For Lease or For Sale
Free-Standing Data Center & Support Building
5.5MW+ – Ready to Occupy

Pittsburgh PA

FIVE 9s DIGITAL

BUILDING INFORMATION

LOCATION:

615 McMichael Road
McKees Rock, PA 15136 - Pittsburgh

PROPERTY:

5.5 MW of Power On-Site (Expandable)
41,367 SF Purpose-Design Data Center and Support Building
17,113 SF of Data Center space on Raised Floor
Raised Floor Space Designed to Expandable into Office/Support Areas
Dual Utility feeds from separate substations
A + B side power (5.5 MW of transformers on site, expandable)
2MW of Generator Backup (6,000 gallons of fuel storage)
Dual 400 Amp 240 volt 3 phase busway per pod
Hot Aisle Containment (5 pods – 2 rows of 14 racks)
8 DX CRAC units providing 180 tons of cooling
Contained Mechanical Room
Dual Network Access Points (80 tons of CRAC cooling for MRM)

Support Offices, Configuration Area, Network Room, Lab Area, Open Space for Cubicles, Conference Rooms, Kitchen & Breakroom

AVAILABLITY:

Ready-To-Occupy Data Center in Excellent Condition

PROXIMITY:

Well-situated Data Center 10 miles west of Pittsburgh CBD located in a master-planned business park offering excellent power and fiber connectivity

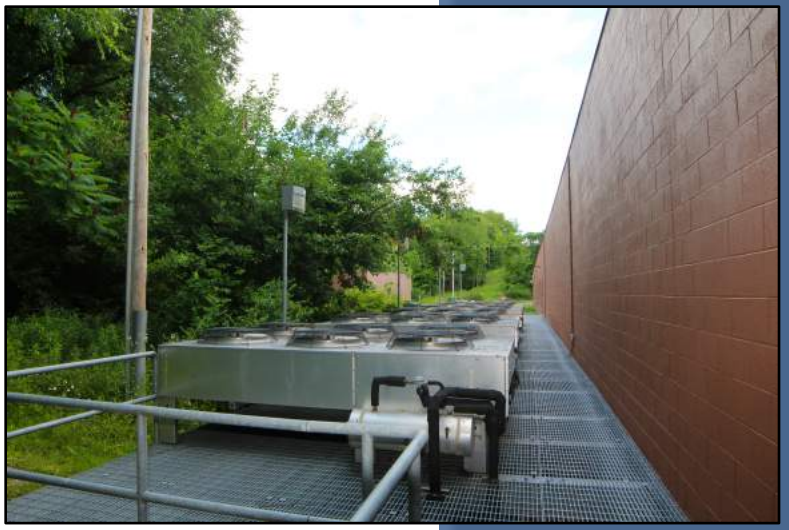
FIBER:

Fiber providers include Lumen, Windstream, Zayo, Crown Castle, Level 3 Metro, Uniti, DQE, Consolidated Communications and Atlantic Broadband

PRICING:

New Purchase Price:	$7.9M (Reduced from $9M)
Lease Rate:	$18 PSF, NNN for the entire building to include $1M TI Allowance $23 PSF, NNN for subdivided data center area of 21k SF ~

BUILDING



INTERIOR PHOTOS

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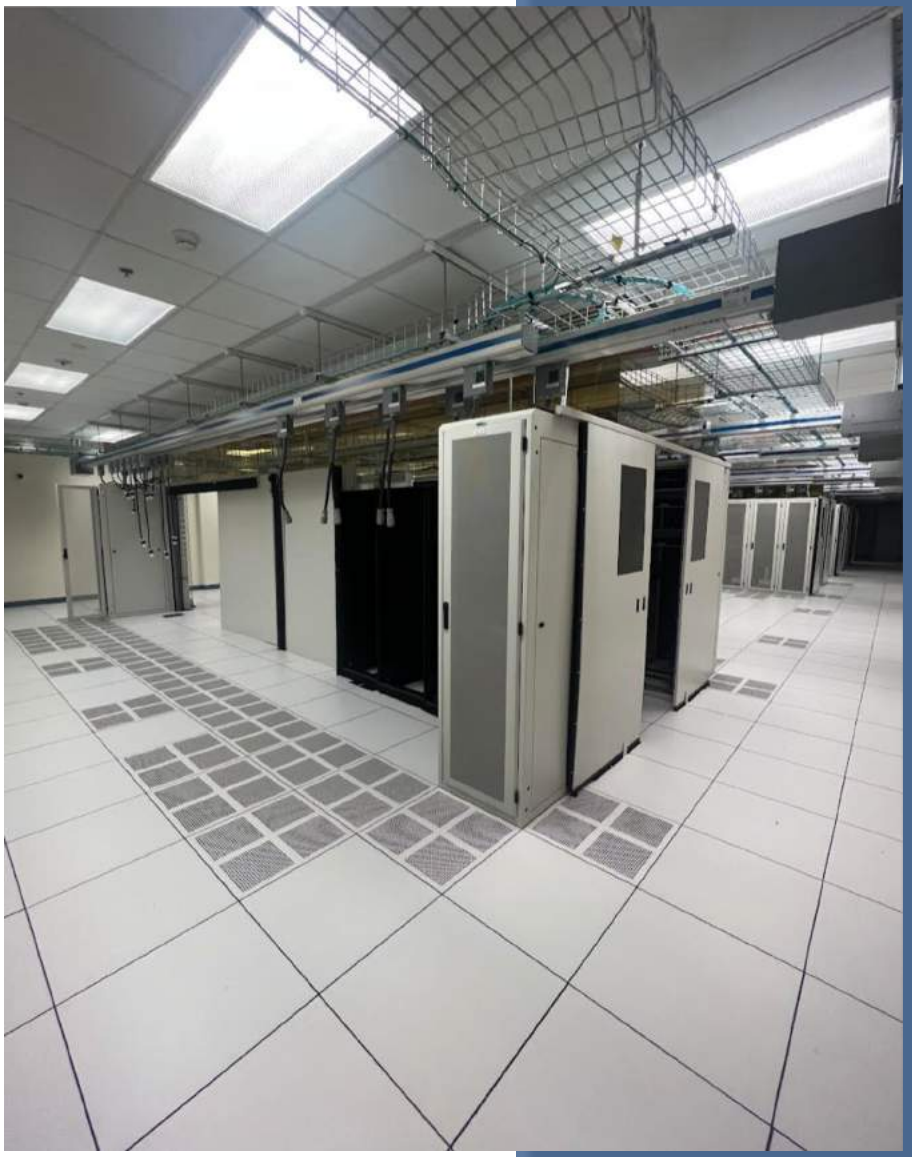

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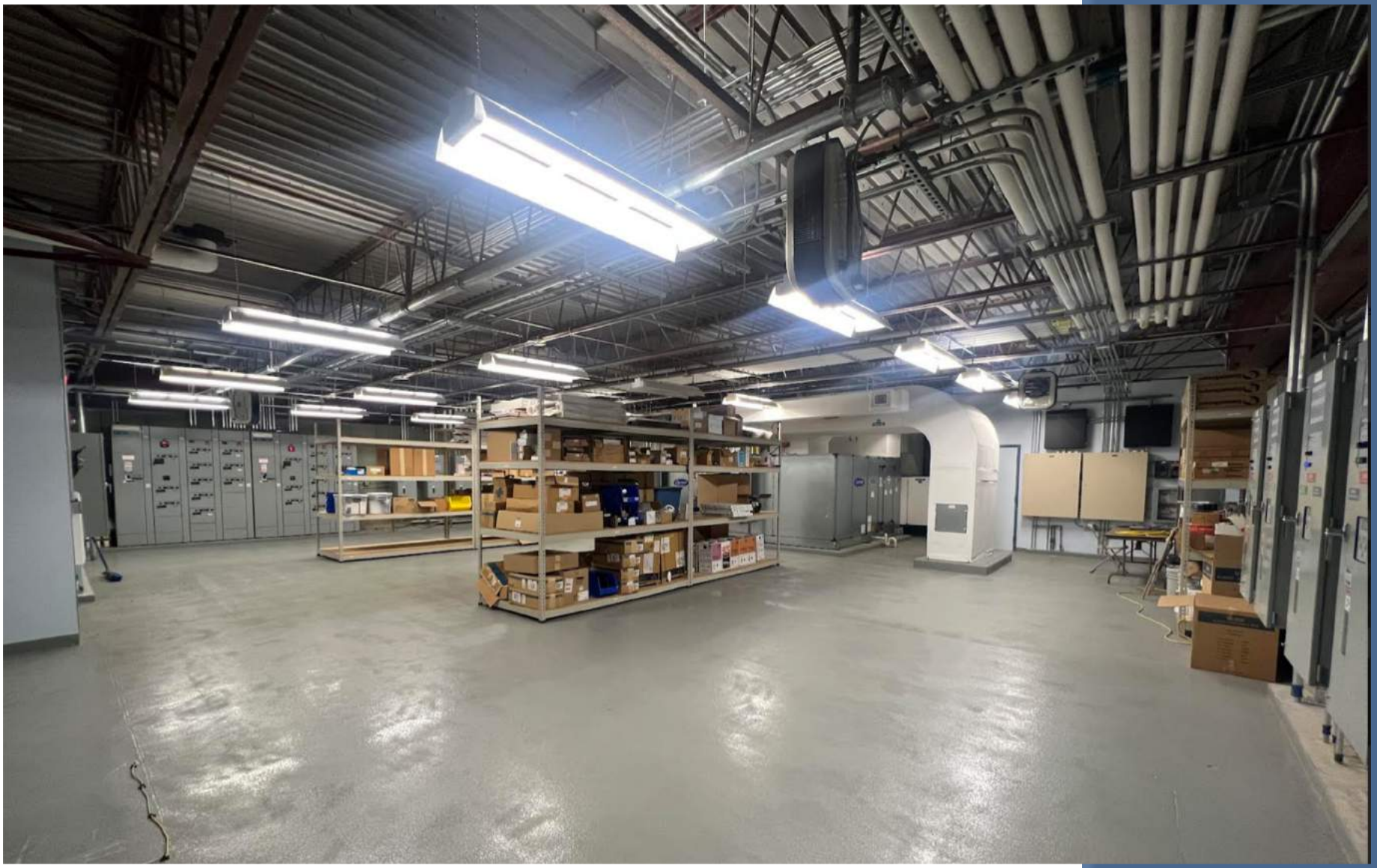
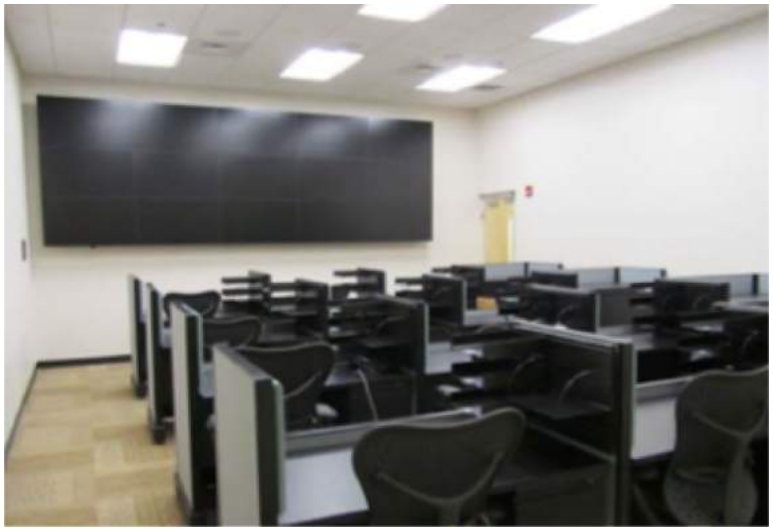
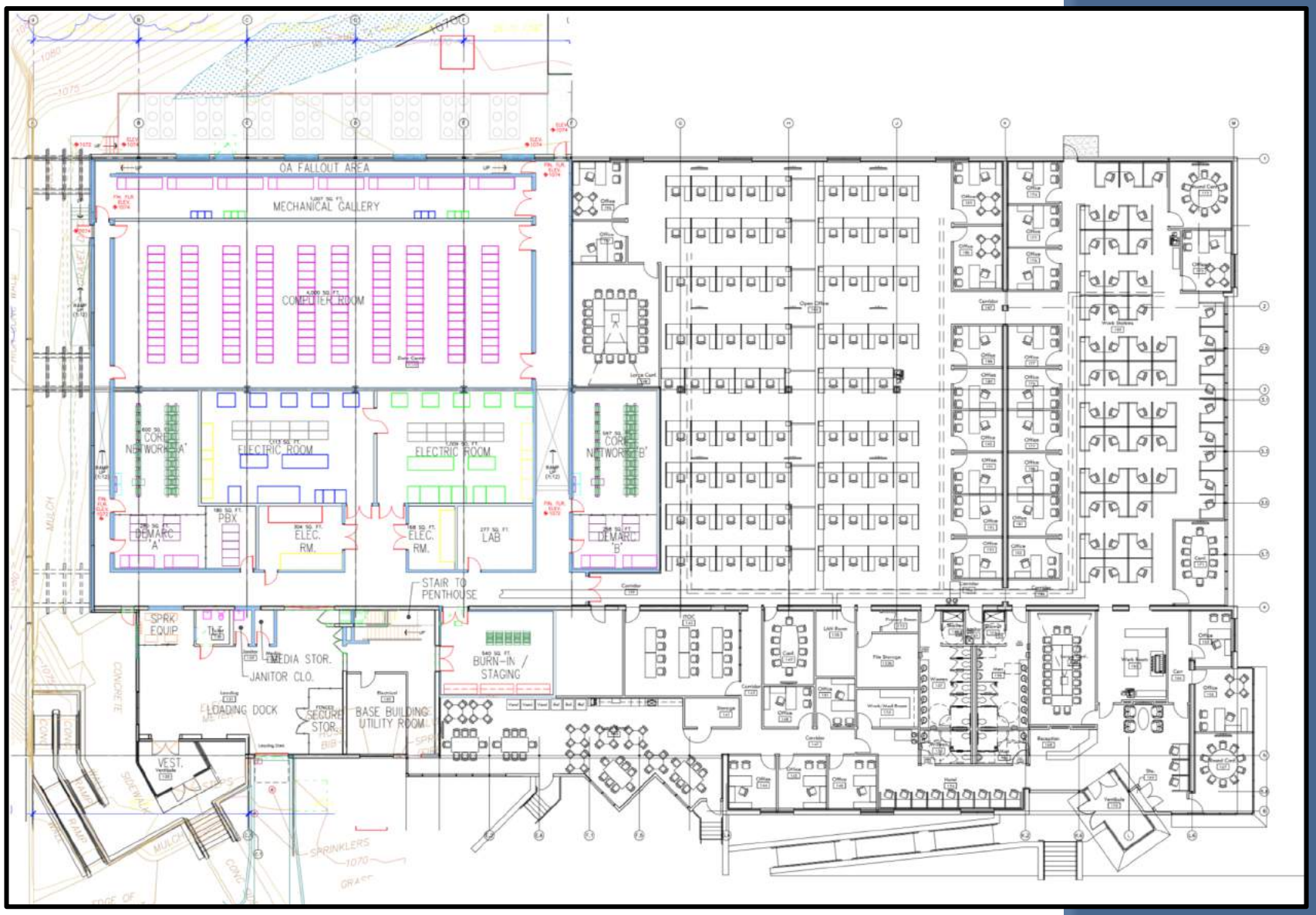


GENERATOR

SUPPORT & OFFICE AREAS

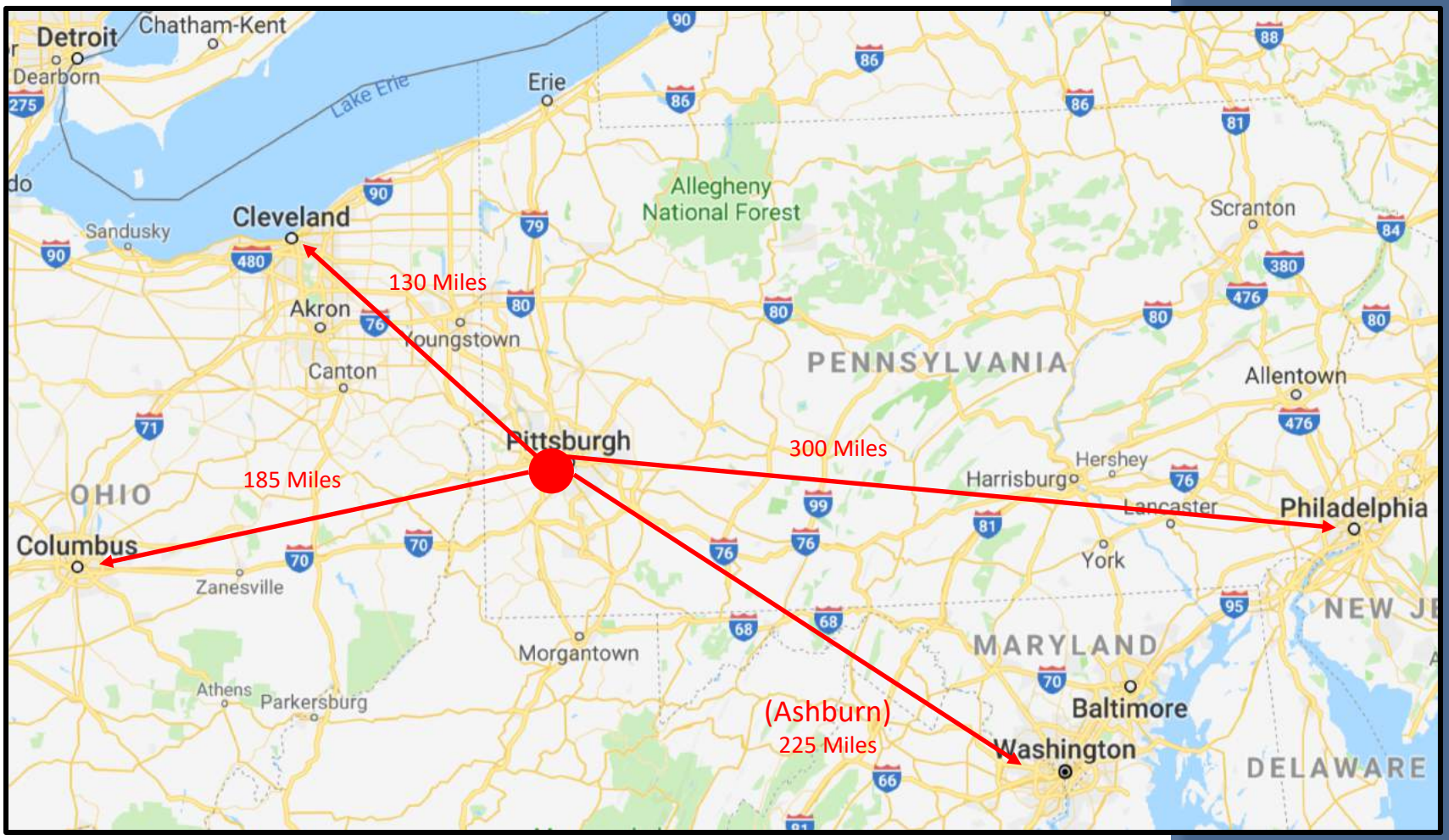


FLOORPLAN


OA FALLOUT AREA
MECHANICAL GALLERY
COMPUTER ROOM
CORE NETWORK 'A'
ELECTRIC ROOM
ELECTRIC ROOM
CORE NETWORK 'B'
DEMARC 'A'
PBX
ELEC. RM.
ELEC. RM.
LAB
DEMARC 'B'
STAIR TO PENTHOUSE
SPRK EQUIP
MEDIA STOR.
JANITOR CLO.
LOADING DOCK
SECURE STOR.
BASE BUILDING UTILITY ROOM
BURN-IN / STAGING
VEST.
SPRINKLERS

AERIAL

LOCATION


Detroit
Chatham-Kent
Dearborn
Lake Erie
Erie
Cleveland
Sandusky
Allegheny National Forest
Scranton
130 Miles
Akron
Youngstown
Canton
PENNSYLVANIA
Allentown
Pittsburgh
300 Miles
185 Miles
Hershey
Harrisburg
Lancaster
Philadelphia
OHIO
Columbus
York
Zanesville
Morgantown
MARYLAND
Athens
Parkersburg
(Ashburn)
225 Miles
Baltimore
Washington
DELAWARE

FIBER MAP – Metro & Long Haul

FiberLocator

615 McMichael - Pittsburgh

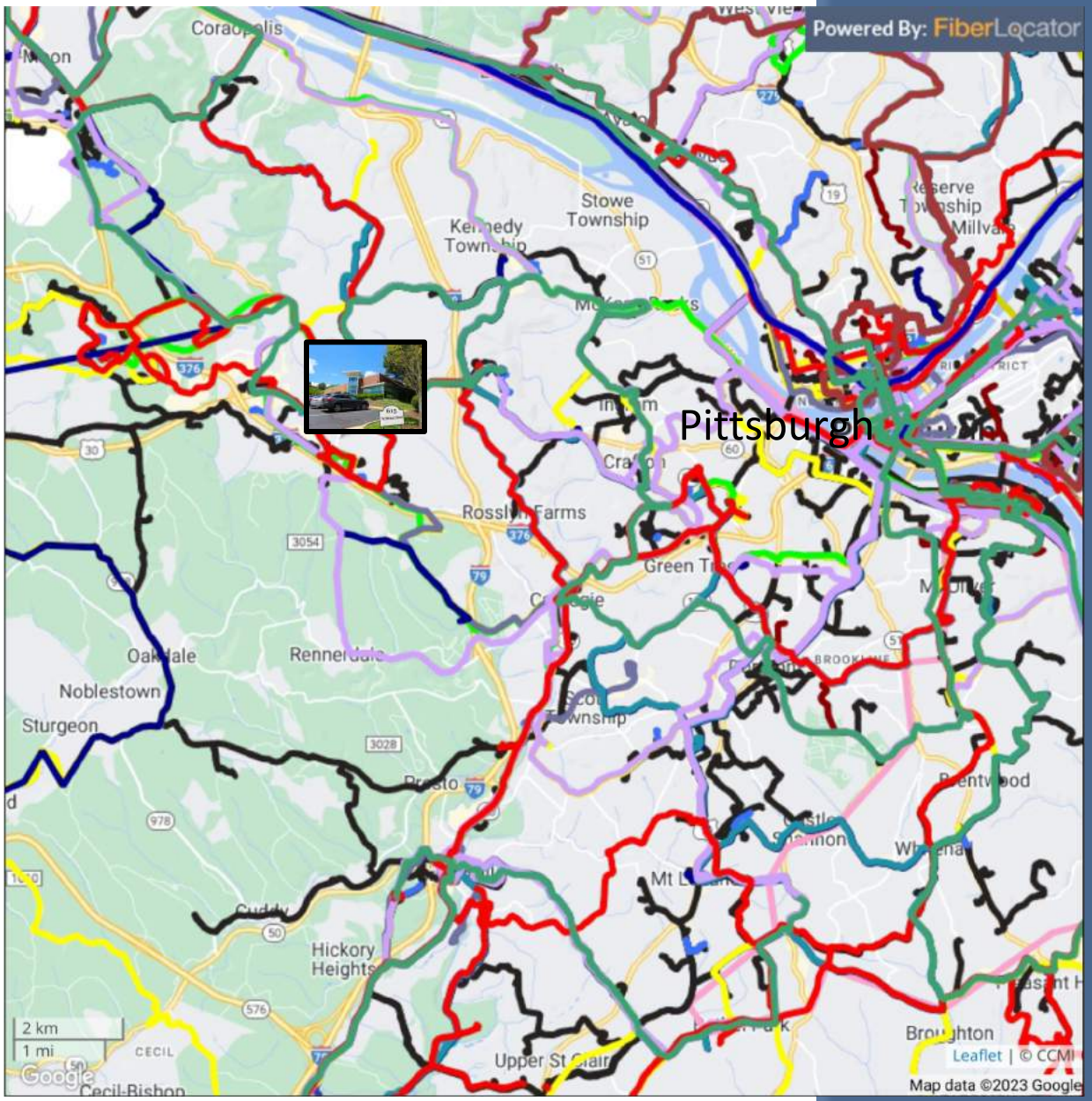
615 McMichael Rd, Pittsburgh, PA 15205, USA

Metro Networks

- Breezeline
- Breezeline Leased
- CenturyLink Metro
- Consolidated Communications
- Crown Castle
- DQE
- Everstream
- ExteNet Systems
- FirstLight
- Hudson Fiber
- Level3 Metro
- PennREN - KINBER
- Salsgiver Telecom
- Segra
- Uniti Fiber
- Windstream
- Windstream - Dark
- Zayo Metro
- Zito Business

Long Haul Networks

- Arelion - International Long Haul
- CenturyLink Long Haul
- Hudson Fiber LH Leased
- Level 3 Long Haul
- Sprint Long Haul
- Windstream Long Haul
- Zayo Long Haul



FIBER MAP – Long Haul

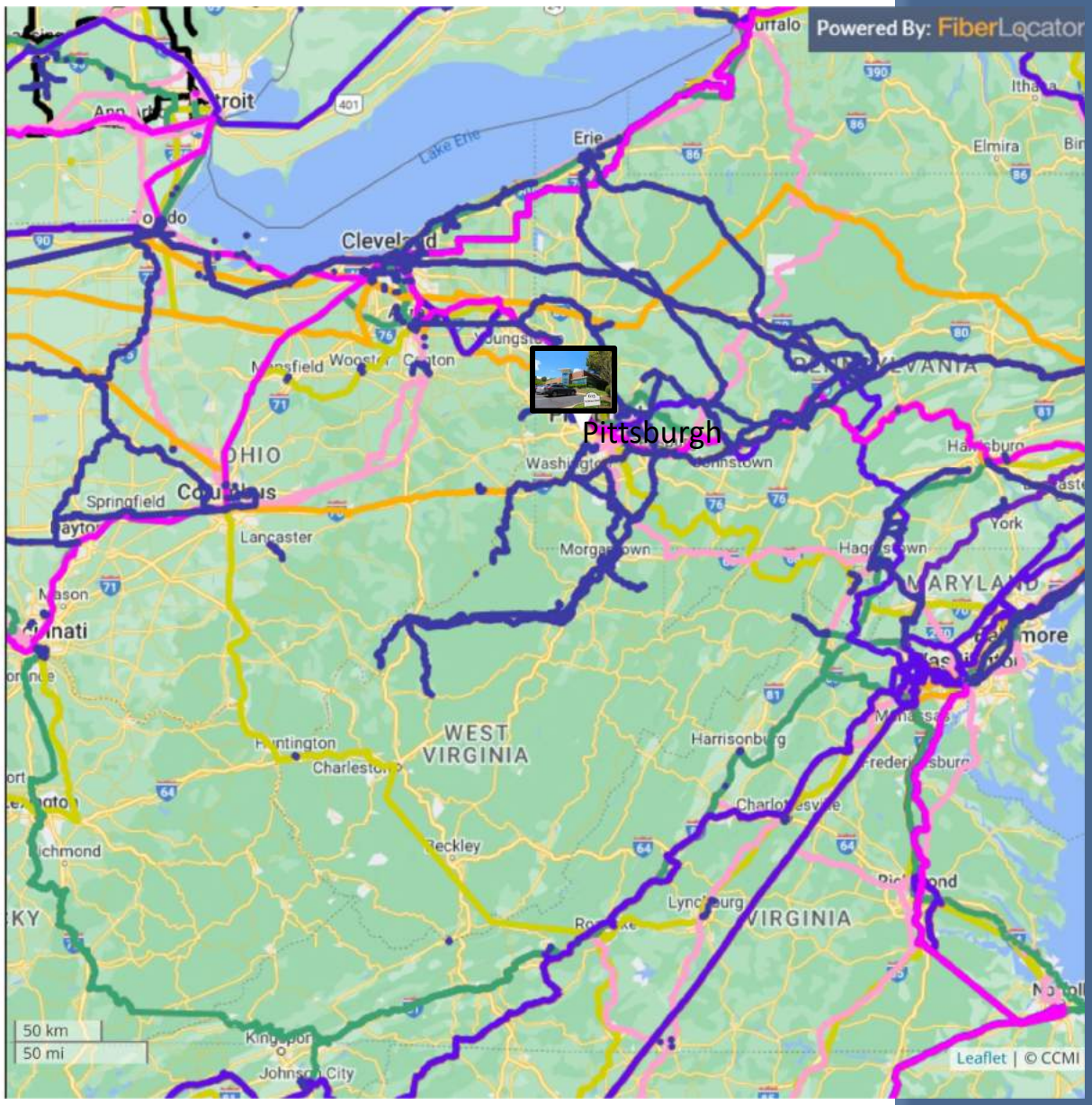
FiberLocator

Long Haul Fiber - Pittsburgh

615 McMichael Rd, Pittsburgh, PA 15205, USA

Long Haul Networks

- 123Net
- AT&T Long Haul
- Arelion - International Long Haul
- Arelion Long Haul
- CenturyLink Long Haul
- Hudson Fiber LH Leased
- Level 3 Long Haul
- Neutral Path Communications LH
- SDN Long Haul
- Sprint Long Haul
- Summit IG Dark Long Haul
- United Fiber and Data
- Vivacity Infrastructure Group
- Windstream Long Haul
- Zayo Long Haul
- redIT



PITTSBURGH OVERVIEW

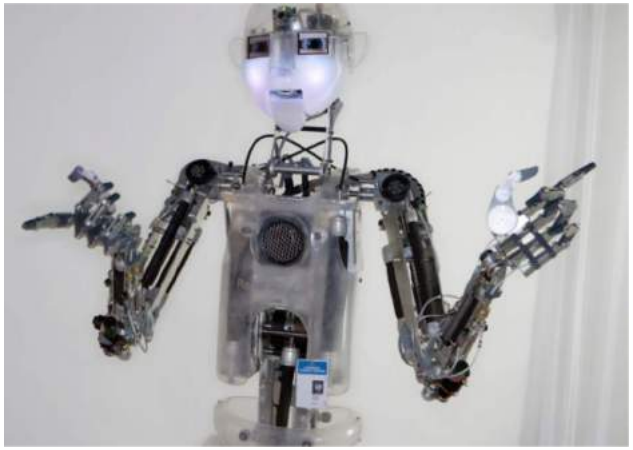
Pittsburgh Pennsylvania offers a competitive cost of doing business, robust and educated workforce with one of the most active corporate and government R&D initiatives in the country. The Pittsburgh metropolitan region has a population of nearly 2.37M and has successfully transitioned to high technology, AI, robotics, nuclear engineering, health care, biomedical technology, finance and education. Pittsburgh is considered the birthplace to artificial intelligence (AI) which began with Carnegie Mellon in the 1950s and home to numerous AI companies, related talent and the top AI graduate program in the sector.

Both Google and Apple opened announced new R&D locations in the area. AI announcements include Meta AI Lab, Amazon AI, Bosch AI, Fortive, Edge Case Research Research, and LegalSifter. Recent Cybersecurity initiatives include Acronis, Continuum and Fifth Wall Solutions among others and the fast-growing robotics sector includes Gecko Robotics, Bossa Nova, Locomation, Honeywell Robotics, Astrobotic, Seegrid, Denso, Motional, Waymo, Thoro.ai, Michelin DDI, and Mapless AI among others. And the Life Sciences sector has been incredibly active in the area including companies such as Excela Health, UPMC, Allegheny Health Network, Maitri Medicinals, Lockwood Development Partners, Pantherex Speciality Pharmacy, WVU Medicine, and Krystal Biotech.

Pittsburgh area data centers have been active due to the rapidly growing tech sector and the State of Pennsylvania, beginning January 1, 2022, passed legislation where data center equipment is exempt of Pennsylvania sales and use tax subject to meeting certain criteria.

While technology has been a fast growing component in the Pittsburgh area, it is also home to Fortune 500 companies including:

- Arconic Corporation
- Viatris
- Comcast
- Rite Aid
- Kraft Heinz
- PNC Financial
- Aloca
- WESCO
- Wabtec Corporation
- Dick's Sporting Goods



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