

NOW AVAILABLE • DATA CENTER

# 5 MW Charlotte Data Center

*1612 Cross Beam Drive, Charlotte NC*

An 18,068 SF free-standing equipped data center in network-dense Charlotte — 1.5 MW in place today with a clear path to 5 MW by Dec 2026, fiber-rich interconnection, Duke Energy power, and NC tax incentives. Available immediately.

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THE OPPORTUNITY

# A Charlotte Mission-Critical Asset

A free-standing, fully built-out data center in fiber-dense Charlotte — 1.5 MW operational today with a ramp to 5 MW by December 2026 via Duke Energy, multi-layer security, and N+1 cooling in-place.



**18,068**

SF BUILDING

Free-standing equipped facility

**1.5 → 5**

MW POWER PATH

Operational today → 5 MW

**N+1**

POWER & COOLING

Multi-layer redundancy

**DEC '26**

5 MW DELIVERY

Utility ramp in process

**Power expansion path**

Duke Energy 2,000 kVA today; Rider ED tariff eligibility subject to qualifications

**Fiber-dense interconnection**

On-site MMR with metro & long-haul carriers, connected to the Charlotte CBD carrier hotel.

**Tax & incentive friendly**

NC data center incentives apply subject to qualifications; pro-business climate and competitive power rates.

# Overview

Snapshot of the critical property, power, and operational attributes for 1612 Cross Beam Drive.

## ADDRESS

1612 Cross Beam Drive  
Charlotte, NC

## BUILDING

Free-standing one-level  
18,068 SF hardened structure

## PARCEL

±1.42 acres on-grade  
free-standing parcel

## CONDITION

Equipped data center  
turn-key infrastructure

## HISTORY

Operated as a data center  
for prior tenant

## ZONING

Commercial — historic  
use as data center

## CLEAR HEIGHT

±16' interior  
clear height

## PARKING

34 dedicated  
on-site parking spaces

## AVAILABILITY

Available immediately  
For sale or lease

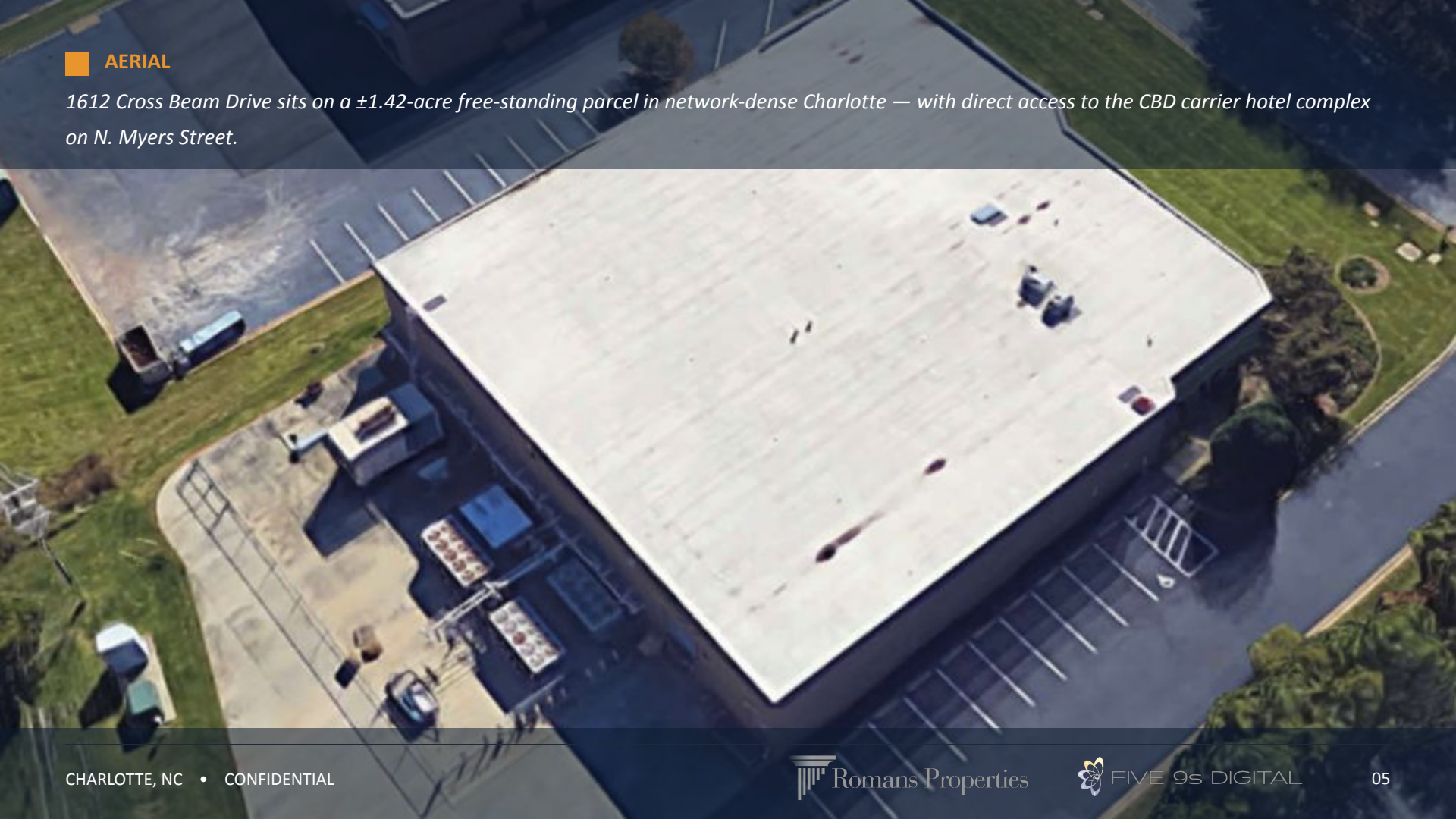
# Turn-Key Equipment In Place

1.5 MW of operational data center infrastructure, redundant power and N+1 cooling, carrier-rich Meet-Me Room, and multi-layer security — ready for occupancy.

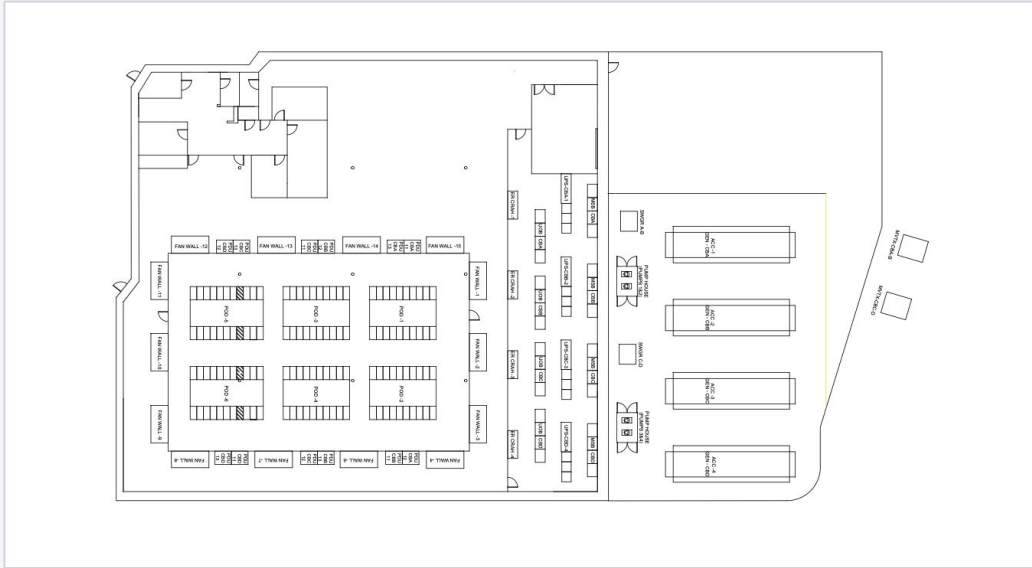
<b>GENERATOR</b>	1.5 MW generator with 1,500-gal diesel storage	<b>UPS</b>	500 kVA UPS A1 + 250 kVA UPS A2 (Toshiba G6900s)
<b>TRANSFORMER</b>	2,000 kVA dedicated on-site transformer	<b>PDU's</b>	5 × 125 kW PDUs (United Power PDM4) + 1 PDI PP2
<b>FIRE SUPPRESSION</b>	Pre-action dry-pipe sprinkler, dual-detector activation	<b>DC PLANT</b>	1,200 A DC plant
<b>DATA CENTER</b>	12,000 SF on-grade with overhead distribution	<b>COOLING</b>	N+1 — 8 Liebert CRACs on glycol loop, 3 × 100-ton dry coolers
<b>CONNECTIVITY</b>	On-site MMR connected to metro & long-haul fiber	<b>SECURITY</b>	Multi-layer with dual-auth, biometric, 24×7 CCTV

**AERIAL**

*1612 Cross Beam Drive sits on a ±1.42-acre free-standing parcel in network-dense Charlotte — with direct access to the CBD carrier hotel complex on N. Myers Street.*



# Conceptual 3.3 MW IT Load Design

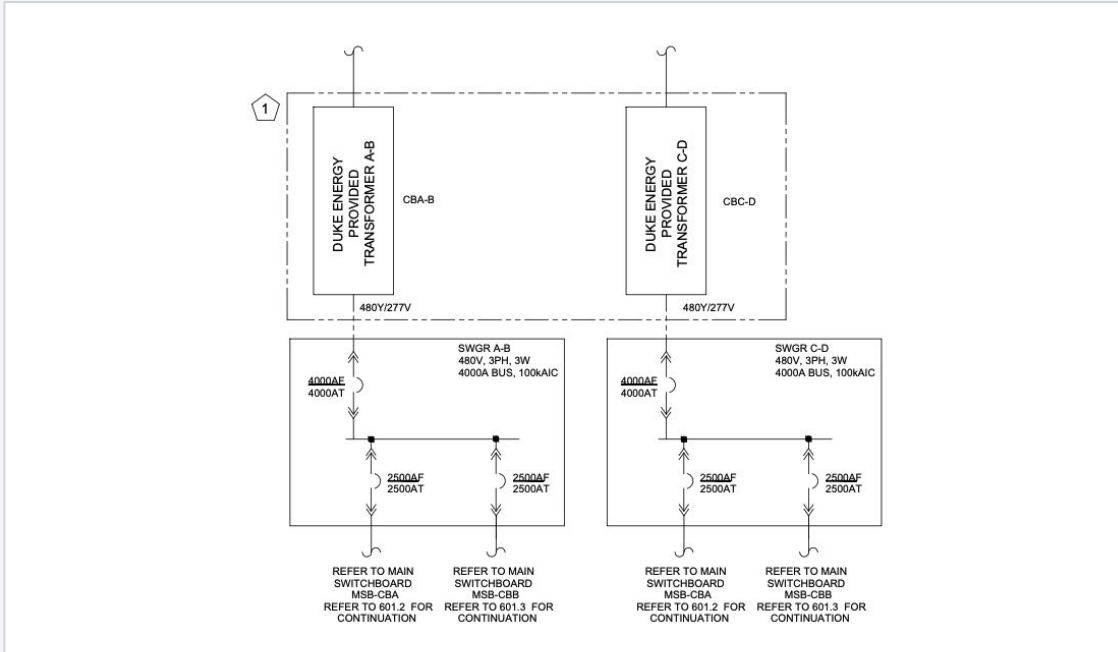


CONCEPTUAL 3.3 MW IT LOAD LAYOUT



SITE OVERLAY - CONCEPTUAL LAYOUT

# Built for Scale — 1.5 MW to 5 MW



**EXISTING**

## 1.5 MW Operational

Live data center equipment fed by a 2,000 kVA Duke Energy transformer on-site today.

**RAMP IN PROCESS**

## 5 MW Utility Delivery

Permitted utility expansion underway — delivery scheduled by December 2026.

**TARGET**

## 3.3 MW IT Load

Conceptual design supports 3.3 MW IT load

# Power Profile



## EXISTING

### **2,000 kVA Existing Transformer**

Duke Energy feed serving 1.5 MW of operational equipment today.

## RAMP

### **Path to 5 MW - New Transformers**

Duke Energy utility ramp — delivery scheduled by December 2026.

## EXPANSION

### **Equipment Yard Capacity**

Fenced yard sized for additional transformers, generators, and cooling.

## INCENTIVE

### **Rider ED Tariff Eligible**

Power-cost incentives for qualifying high-load consumers.

# Carrier-Rich Interconnection

## NETWORK DENSITY

### Fiber-Rich Charlotte Location

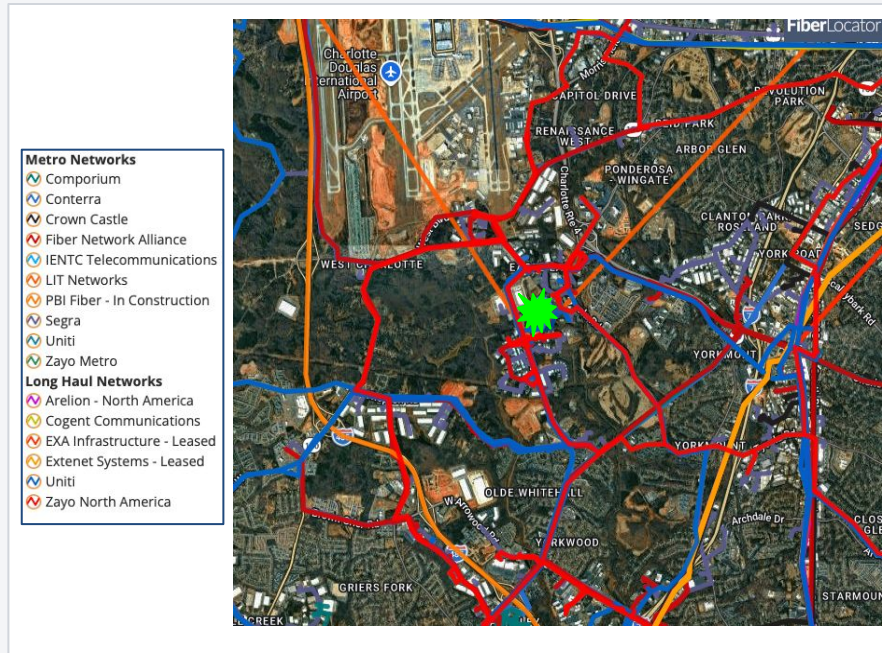
On-site Meet-Me Room with access to numerous metro and long-haul fiber providers, plus direct connectivity into the Charlotte CBD carrier hotel complex on N. Myers Street — one of the Southeast's most carrier-dense interconnection points.

## ON-SITE INFRASTRUCTURE

Meet-Me Room (MMR) in-building · Diverse metro & long-haul routes · Direct path to N. Myers carrier hotel

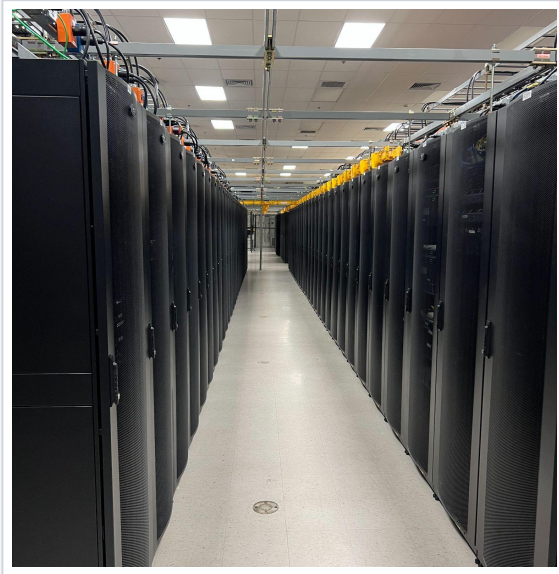
## INTERCONNECTION

Multi-carrier MMR ready for tenant cross-connects on day one.



# Inside the Data Center

12,000 SF of equipped data hall — overhead distribution, multi-layer security, and active cooling.



# Additional Interior

Electrical and cooling serving the active 1.5 MW data center load.



# UPS & Battery Plant

UPS plant — 500 kVA UPS A1 and 250 kVA UPS A2 with battery backup.



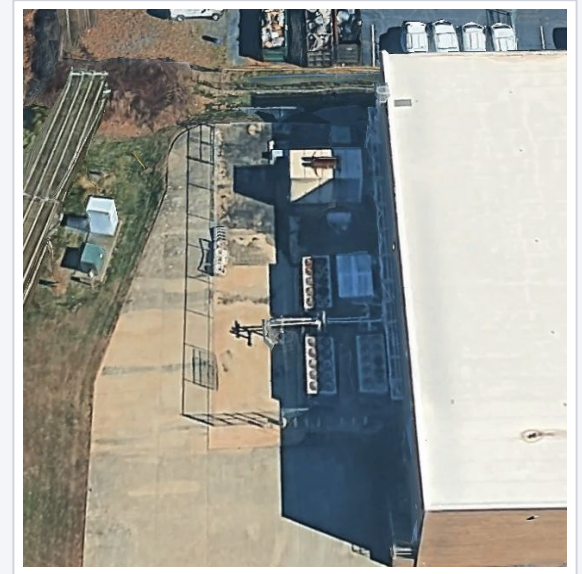
# Office, Security & Operations

Office, conference, and security entrance — multi-layer access with biometric authentication.



# Building Exterior & Yard

Hardened single-tenant structure with fenced equipment yard for generator, fuel storage, and cooling plant.



GET IN TOUCH

# Contact

*Reach out for questions, tours, technical packages, or transaction terms.*



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