

CONFIDENTIAL MARKETING · DATA CENTER

Orlando, Florida

Data Center — Now Available

*360 S. Lake Destiny Drive
Orlando, Florida*

26,245

SF FACILITY

1.25 MW

IN-PLACE

5.5 MW

IN 6 MONTHS

17.5 MW

IN 24 MONTHS



A Turnkey, Move-In Ready Data Center

A fully-equipped former T-Mobile data center in Orlando, Florida — recently vacated and available for immediate occupancy. The facility delivers in-place power, cooling, generators, and diverse fiber connectivity, with a Duke Energy expansion path scaling to 17.5 MW.



26,245 SF

Free-standing facility



3.81 Acres

Secured equipment yard



1.25 MW

Critical load in-place



17.5 MW

Duke Energy expansion



2 × 750 kVA

Caterpillar generators



Dual Entrance

Diverse on-site fiber

Property Overview



ADDRESS	360 S. Lake Destiny Drive, Orlando, Florida
BUILDING	26,245 SF free-standing data center
LAND PARCEL	± 3.81 acre parcel
HISTORY	Long-term occupancy by Sprint, then T-Mobile, for Orlando data center operations. T-Mobile recently vacated, relocating equipment to an adjacent T-Mobile-owned facility.
CEILING HEIGHT	± 18' clear
CONSTRUCTION	Steel and concrete
ZONING	I-1 — historical data center use
EQUIPMENT YARD	Secured area with on-site expansion capacity

Data Center Equipment Included



Generators

Two (2) 750 kVA Caterpillar generators



Cooling

Seven (7) Liebert CRAC units, incl. three (3) newer DS units



On-Site Power

Two pad-mounted transformers, 2,000A, 277/480V



Security

24x7 monitored cameras and card access



Fuel Storage

Belly tanks — 2,500 & 1,600 gallon



Data Center Area

Overhead distribution and raised floor



Power Provider

Duke Energy — fed from two substations



Fire Protection

Clean agent and VESDA pre-action zoned

Duke Energy Scalability Path

Power served from existing Duke Energy substations, with a utility ramp to support AI/HPC workloads

01

1.25 MW

IN-PLACE TODAY

Total utility load in-place



02

5.5 MW

WITHIN ~6 MONTHS

Near-term 5.5 MW utility load scheduled ramp capacity by December 2026



03

17.5 MW

WITHIN ~24 MONTHS

Up-to 17.5 MW utility load expansion path

Aerial View

360 S. Lake Destiny Drive

Orlando, FL 32810



Free-standing facility on a ± 3.81-acre parcel



Secured equipment yard with on-site expansion capacity



Diverse fiber entrances serving the site

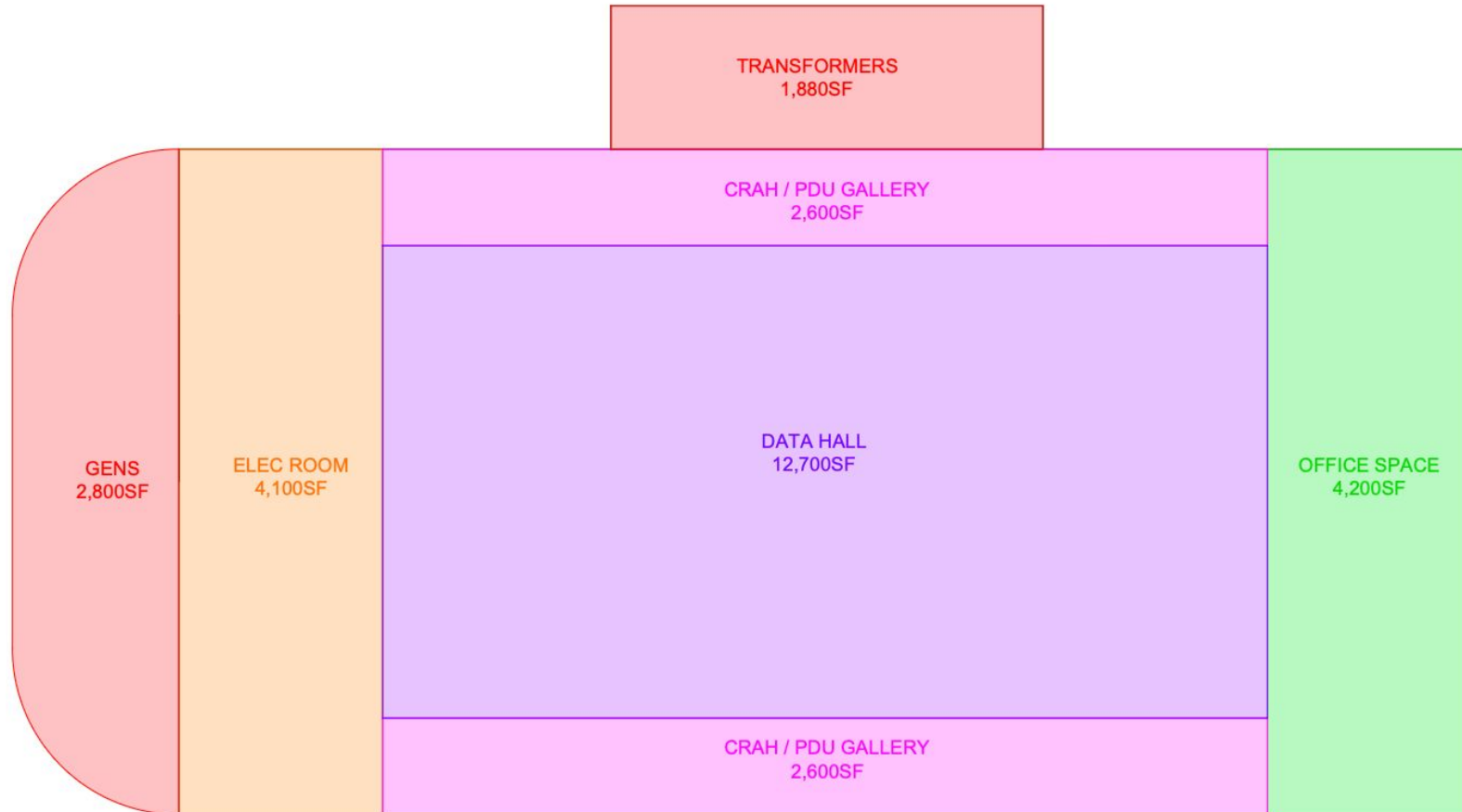


Power from existing Duke Energy substations

Subject Data Center



Conceptual Floor Plan



Inside the Facility



Exterior of Facility



Centrally Positioned in Orange County



Orange County, FL

Located in Orlando, Orange County



Regional Hub

Centrally positioned between Tampa, Jacksonville and Miami



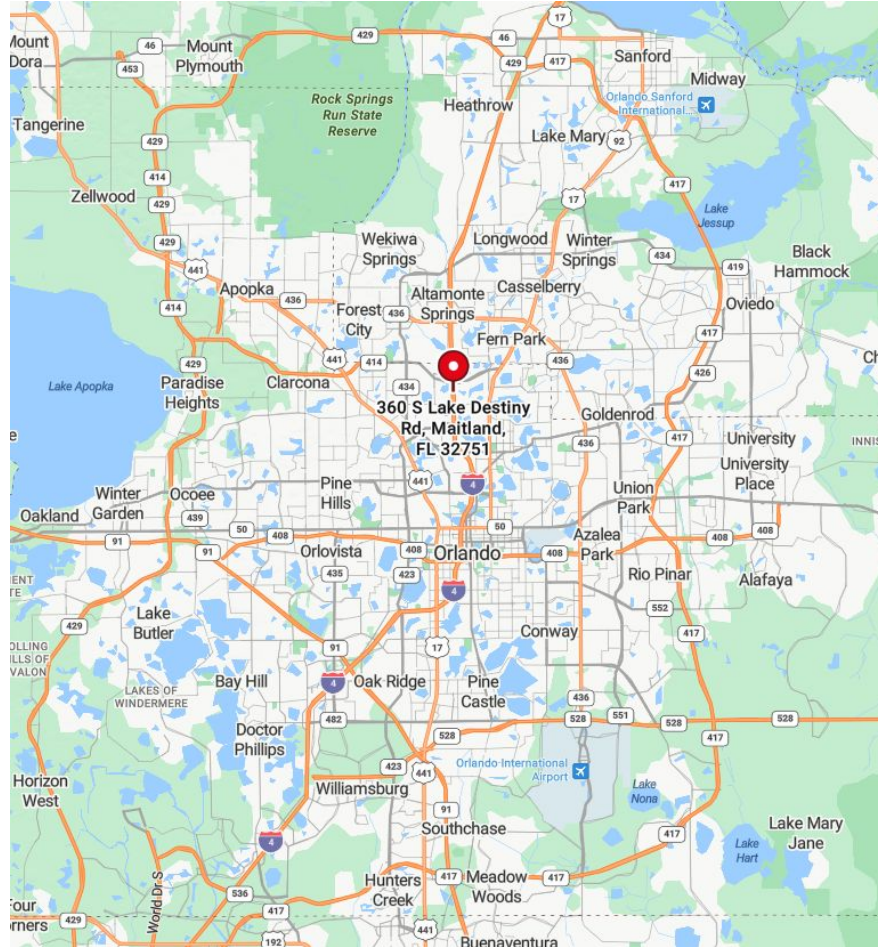
Diverse Economy

Advanced manufacturing, biotech, aerospace, defense, data centers and simulation



Top 10 City of the Future

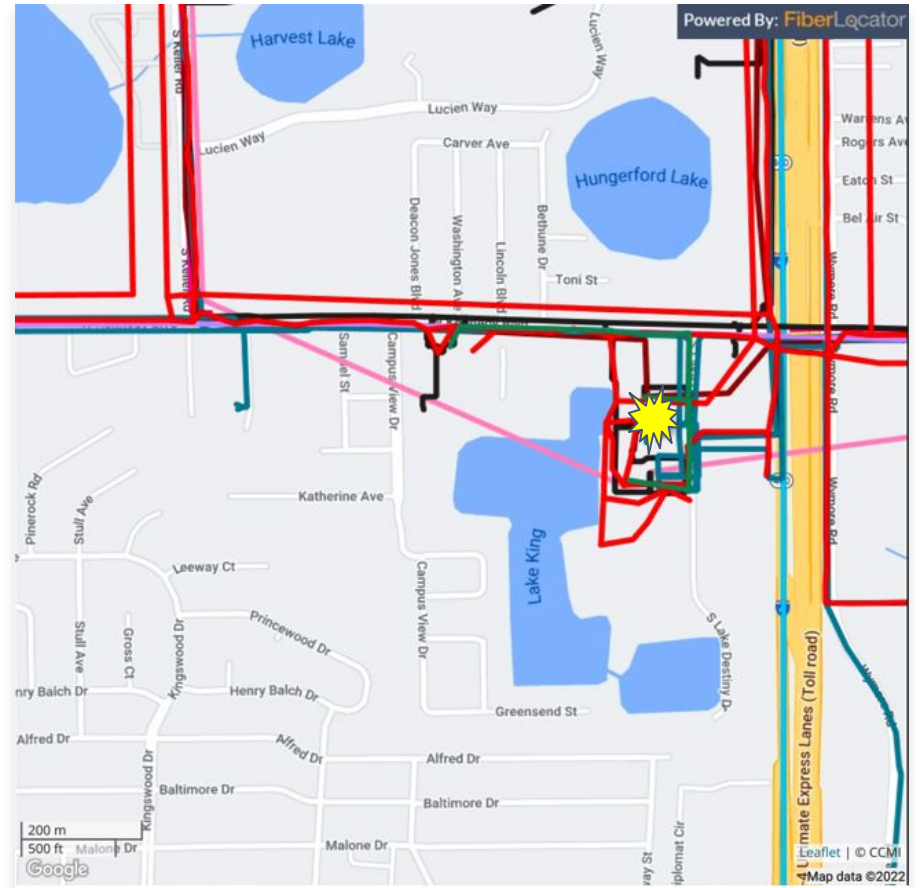
Recognized three years running



Diverse Metro & Long-Haul Fiber

- Numerous diverse metro and long-haul fiber providers on site
- Dual fiber entrances with diverse internal distribution
- Access to key regional interconnection facilities

ON-SITE & REGIONAL CARRIERS



For Additional Information

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