

NOW AVAILABLE

50k - 200k SF BUILD-TO-SUIT DATA CENTER

Data Center Park

Catawba County, North Carolina



FIVE 9s DIGITAL

Contact Five 9s Digital for more information

www.five9sdigital.com

LOCATION

- Kelly Blvd, Claremont, North Carolina
- In a data center park that includes the new Bed Bath & Beyond data center
- Clustered in Western North Carolina near the Apple, Google, Disney, AT&T, WiPro, Boeing and Facebook data centers
- Pre-graded land ready-to-build

BUILDING SIZE

- 25,000 SF - over 200,000 SF

POWER

- Duke Energy, low cost, robust power
- Up to 120 MW available

FIBER

- AT&T
- Level 3 Communications
- Others nearby

EQUIPMENT YARD

- Exterior space available for generators, chillers, and other equipment needs

ROOF

- Concrete, penetration resistant 20 year roof

BUILDING HEIGHT

- Approximately 22 feet clear height

FLOOR

- 8" concrete slab on grade

COLUMN SPACING

- Average 48' x 40' column spacing

WALLS

- Wind Profile Concrete Walls

WATER | SEWER

- City Water & Sewer

PARKING

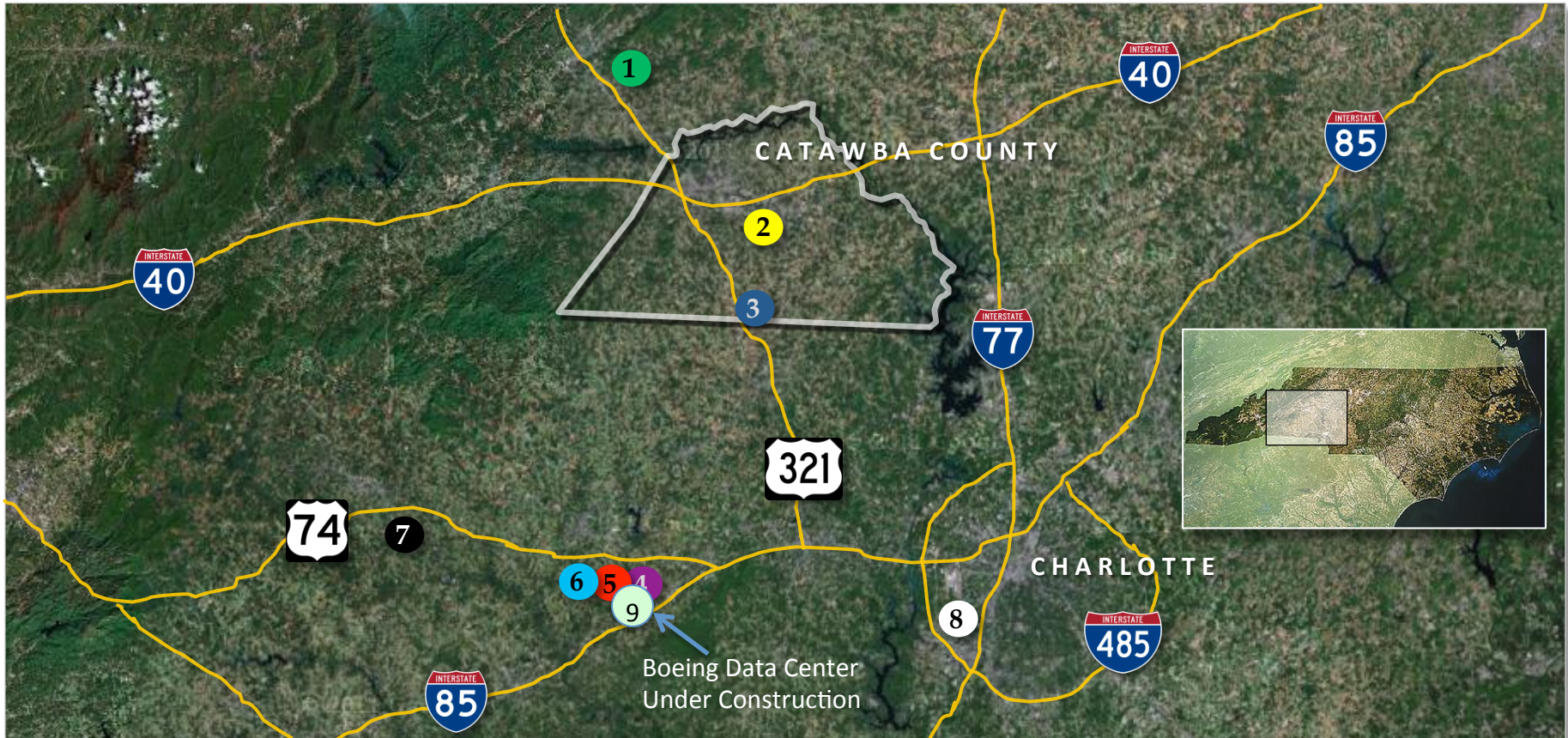
- Ample space



LOCATION

Catawba County, NC Build-To-Suit Data Centers

The Catawba County Powered Shell Data Center II is located in the heart of Western North Carolina's data center corridor, which is home to numerous "enterprise" data centers. Adjacent to Bed Bath & Beyond's new data center, the Catawba County Powered Shell Data Center II is conveniently located less than 60 miles from Charlotte.

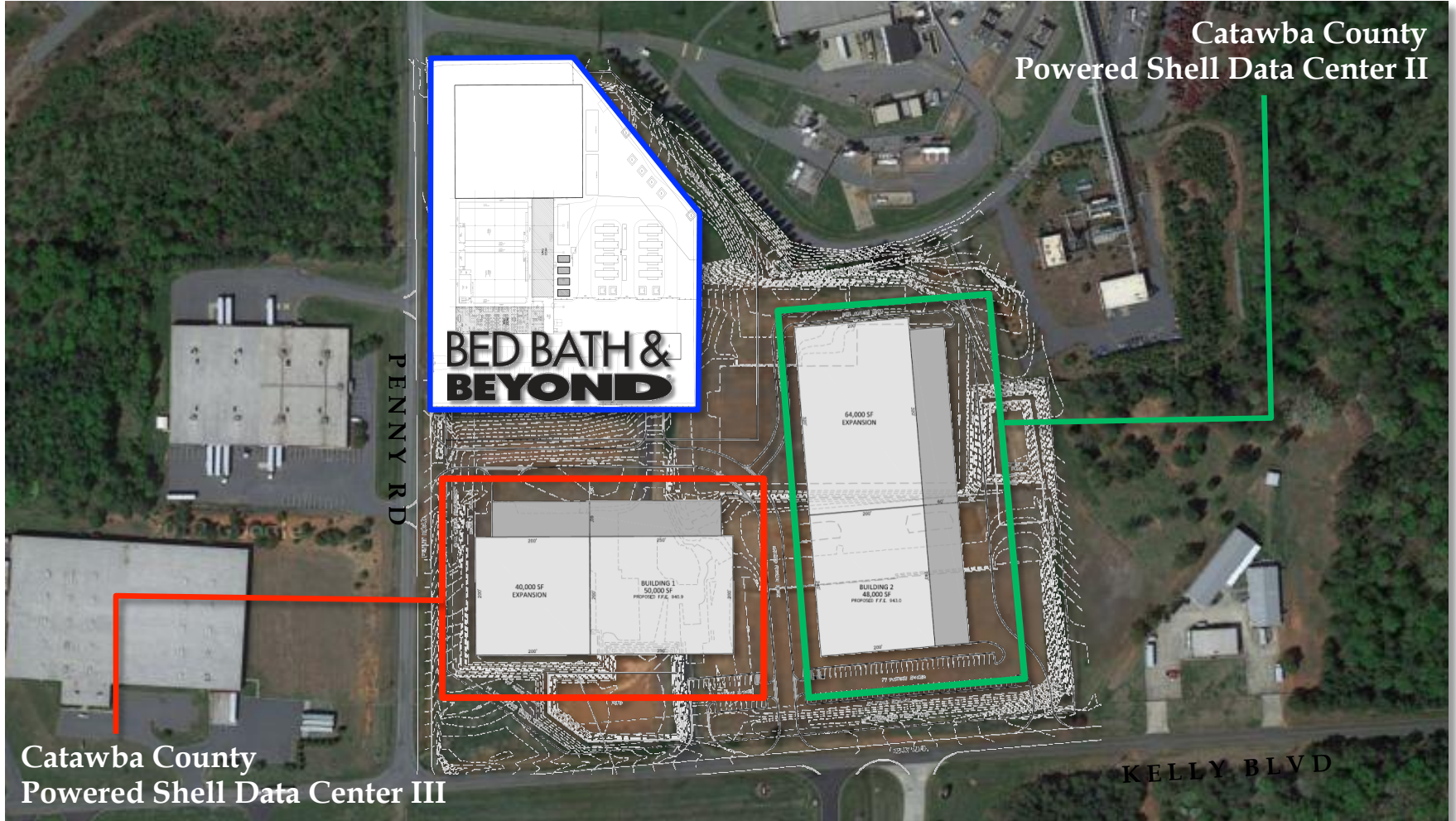


- 1 Google Data Center
- 2 Bed Bath & Beyond Data Center & **Catawba County Data Center II**
- 3 Apple Data Center and Solar Farm
- 4 AT&T Data Center
- 5 WiPro Data Center
- 6 Disney Data Center
- 7 Facebook Data Center Campus
- 8 Time Warner Cable National Data Center

SITE PLAN

Catawba County, NC Powered Shell Data Centers

The Catawba County Powered Shell Data Center II & III opportunities are located in a master planned data center park in Claremont, North Carolina. Bed Bath & Beyond recently occupied the 50,000 SF data center as detailed below.



POWER

Power availability is excellent. Duke Energy has multiple 12.5kV three Phase lines within the Claremont International Business Park, as well as a single circuit 100kV line just northeast of the Powered Shell Data Center. Approximately 8,500 feet northeast of the site is a dual circuit 100kV line which provides power to the Claremont Retail 100/12.5kV dual transformer electrical station. There is an existing electrical transmission right of way from the dual circuit 100kV line into the park. Up to 120 MW of power could be delivered to the building.

The double circuit 100kV line, providing power to the local 100/12.5kV electrical substation, is the Hickory Black line and Hickory White line. The following is the 7 year outage history for these 100kV lines:

Hickory Black 100kV - Uptime history of 99.99991
Hickory White 100kV - Uptime record of 99.999997

Relaying at the existing 100/12.5kV substation is set up to protect Duke Energy equipment. Duke has CTs on the high side of the transformer set up to trip to prevent damage to the transformer bank and substation equipment.

45.7% of Duke Energy's power is generated at Nuclear Generation Plants, which gives the end user the benefit of pricing less susceptible to commodities prices swings than power produced by coal and gas generation sources. Nuclear generation also helps minimize the carbon footprint. In addition to nuclear generation, Duke Energy plans to generate 12.5% of its power from renewable resources by 2021.

Power cost for high load factor loads above 1 MW can be in the 4-5 cents per kWh range (with Rider EC credits).



UTILITIES

WATER

Water service to the site is provided by the City of Claremont, NC. There is a main dual feed line serving the city from Conover with valves at Highway 70 and Main Street as well as at Rockbarn. The City owns and maintains two water towers (300,000 & 250,000 gal) in close proximity to the site. Water serves the site via a 12" main in Penny Road and Kelly Blvd. This line is a looped system from three diverse connection points providing redundancy. This 12" main has a direct feed from the water tower as well as Hwy 70. The 12" line can provide approximately 2,500 gpm and 70-100 psi. Capacity in the system is approximately 1.0 million gallons per day (MGD) available to the site. Although there is ample capacity in place to service this facility, additional capacity is available and could be requested through an agreement with the City of Hickory if needed in the future.

SEWER

Sewer service to the site is provided by the City of Claremont, NC. The city operates two sewer treatment plants (400,000 and 100,000 gal/day) with a total of 500,000 gal/day of capacity. The 400,000 gal/day plant serves this site. There is a 10" main line along Penny Road and Kelly Blvd that ties directly to an 18" main approximately 1,000 feet from the site. This 18" main then ties into a 24" main further down the line. The city currently has 160,000 - 180,000 gal/day of available capacity with no prospects in line to acquire any of this capacity. Our estimated sewer demand for this entire facility is approximately 40,000 - 45,000 gal/day, so there is sufficient capacity available. Should additional sewer capacity be needed in the future, the town could expand the current plant by doubling its size. A more long-range plan that is being discussed would allow the city to tie onto a Super Discharge Line that would run to the City of Hickory, providing over 1M gal/day capacity.

FIBER

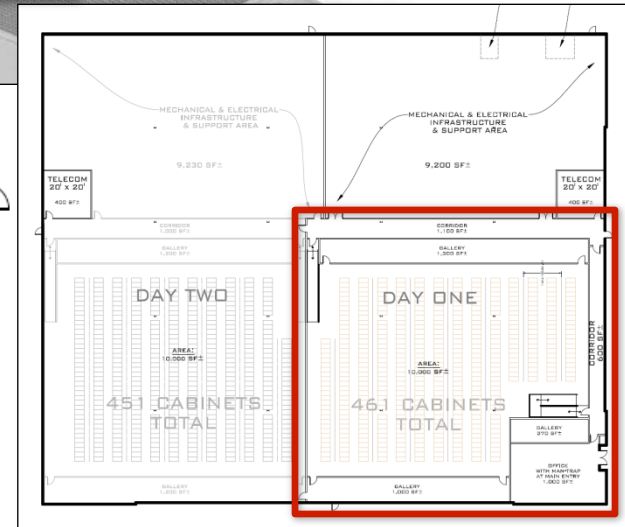
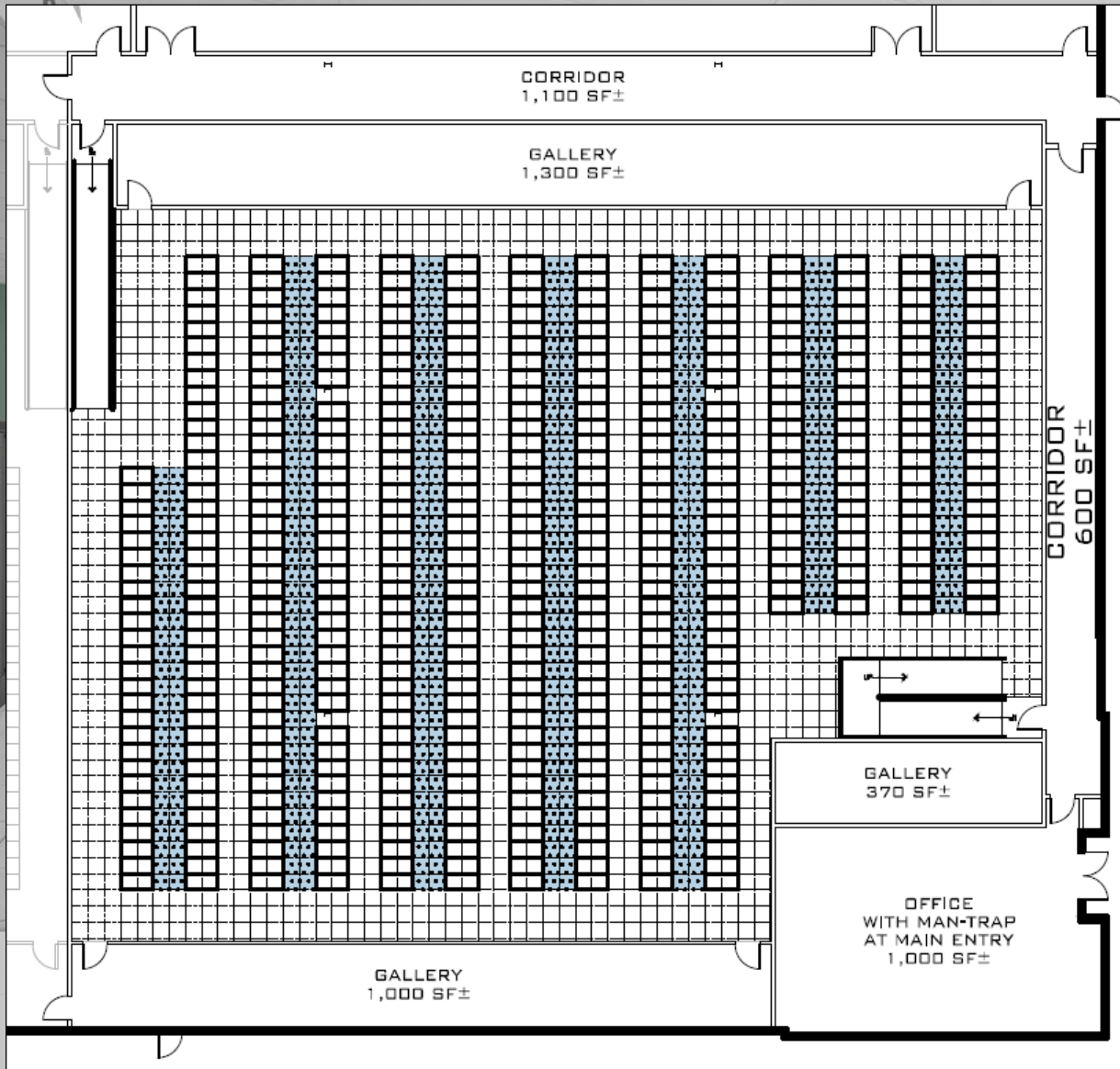
- AT&T
- Level 3 Communications

Fiber is offered by AT&T and Level 3 Communications among other nearby providers. Connectivity is excellent.



FLOOR PLAN

CLOSE-UP VIEW



LEGEND:

-  2 x 4 CABINET
-  2 x 2 SOLID TILE
-  2 x 2 PERF. TILE
-  COLUMN

HAZARD AVOIDANCE

Airfield:

Charlotte-Douglas International Airport - 37 miles away
Hickory Regional Airport - 13.50 miles away
Site is NOT located in the flight path of any airports

Rail:

Closest rail line is .6 miles away
Rail line services local hauls, thru freights, coal, and grain

4-Lane Highways:

I-40 is the closest 4-lane highway at 1.59 miles away

Point-to-Point or Panel Systems/Towers:

There are no known point to point or panel systems/towers within the immediate area

Quarry:

The closest quarry is over 11.1 miles from the site

Gas Transmission Lines:

4' Distribution line runs on the west side of Penny Road
Distribution line runs in the front of the building at a distance of 100 feet
The closest transmission line is at Fairgrove Church Road
Transmission line is approximately 6 miles from the building

Military Base:

Fort Jackson in Columbia, SC is the closest base at 159 miles away

Nuclear Facilities:

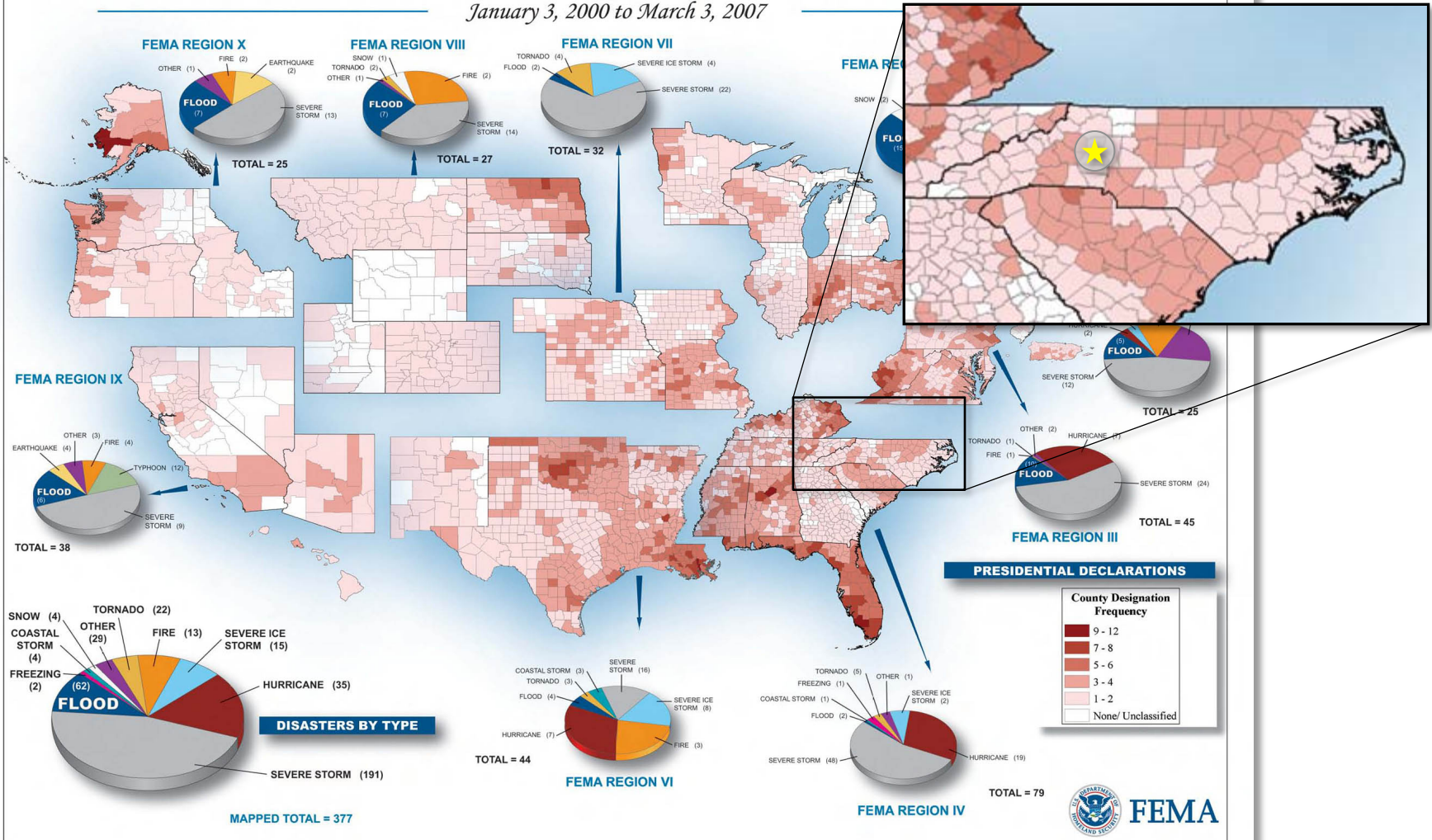
McGuire Nuclear Plant in Charlotte, NC is the closest at 21.72 miles away

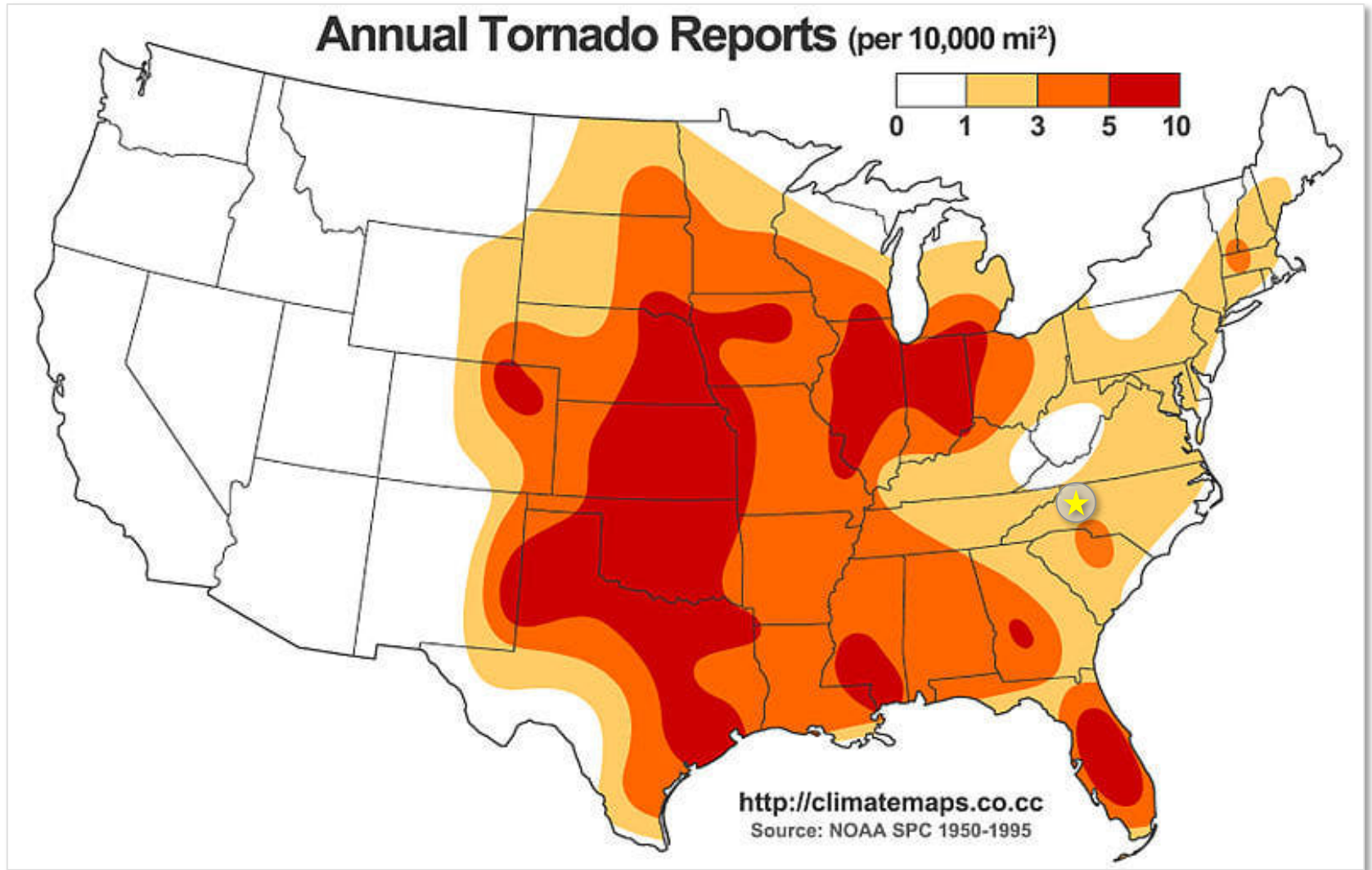
Flood Plain:

Located outside of the 500 year flood plain

PRESIDENTIAL DISASTER DECLARATIONS

January 3, 2000 to March 3, 2007

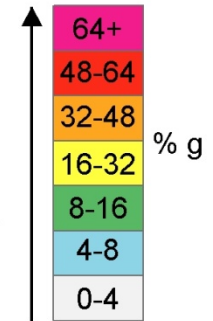




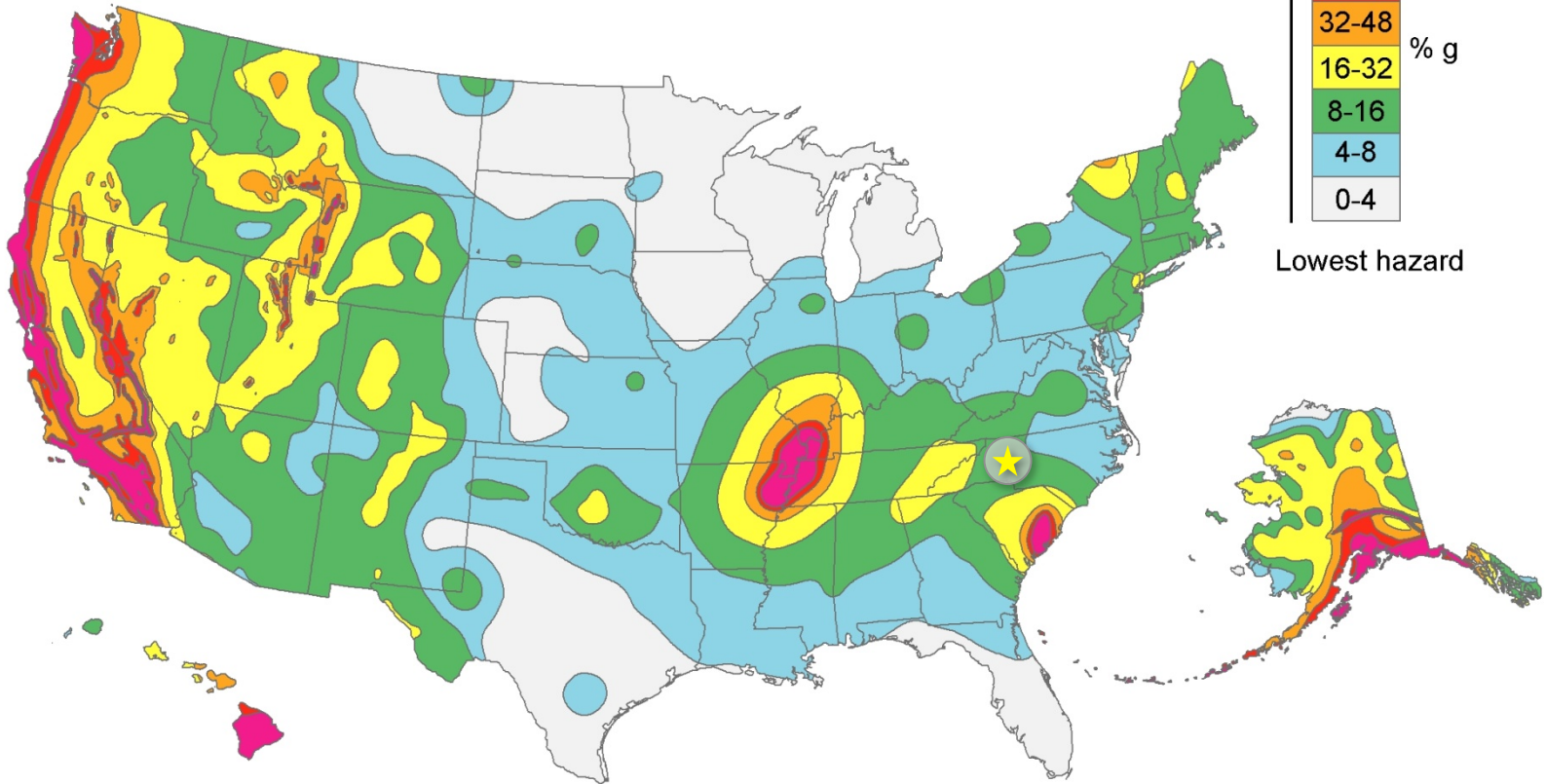
HAZARD AVOIDANCE



Highest hazard



Lowest hazard



HAZARD AVOIDANCE



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WEBSITE:

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FOR MORE INFORMATION:

Doug Hollidge:

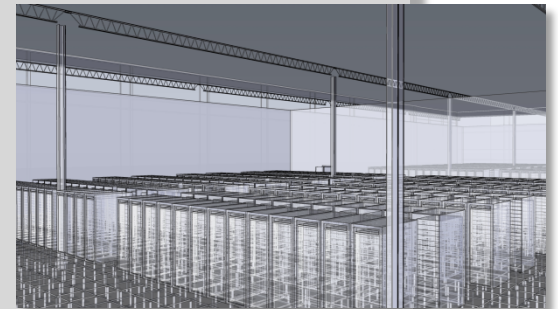
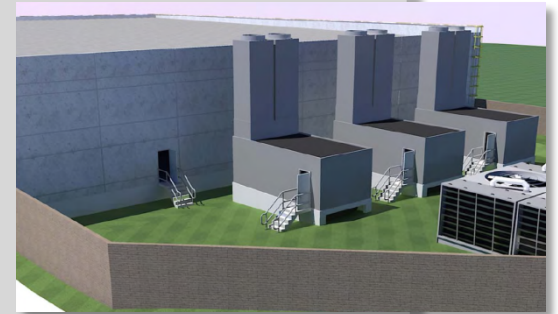
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