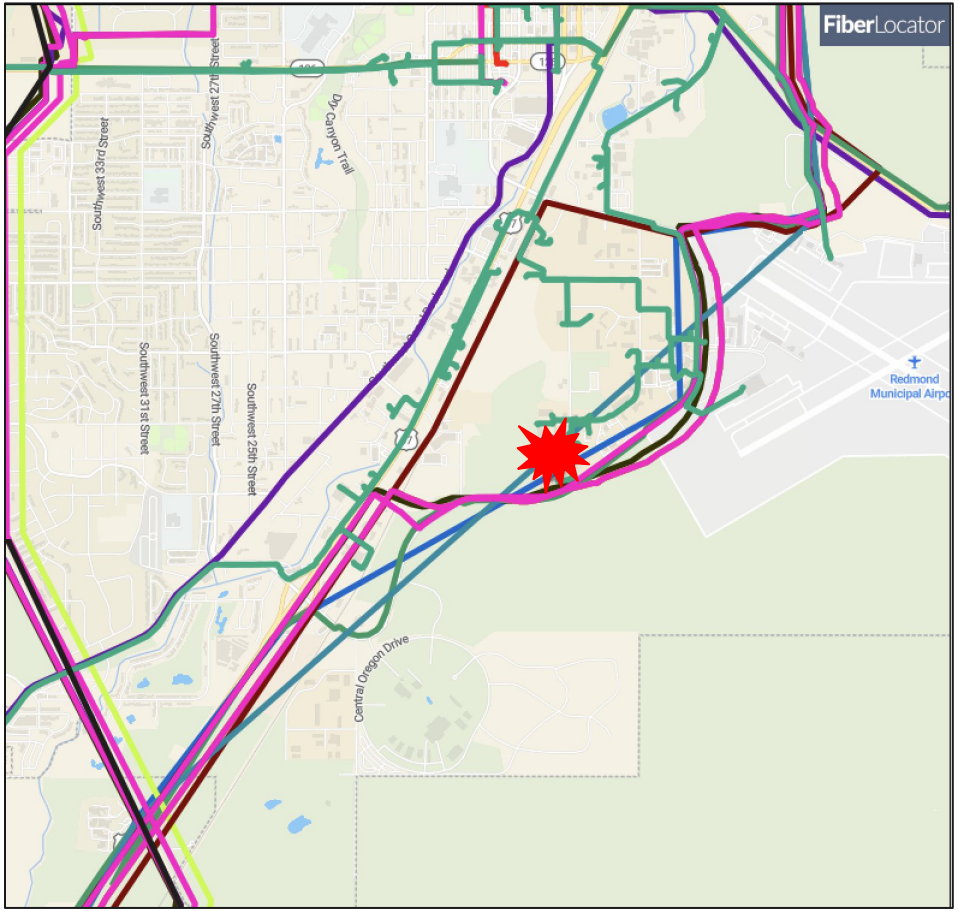
Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to international subsea fiber landings in the NW
- Fiber access to key interconnection facilities in the region



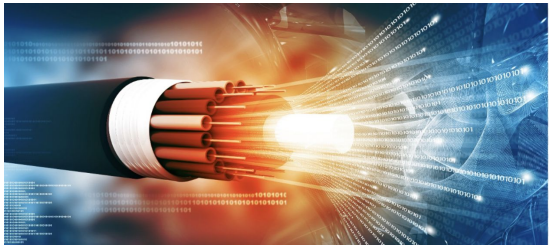
Metro Networks
- Crown Castle
- Electric Lightwave (Integra)
- Integra
- LS Networks
- Uniti Fiber
- WindWave Communications - Leased
- Zayo Metro

Long Haul Networks
- Electric Lightwave Long Haul
- Integra Long Haul
- LS Networks
- Syringa Networks Leased LH
- Uniti Fiber Long Haul
- Windstream Long Haul
- Zayo North America



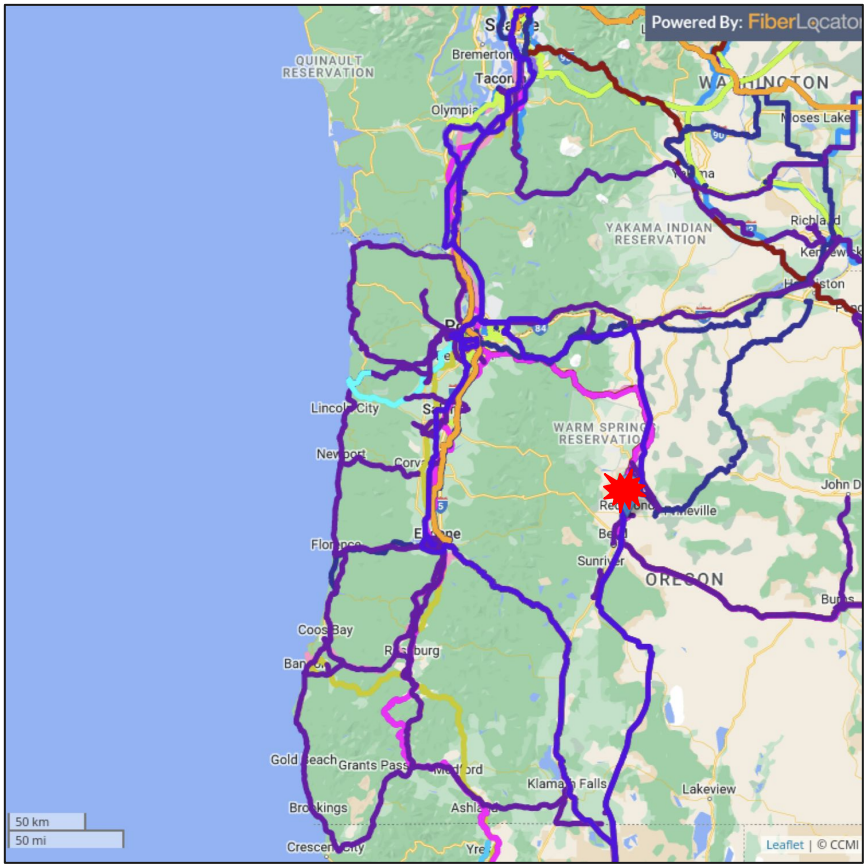
Fiber Regional - Long Haul

- Multiple regional long haul fiber connectivity on site
- Connectivity to international subsea fiber landings in the NW
- Fiber access to key interconnection facilities in the region



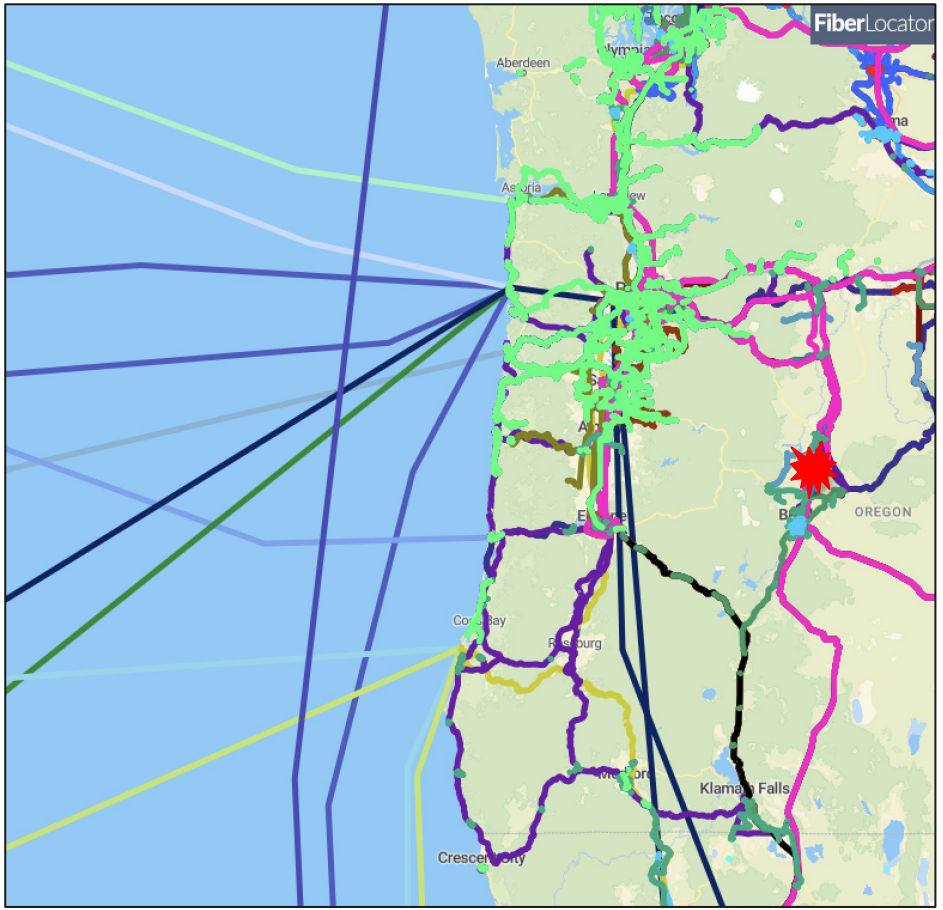
Long Haul Networks

- Arelion - International Long Haul
- Arelion Long Haul
- CenturyLink Long Haul
- CoastCom Long Haul
- Electric Lightwave Long Haul
- FiberLight Long Haul
- Hudson Fiber LH Leased
- Integra Long Haul
- LS Networks
- Level 3 (TWT)
- Level 3 Long Haul
- Noel Communications LH
- Sprint Long Haul
- Syringa Networks Leased LH
- Windstream Long Haul
- Zayo Long Haul

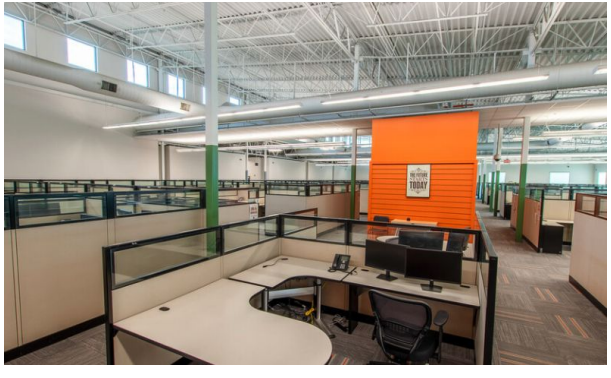


Subsea Fiber

- Connectivity to multiple subsea international cable landing stations in the NW



Photos



Contact

Doug Hollidge
704.651.2210
Doug@Five9sDigital.com

Chris Orr
704.619.7554
CO@RomansProperties.com

FIVE 9s DIGITAL

Romans Properties LLC