

# NOW AVAILABLE

## Up to 23 MW ~ Existing Data Center



# Opportunity

## Free-standing built-out data center located in West Palm Beach, FL:

- Available immediately
- 6,500 SF~ Free-Standing 2-Story Data Center including pre-designed duplicate data center on adjacent land
- Existing Equipment and Infrastructure Included
- Excellent Metro, Long Haul & Subsea Fiber Connectivity
- Power supplied by Florida Power & Light (FPL)
- 2.8 MW of load currently serving the facility
- 20 MW+ of additional power capacity by FP&L from distribution feeders near term
- Tax Incentive opportunities



# Details



<b>Address:</b>	424 Hampton Road, West Palm Beach, FL
<b>Building:</b>	Free-standing, 2-Story 6,500 SF~ Data Center with adjacent expansion parcel
<b>Parcel:</b>	1.23 acres
<b>Condition:</b>	Fully equipped Data Center with new installations in 2020 including switch gear, UPS, cooling and generators. Converted from air-cooled to water-cooled systems in 2020
<b>Building Height:</b>	30'~ building height at 13.5'~ clear height per floor
<b>Elevator:</b>	4,000 lbs freight elevator
<b>Parking:</b>	14 surface level parking spaces

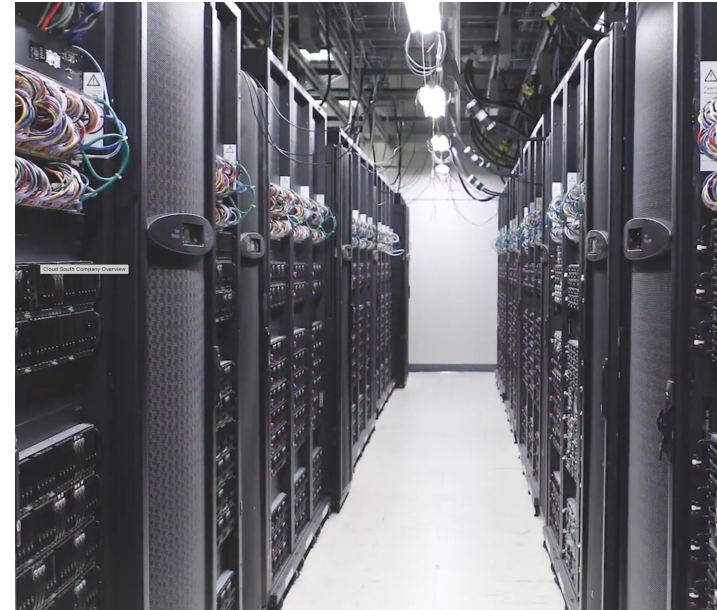




# Equipment



- Generator:** 4 back-up Cummins generators of 500 kW each in parallel totaling 2 MW of capacity
- Fuel Storage:** 865 gallon diesel fuel storage tank per generator for a total of 3,460 gallons
- Fire Suppression:** Pre-action dry-pipe fire suppression (FMS)
- UPS:** 1 MW of existing UPS capacity, scalable (APC Symmetra 500s)
- Cooling:** Modular chiller by Arctic Chill (Trane) designed for 16 x 25 ton modules (400 tons) with 10 x 25 tons (250 tons) currently installed
- Power Distribution:** Starline Track Busway
- Network:** Dense network of metro, long haul fiber providers including AT&T, Crown Castle, Fiberlight, Breezeline, Lumen/Level3, Cogent, Sprint and Fibernet currently in the data center with access to other providers
- Connectivity:** Access to key interconnection facilities in Miami & multiple international subsea landings
- Security:** Gated property entrance & 24x7 monitored cameras
- Equipment Security:** Perimeter security fencing



# Aerial



Existing Data Center



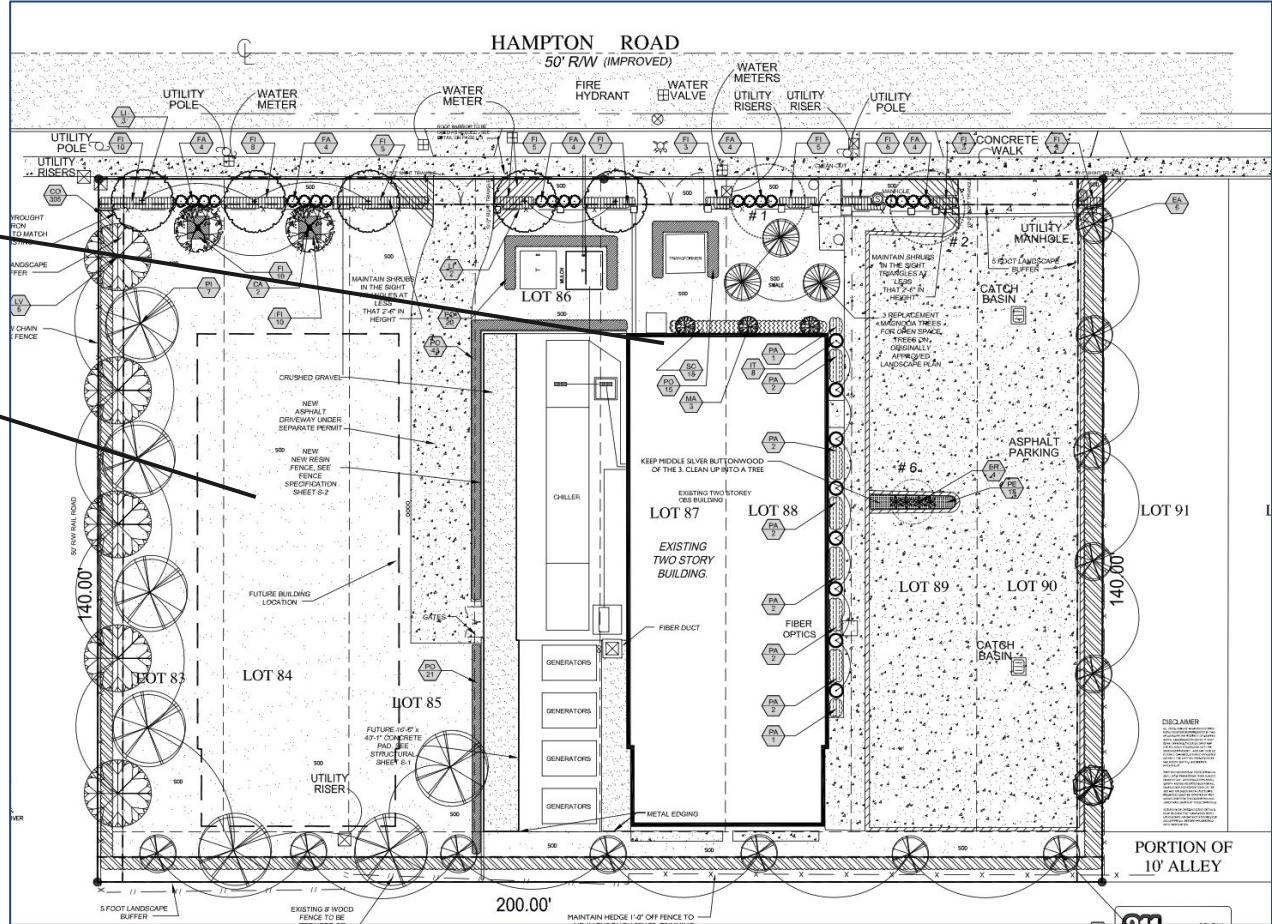
Phase II - Future Data Center or expansion of equipment yard



# Site Plan

Existing Data Center

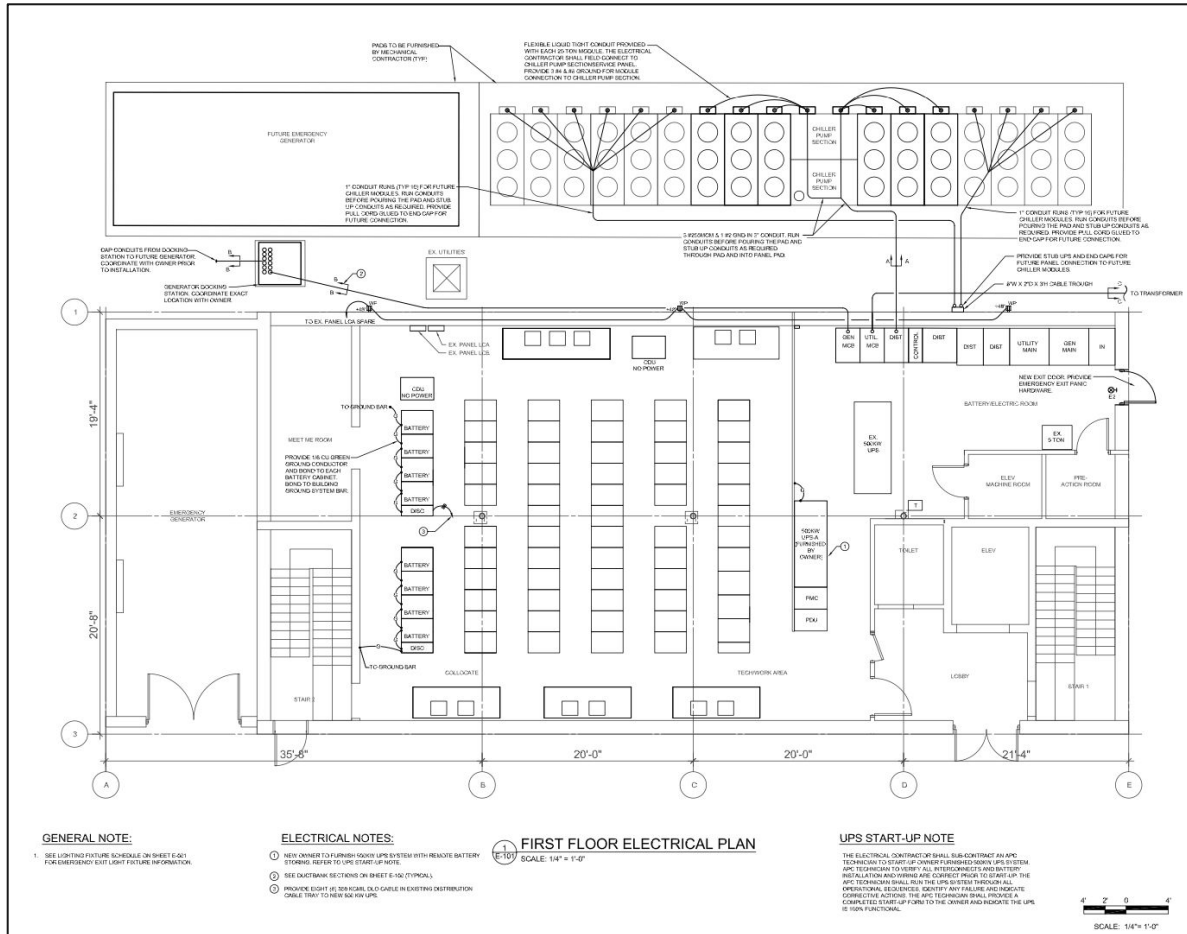
Phase II - Future Data Center



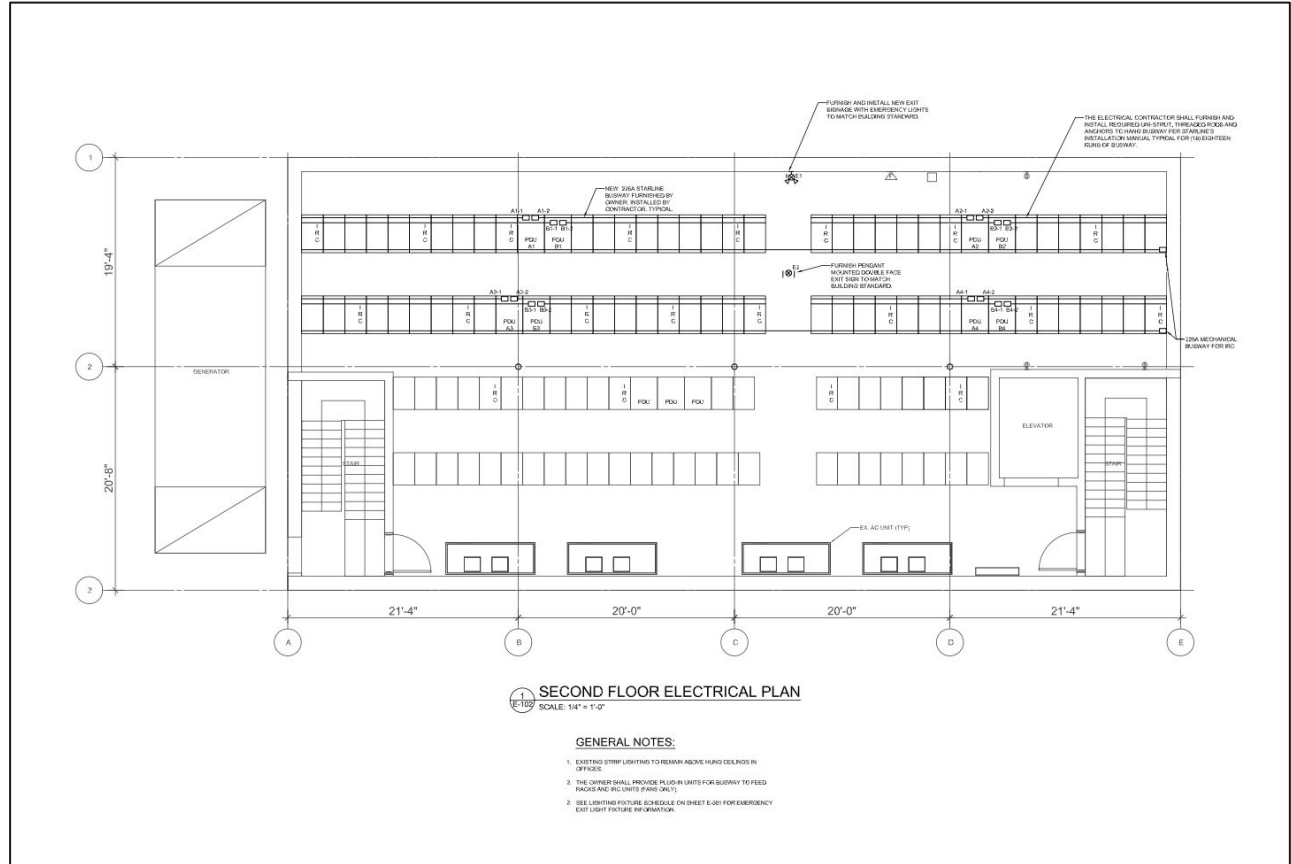
DESIGNER  
[Small text block containing design firm information]

PORTION OF  
10' ALLEY

# 1st Floor Plan



# 2nd Floor Plan





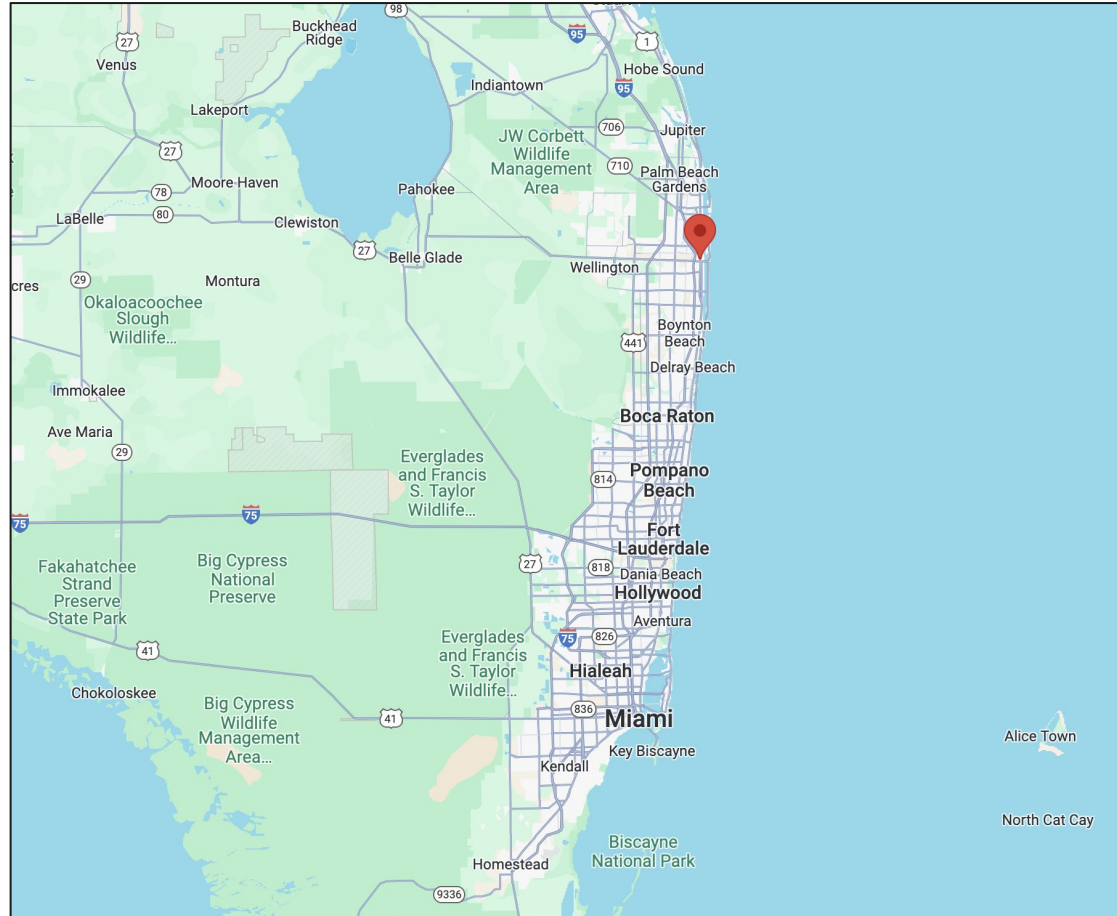
# Additional Opportunity

1,219 SF leased data center across Hampton Rd from the existing 2-story data center and vacant parcel :

- 513 Hampton Rd, West Palm Beach, FL
- 1,218 SF free-standing, one-level data center
- Existing telecom tenancy
- .58 acre site offering building expansion potential
- Same ownership group
- Fiber connectivity between the 424 Hampton Data Center and the 413 Data Center
- Expansion capacity on the 413 Hampton Data Center site
- The 513 Hampton site can also be utilized for additional support equipment servicing all facilities



# Location

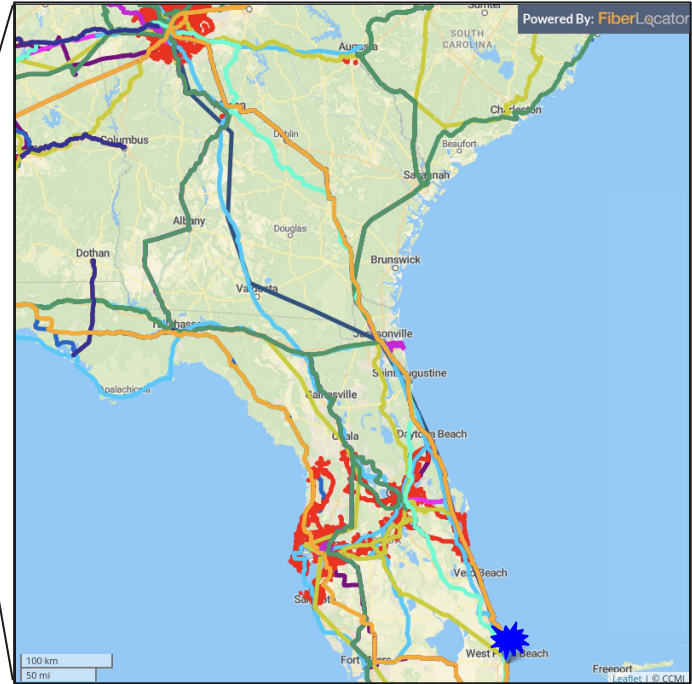


# Fiber

- Access to multiple metro and long haul fiber providers on site
- Located on major North-South fiber transport run
- In addition the fiber providers below, Cogent/Sprint is located in the building

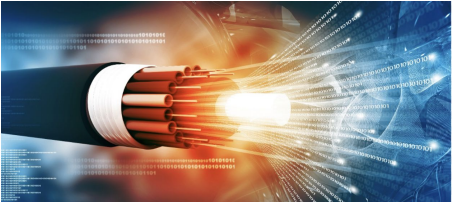


- Long Haul Networks
- Arelion - North America
  - AT&T Long Haul
  - CenturyLink Long Haul
  - Hudson Fiber LH Leased
  - redIT
  - Resurgence Infrastructure Group
  - Southern Telecom Long Haul
  - Sprint Long Haul
  - Uniti Fiber Long Haul
  - Windstream Long Haul
  - Zayo Long Haul
  - Zayo North America

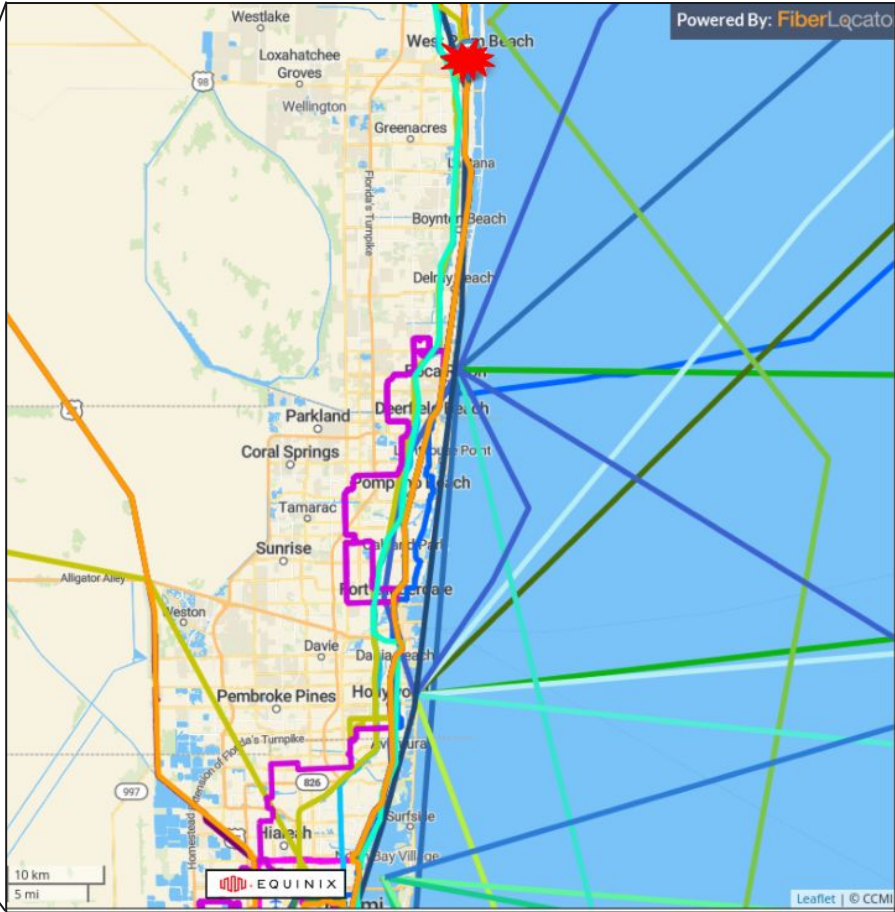


# Fiber

- Connectivity to numerous international subsea cable landings
- Connectivity to key interconnection facilities in Miami

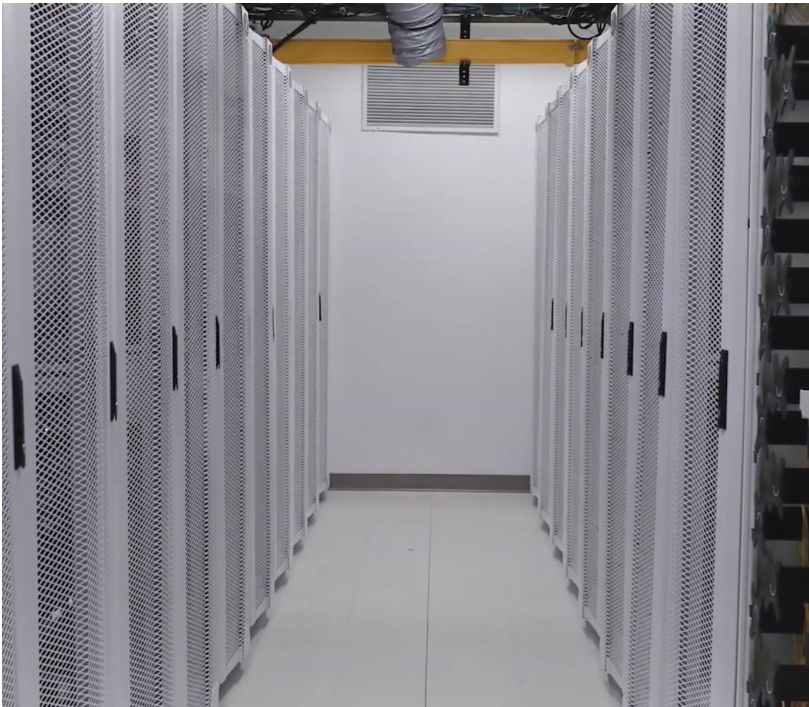


- Long Haul Networks
- ✓ Arelion - North America
  - ✓ AT&T Long Haul
  - ✓ CenturyLink Long Haul
  - ✓ Hudson Fiber LH Leased
  - ✓ redIT
  - ✓ Resurgence Infrastructure Group
  - ✓ Southern Telecom Long Haul
  - ✓ Sprint Long Haul
  - ✓ Uniti Fiber Long Haul
  - ✓ Windstream Long Haul
  - ✓ Zayo Long Haul
  - ✓ Zayo North America
- Submarine Cables
- Landing Stations
  - ✓ America Movil-1
  - ✓ Americas II
  - ✓ ARCOS-1
  - ✓ BAHAMAS-2
  - ✓ BDNSi
  - ✓ CFX-1
  - ✓ COLUMBUS II
  - ✓ COLUMBUS III
  - ✓ EXA Infrastructure - Leased
  - ✓ GlobeNet
  - ✓ MAYA-1
  - Mid-Atlantic Crossing (MAC)
  - ✓ MONET
  - ✓ SAm-1
  - ✓ WASACE
  - ✓ Zayo - International Long Haul





# Photos



# Photos



# Photos





# Power



## Florida Power and Light supplied power:

- 2.8 MW of current power capacity
- 20 MW+ power expansion opportunity near term via distribution feeders
- Power cost incentives for qualifying data centers





# Tax Incentives



The State of Florida offers a data center Sales Tax Exemption Incentive Program for data centers that locate or expand in Florida.

The exemption eliminates sales and use tax for data centers, infrastructure, equipment, personal property and electricity subject to meeting certain qualifications for projects completed by June 30, 2027.



# Contact

Doug Hollidge  
704.651.2210  
[Doug@Five9sDigital.com](mailto:Doug@Five9sDigital.com)

Chris Orr  
704.619.7554  
[CO@RomansProperties.com](mailto:CO@RomansProperties.com)



FIVE 9s DIGITAL



Romans Properties LLC