

# South Carolina Powered Shell Data Center



FIVE 9S DIGITAL

# Opportunity

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Newly completed construction, Powered Shell Data Center - Available

## Building Specifications:

- 50,000 SF powered shell - newly completed
- Pre-cast tilt-up concrete construction
- 50' x 50' column spacing
- 30' clear height
- 6" concrete slab @ 4,000 PSI
- 45 mil, fastened TPO membrane roof
- Paved parking spaces & entrance
- Building expandable to 100,000 SF
- Onsite capacity for equipment yard

## Utilities:

- 18MW of immediately available power @ \$0.056 per kWh~
- Power expansion opportunities
- 4" High Capacity Gas Line
- 12" Water main
- 8" Waste Line
- AT&T & other fiber providers at building or close proximity.



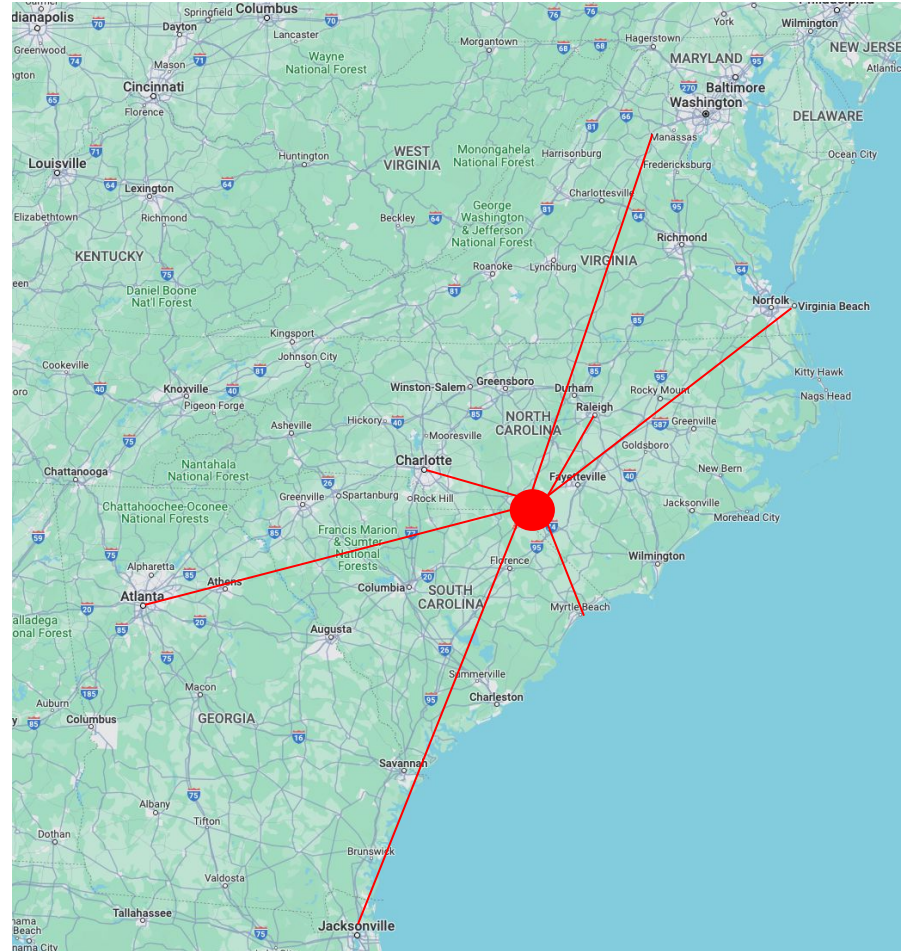
# Location

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



South Carolina

**Marlboro County**





# Power

18 MW available with Expansion Capacity

*\$0.056 per kWh ~ at 95% load factor*

Provided by Marlboro Electric Cooperative

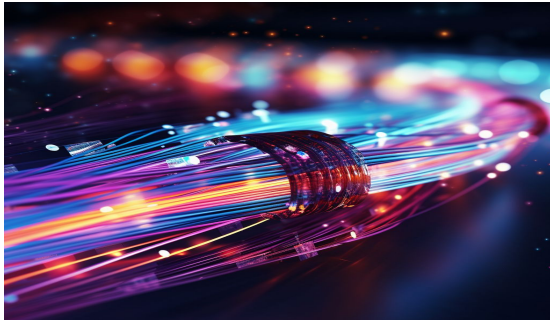
- Largest Co-Op in the US
- 2,800+ miles of distribution across 7 counties
- Invoicing provided in arrears with a deposit equal to 1.5 months of energized service.

Annualized Monthly Power Billing	
Peak Demand	20,000 kW
Interruptible Demand	- kW
Billing Demand	10,000 kW
On-Peak Energy kWh	1,287,567 kWh
Off-Peak Energy kWh	11,888,933 kWh
Total Energy	13,176,500 kWh
Electric Power Invoice For:	AI Opportunity
Provided By:	MPD Electric Cooperative, Inc.
Billing Class:	Coincident Peak Rate
Sample billing based upon estimated per unit charges applied to estimated 2024 rates.	
MONTHLY - YR 1	
RATE CHARGES	
Demand Charge	\$196,162
Energy Charge	\$482,843
Station Charge	\$1,124
Total Power Charges	\$680,130
RETAIL SERVICE AND FACILITY CHARGES TO BE DETERMINED BASED UPON INFRASTRUCTURE REQUIREMENTS	



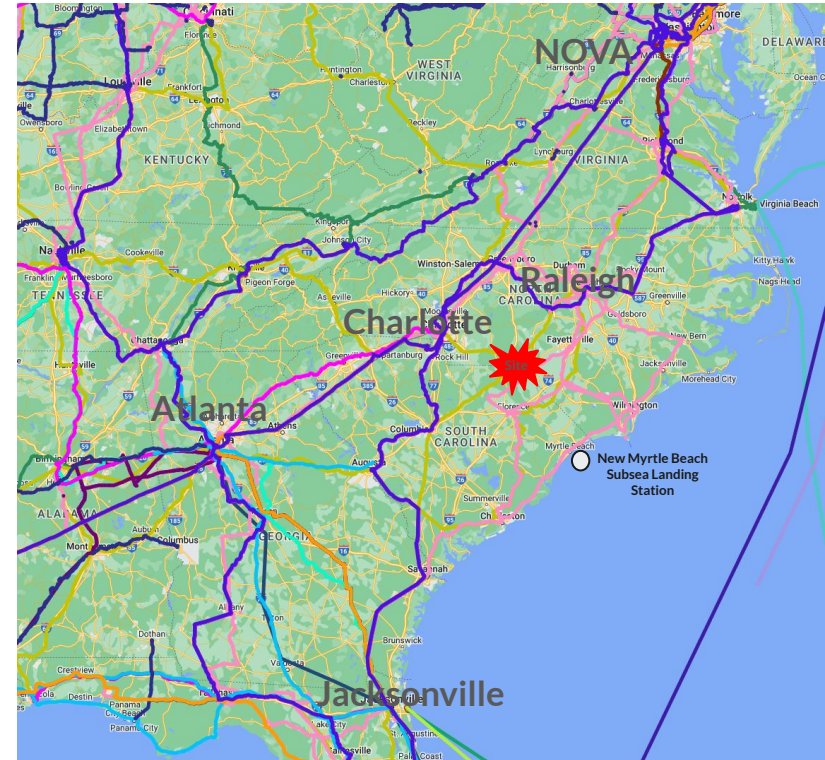
# Fiber

- 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](#)

# Contact

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