

# NOW AVAILABLE CHARLOTTE DATA CENTER



FIVE 9s DIGITAL

# Opportunity

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Free-standing built-out data center located in a network dense area of Charlotte, North Carolina:

- Available immediately
- 18,068 SF Free-Standing Data Center
- 12,000 SF of data center space plus electrical and mechanical areas, security entrance, office, conference, and break areas
- Existing Equipment and Infrastructure Included
- Excellent Metro and Long Haul Fiber Connectivity
- Power supplied by Duke Energy
- 2,000 kVA transformer
- 1.5 MW of data center equipment and infrastructure in-place
- Scalable power potential
- Tax Incentives



# Details

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Address:	1612 Cross Beam Drive, Charlotte NC
Building:	Free-standing, one-level 18,068 SF hardened structure data center
Parcel:	1.42 acres~
Condition:	Equipped Data Center
History:	Operated as a data center - Tenant moved out April 1, 2025
Clear Height:	16'~
Zoning:	Commercial - Historic use as a data center
Parking:	34 parking spaces on site



# Equipment

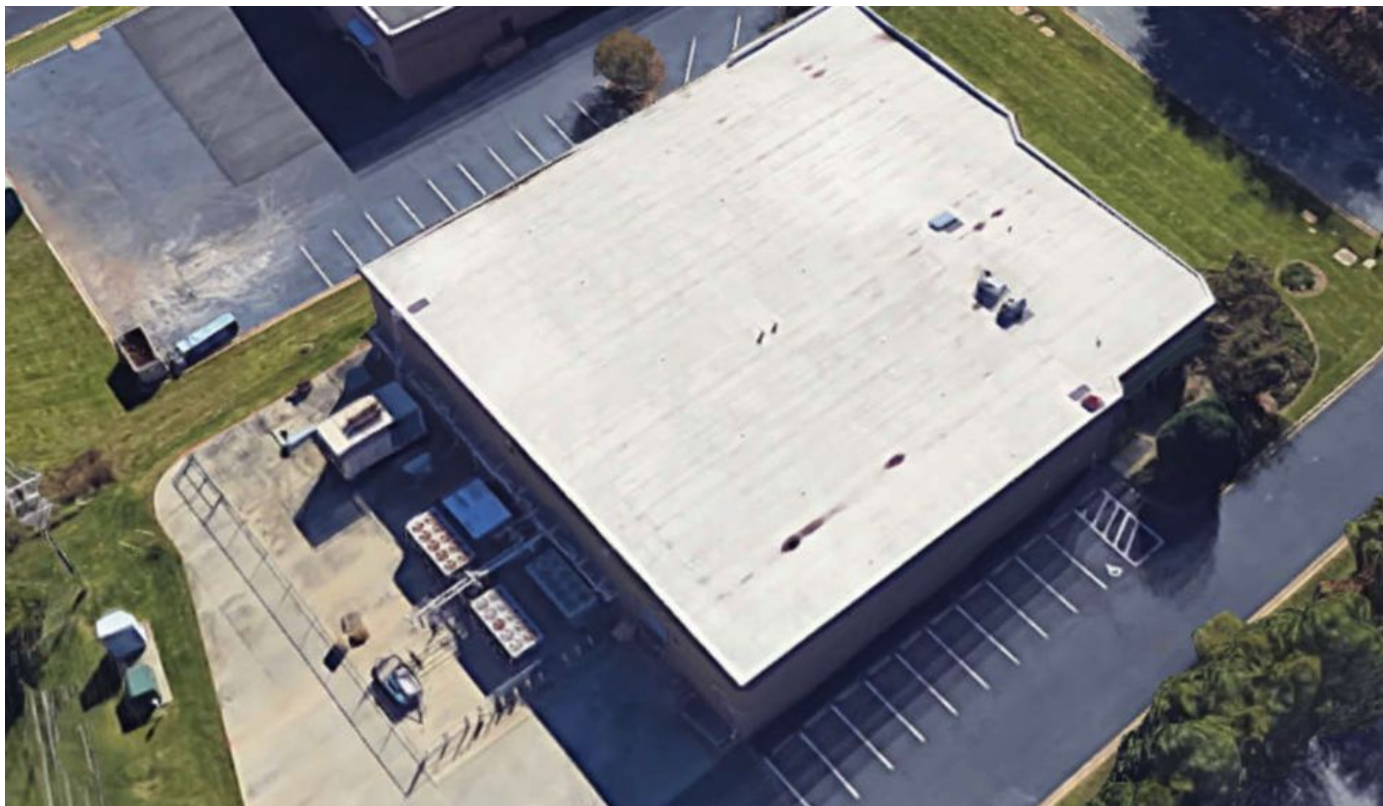
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<b>Generator:</b>	1.5 MW generator with 1500 gallon fuel storage
<b>Transformer:</b>	2000 kVA dedicated transformer on-site
<b>Fuel Storage:</b>	5000 gallon diesel fuel storage tank
<b>Fire Suppression:</b>	Pre-action dry-pipe sprinkler system with dual detector activation
<b>Data Center Space:</b>	12,000 SF~ of data center space on grade, overhead distribution
<b>UPS:</b>	500 kVA UPS A1 and 250 kVA UPS A2 - Toshiba G6900s
<b>PDU:</b>	5 x 125 kW PDUs - United Power PDM4 for 4 units and 1 unit is a PDI PP2
<b>DC Plant:</b>	1200A
<b>Cooling:</b>	N+1 cooling, eight (8) Liebert CRAC units on glycol loop 3 - 100 ton Liebert dry coolers supporting heat rejection
<b>Connectivity:</b>	Meet-Me Room (MMR) connected to numerous metro and long haul fiber providers
<b>Security:</b>	Multi-layer security, dual authentication, biometric scanners & 24x7 monitored cameras
<b>Equipment Security:</b>	Fenced area allocated generator, cooling and fuel storage

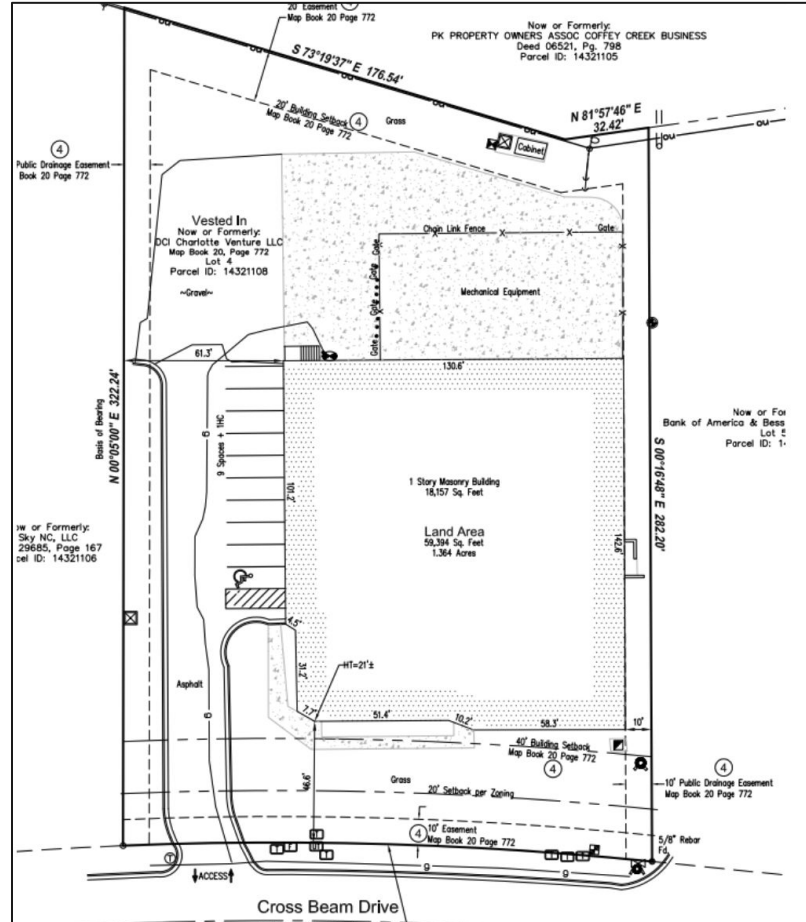




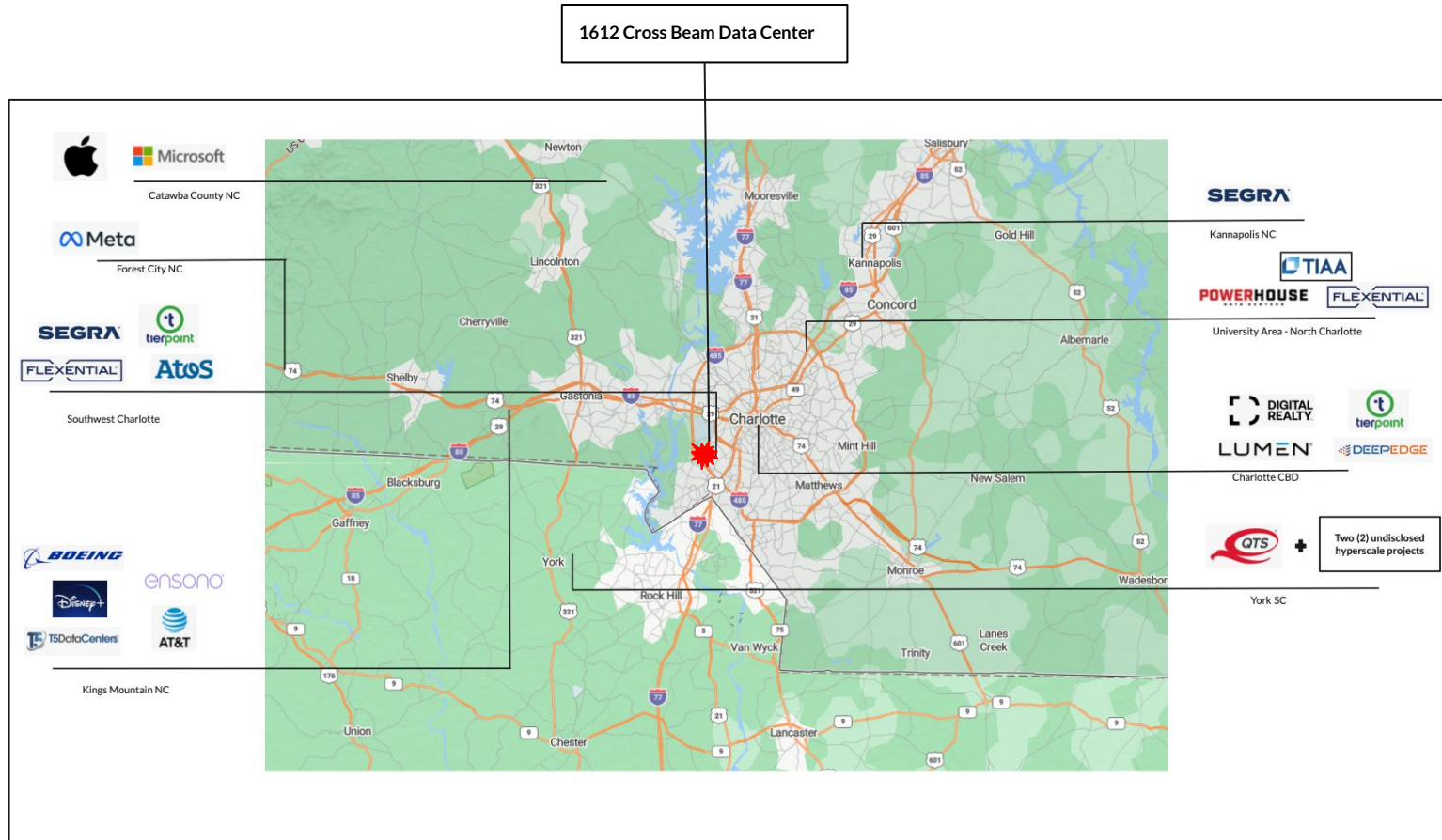
# Aerial



# Site Plan



# Location



# Power

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*BUILDING A SMARTER ENERGY FUTURE®*

## Duke Energy supplied power:

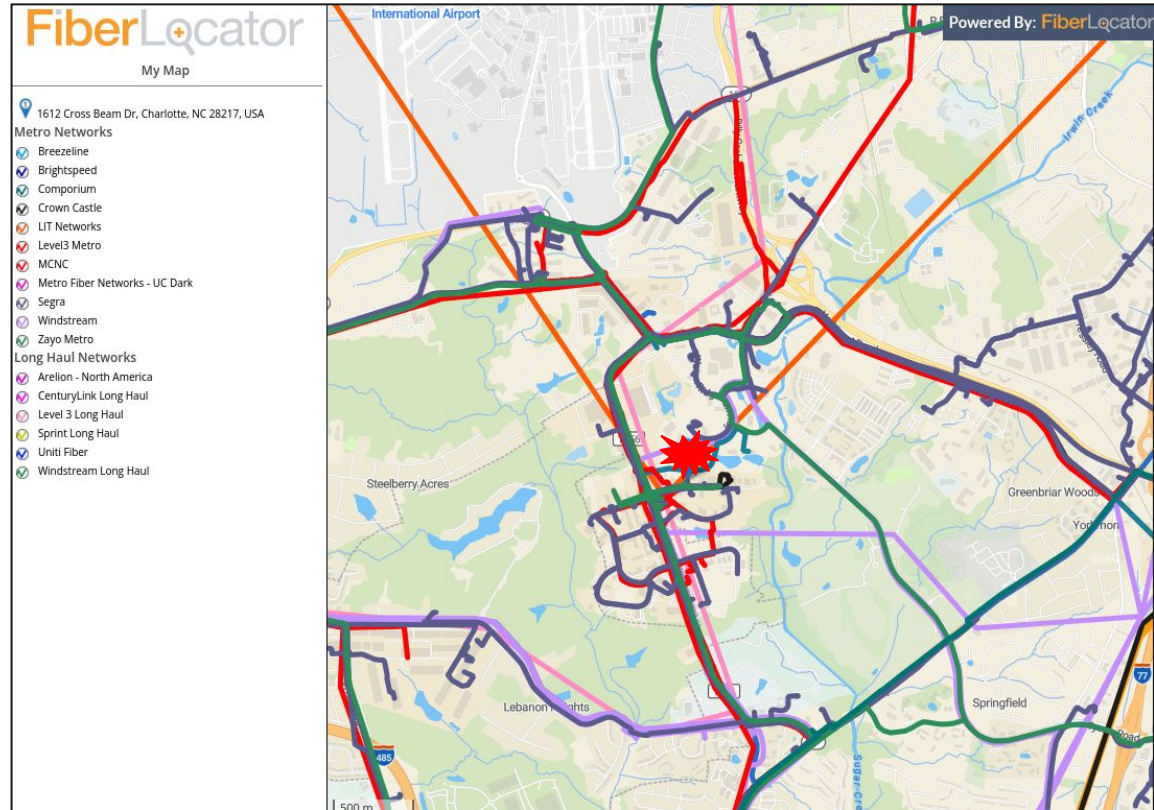
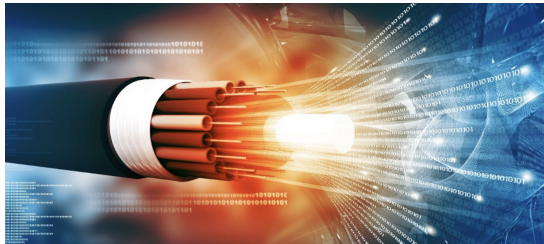
- 2000 kVA existing transformer
- Space in equipment yard for additional transformers and generators
- Power expansion opportunity
- Power cost incentives for qualifying data centers in the NC Duke Energy via the new Rider ED power program for high-load consumers



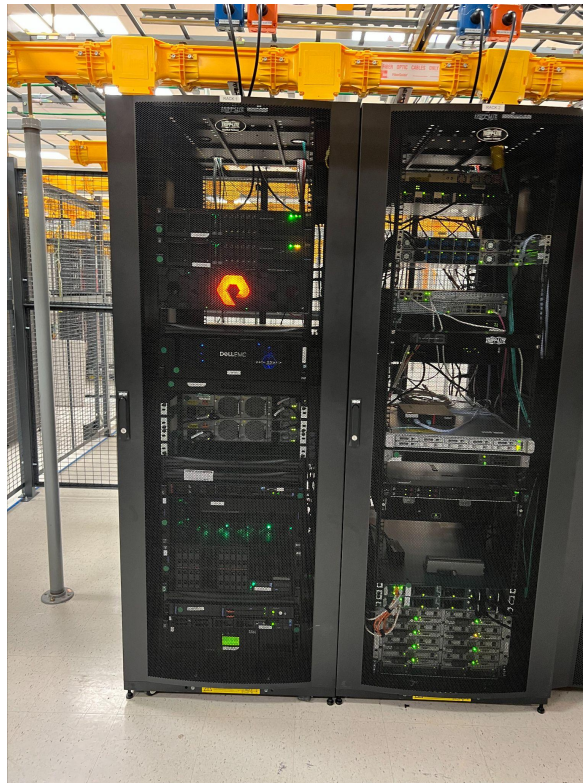


# Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to the Charlotte CBD Carrier Hotel data center complex on N. Myers Street
- MMR in building

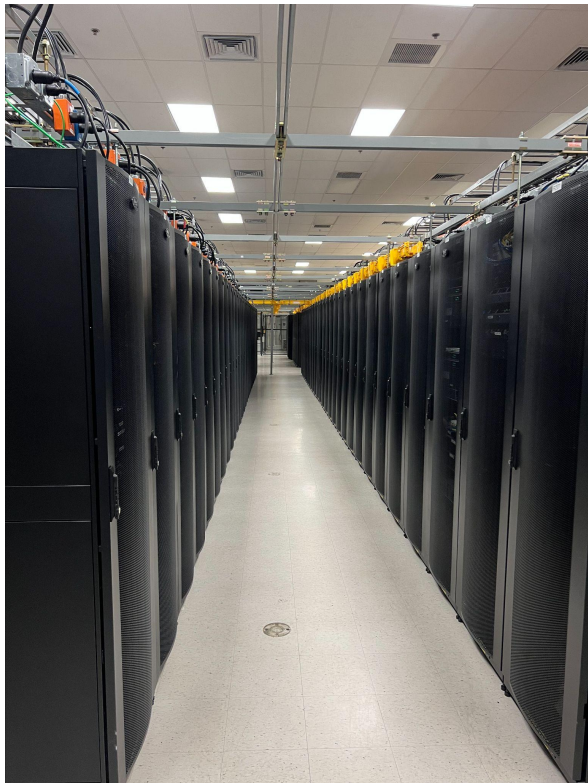


# Photos





# Photos



# Photos





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# Photos



A decorative horizontal bar with a black segment on the left and a blue segment on the right.

# Contact

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