

South Carolina Powered Shell Data Center



FIVE 9S DIGITAL

Opportunity

New Powered Shell Data Center - Available

Building Specifications:

- 50,000 SF powered shell facility
- Pre-cast concrete construction
- 50' x 50' column spacing
- 30' clear height
- Concrete slab-on-grade
- 45 mil, fastened TPO membrane roof
- Paved parking spaces & entrance
- Building expandable to 100,000 SF
- Onsite capacity for equipment yard
- Up to 15 acres~
- Fiber available on-site

Power:

- 22.8 MW of near-term (2026) power with expansion capacity
- Three (3) month timeline~ to deliver power from substation to the building from the date of power application



Building Information



Power Provider:	MPD Electric Cooperative
Natural Gas Provider:	City of Bennettsville, SC
Water Provider:	City of Bennettsville, SC
Water Main Diameter:	12"
Wastewater Line Diameter:	8"
Gas Line Diameter:	4"
Fiber Providers:	AT&T, Spectrum/Charter and Sandhill Telephone Cooperative and others fiber providers nearby
Building:	Pre-Cast construction

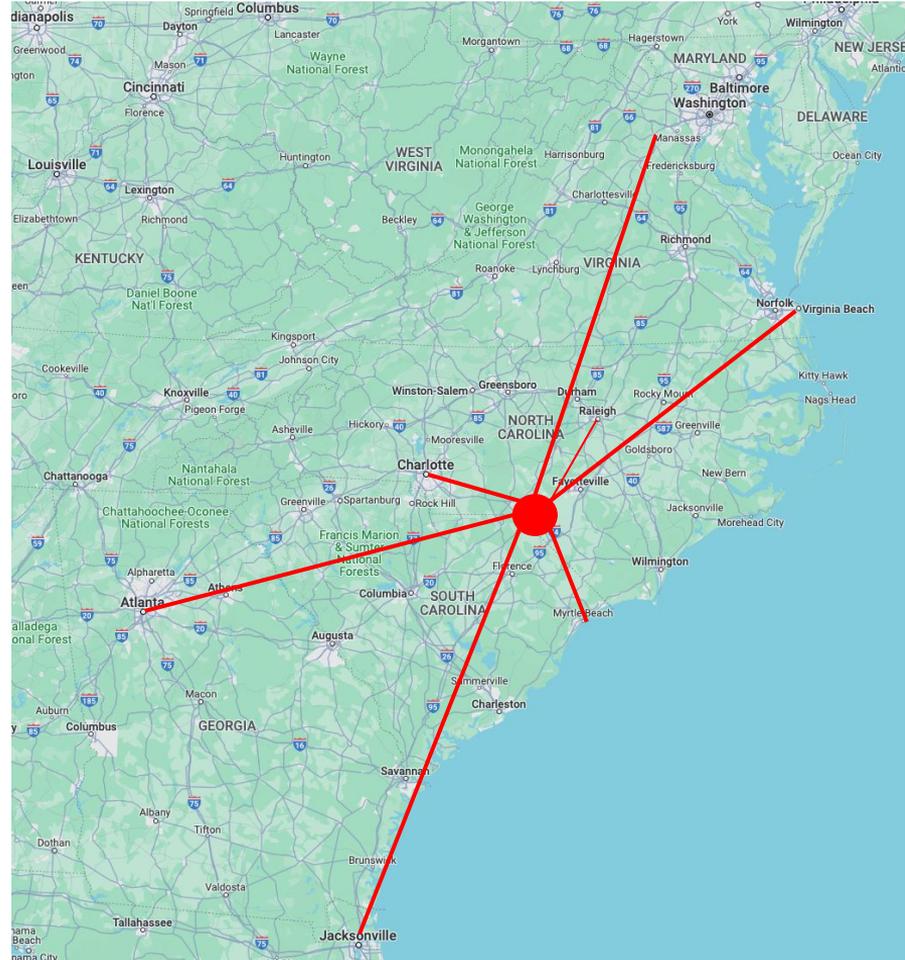


Location

- Bennettsville, South Carolina
- Centrally located between Northern Virginia, Charlotte, Raleigh-Durham, Atlanta, Jacksonville and Charleston



South Carolina
Marlboro County



Power

20 MW available with Expansion Capacity

Provided by MPD Electric Cooperative

- Largest Co-Op in the US
- 2,800+ miles of distribution across 7 counties
- Invoicing provided in arrears with a deposit equal to 2 months of energized service

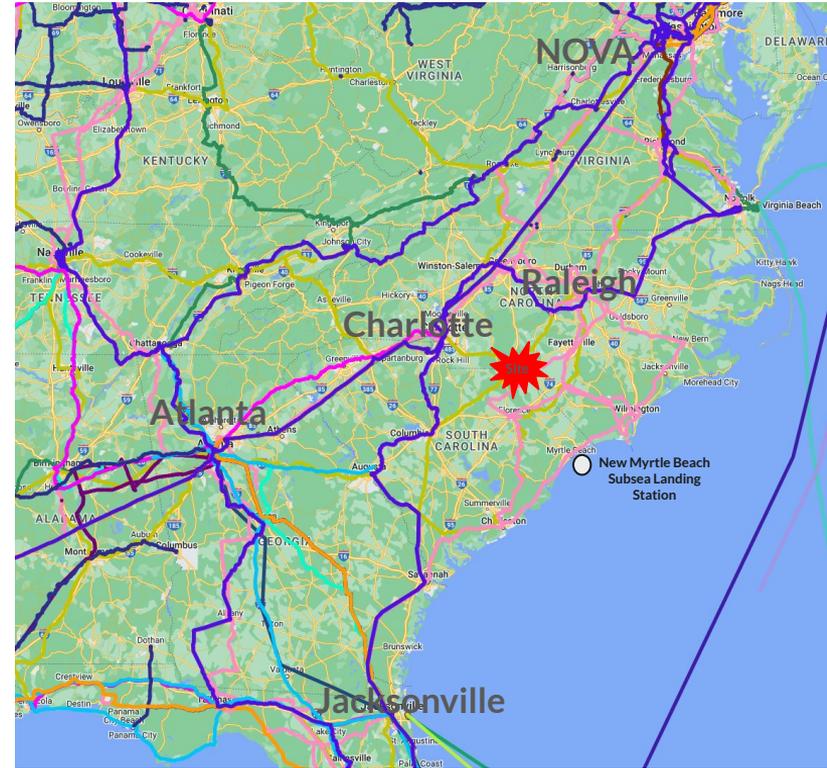


Fiber

- Direct access to long haul & metro fiber
- 25G & 100G fiber is available at site
- Low latency fiber to Northern Virginia with connectivity to international cable landings in Virginia Beach, Jacksonville and Myrtle Beach
- The new Myrtle Beach subsea cable landing includes Google's Firmina cable connecting US to Argentina, Brazil and Uruguay and Meta's Anjana subsea cable. Confluence-1 subsea fiber will also have a cable landing in Myrtle Beach



Long Haul Networks	
👉	AT&T Long Haul
👈	Arelion - International Long Haul
👉	Arelion Long Haul
👈	CenturyLink Long Haul
👉	FiberLight Long Haul
👈	Hilliary Communications
👉	Hudson Fiber LH Leased
👈	Level 3 Long Haul
👉	Neutral Path Communications LH
👈	Resurgence Infrastructure Group
👉	SCT Broadband LH
👈	SDN Long Haul
👉	Southern Telecom Long Haul
👈	Sprint Long Haul
👉	Summit IG Dark Long Haul
👈	United Fiber and Data
👉	Windstream Long Haul
👈	Zayo Long Haul
👉	redIT



Incentives



The South Carolina Department of Commerce offers sales and use tax exemptions for new and expanding data centers that meet certain criteria and job creation requirements which include:

- \$50M investment in real or personal property at a single facility over 5 years
- Creation of 25 new jobs within 5 years with an average wage of at least 150% of the state or county per capita wage, whichever is lower

For more information, please visit: [South Carolina Data Center Tax Incentives](#)

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