FIVE 9s DIGITAL

DATA CENTER
LEHIGH VALLEY

Now Available

Speed-to-Power

11.5 MW Near-Term + 50 MW Additional Ramp

Path to 61.5 MW of Utility Load

For Lease or Sale

744 Roble Road • Allentown PA



CONFIDENTIAL MARKETING

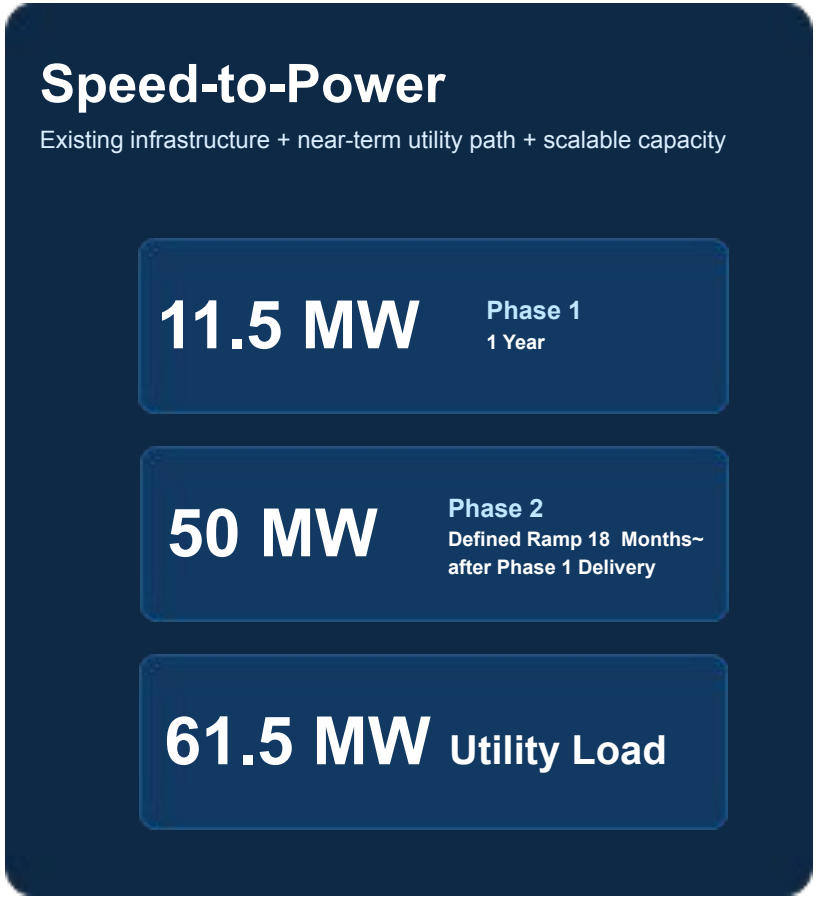
Executive Summary

744 Roble Road, a recently vacated data center, represents a rare opportunity to secure a large-scale AI, cloud, and HPC deployment within the Lehigh Valley market with a defined near-term path to revenue generation than traditional greenfield developments.

Key highlights:

- **Speed-to-power platform** with a defined path to **61.5 MW of utility load**
- **Phase 1:** 11.5 MW delivered in 1 year via existing distribution infrastructure
- **Phase 2:** 50 MW of additional power delivered in 18 months after Phase 1
- **Phase 2 via dual 138 kV transmission lines provides 99.99% resiliency - limiting or eliminating generator requirements pending offtake resiliency configuration**
- **Robust fiber profile** with connectivity to key interconnection hubs in the region
- **Data center use allowed**
- **Strategic Lehigh Valley location** with access to major East Coast markets and PA data center tax incentives
- **Experienced local ownership** with strong utility, engineering, construction, and political relationships

The Data Center combines existing data center infrastructure, scalable power expansion, robust connectivity, and an accelerated path to deployment—offering a rare opportunity to bring significant AI and HPC capacity online in a fraction of the time required for a traditional greenfield development.



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DATA CENTER OVERVIEW

Allentown Data Center

46,800
SF Facility

3.44
Acres

11.5 MW
Phase 1 in ~1 Year

61.5 MW
Ramp by additional 50 MW in 18 Months~ After Phase 1

Existing Data Center with a Near-Term Path to 61.5 MW Utility Load

Location & Zoning

744 Roble Road, Allentown, PA
Historical long-term data center use; recently vacated. Approved for continued use as a data center

Facility Profile

46,800 SF free-standing data center situated on ~3.44 acres.
Clear height: 18' slab-to-slab.

Utility & Power

PPL Electric Utilities - PFRs Executed - Deposits Paid

Phase 1: ramp to 11.5 MW in 1 Year
Phase 2: ramp to 61.5 MW in 18 months of Phase 1 delivery

Fire Suppression

Dual interlocking pre-action system with FE-25
VESDA detection

Existing Infrastructure

Existing Power: 2.5 MW total load on-site
Backup Generation: 2.9 MW Caterpillars
Cooling: 385 tons at N+1 / UPS: 849 kW IT load UPS at N+1
Hot/Cold Aisle Configuration

Security

Dual-factor authentication, biometric scanners, 5-zone access control, and security cameras.

DEVELOPMENT TEAM

Local Ownership. Proven Execution. End-to-End Delivery.

744 Roble Road is owned by **The Serfass Companies**, a privately held family company with deep roots in Pennsylvania's Lehigh Valley and a decades-long track record of successfully delivering complex commercial and industrial projects.

The SERFASS Companies

Founded in 1948, The Serfass Companies are a third-generation, family-owned development, design, and construction organization with a long history of delivering complex commercial and industrial projects in Lehigh Valley, PA. Through its integrated platform, Serfass provides the leadership, resources, and accountability necessary to execute large-scale infrastructure projects from concept through completion. *www.serfassco.com*

Integrated Delivery

Combining direct property ownership with in-house architectural design, procurement, and construction, Serfass eliminates multi-vendor friction and third-party dependencies. This unified, vertically integrated platform collapses schedule risk, optimizes speed-to-market, and guarantees unmatched delivery certainty for high-density operators.

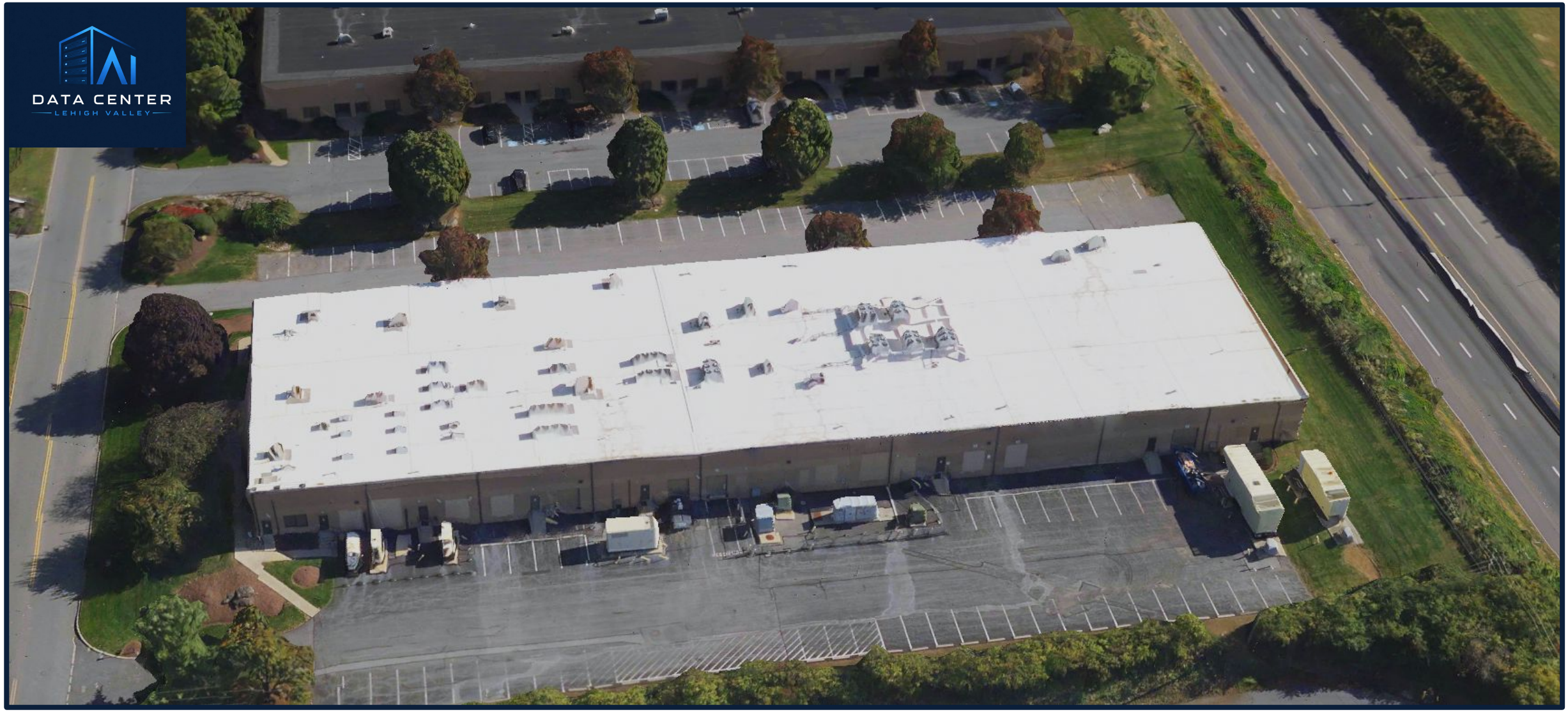
Nuclei Data Engineering

Nuclei Data, a specialized data center engineering and advisory firm, developed the initial site concepts, power planning strategies, infrastructure layouts, and utility coordination framework supporting phased expansion to 50+ MW.

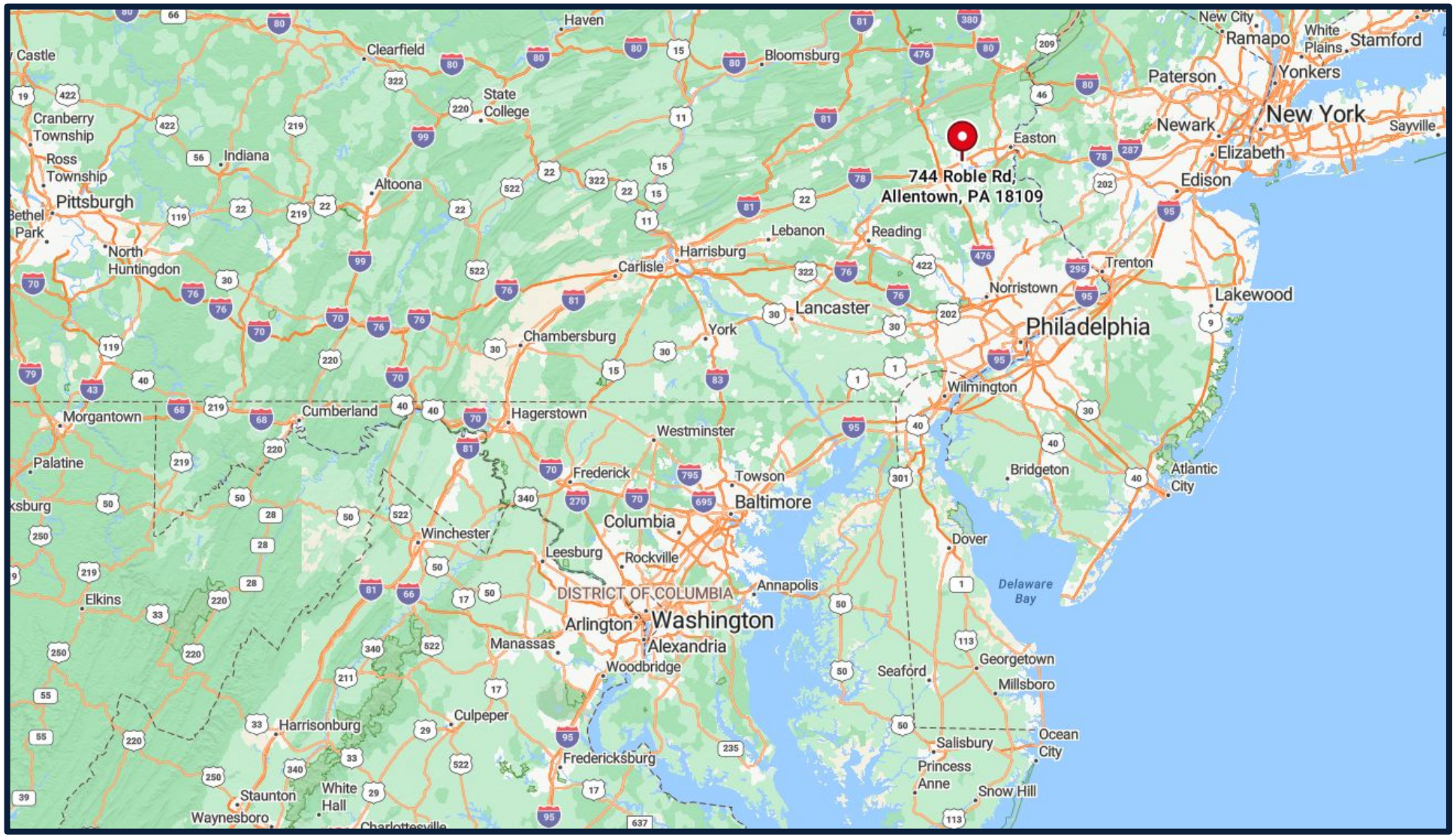
Local Relationships

Extensive relationships with local municipalities, utility providers, permitting agencies, inspectors, elected officials, and regional business leaders help streamline approvals and accelerate decision-making throughout the Lehigh Valley.

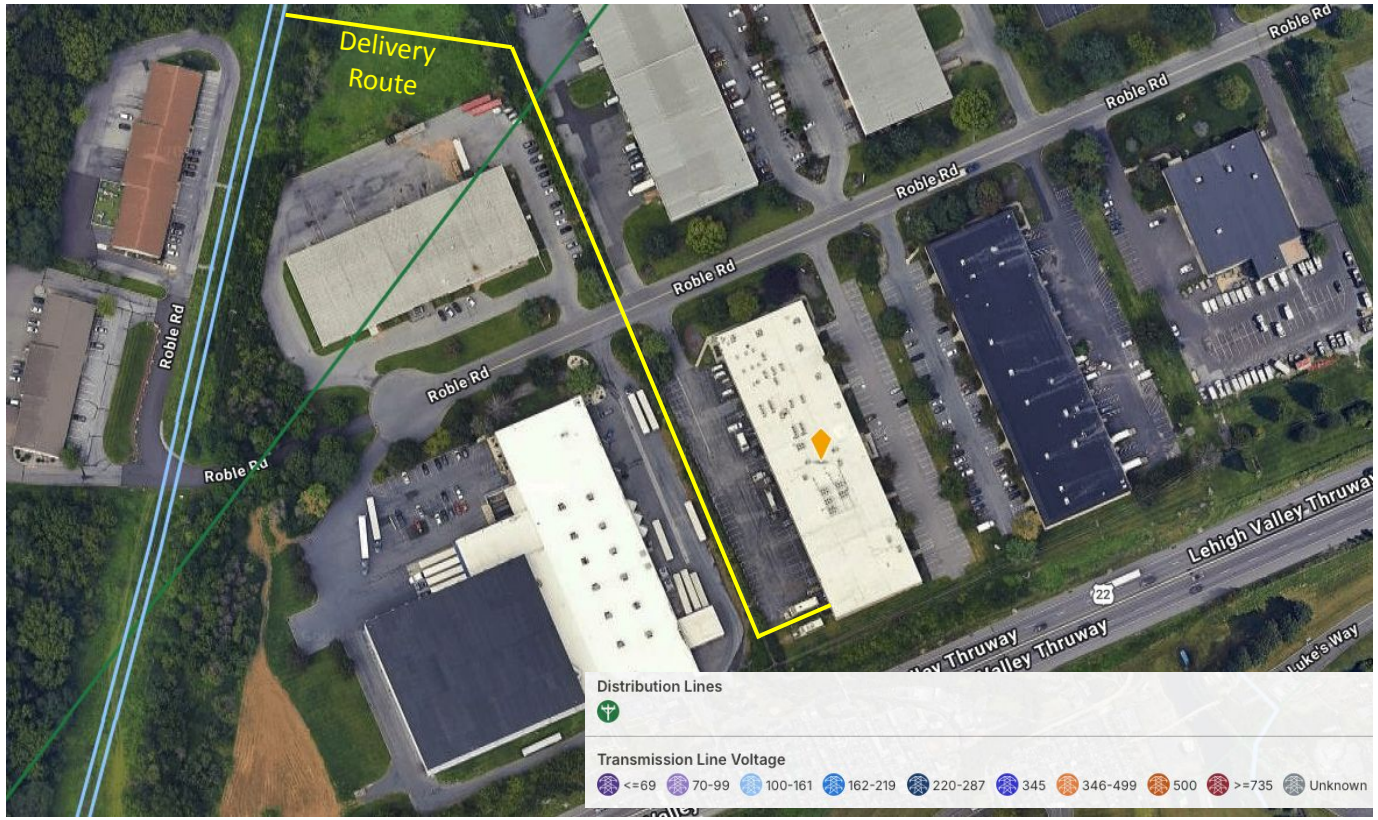
AERIAL



LOCATION


744 Roble Rd,
Allentown, PA 18109
Haven
Clearfield
Bloomsburg
State College
Castle
Cranberry Township
Ross Township
Indiana
Altoona
Pittsburgh
Bethel Park
North Huntingdon
Harrisburg
Carlisle
Lebanon
Reading
Easton
Newark
New York
Paterson
Yonkers
New City
Ramapo
White Plains
Stamford
Sayville
Elizabeth
Edison
Trenton
Lakewood
Norristown
Philadelphia
Lancaster
York
Chambersburg
Hagerstown
Cumberland
Morgantown
Palatine
Westminster
Frederick
Towson
Baltimore
Columbia
Winchester
Leesburg
Rockville
DISTRICT OF COLUMBIA
Washington
Arlington
Alexandria
Annapolis
Manassas
Woodbridge
Wilmington
Bridgeton
Atlantic City
Dover
Delaware Bay
Seaford
Georgetown
Millsboro
Salisbury
Ocean City
Princess Anne
Snow Hill
Elkins
Harrisonburg
Culpeper
Fredericksburg
Staunton
White Hall
Waynesboro

Speed-to-Power - 51.1 MW Utility Load



Established Pennsylvania utility provider:

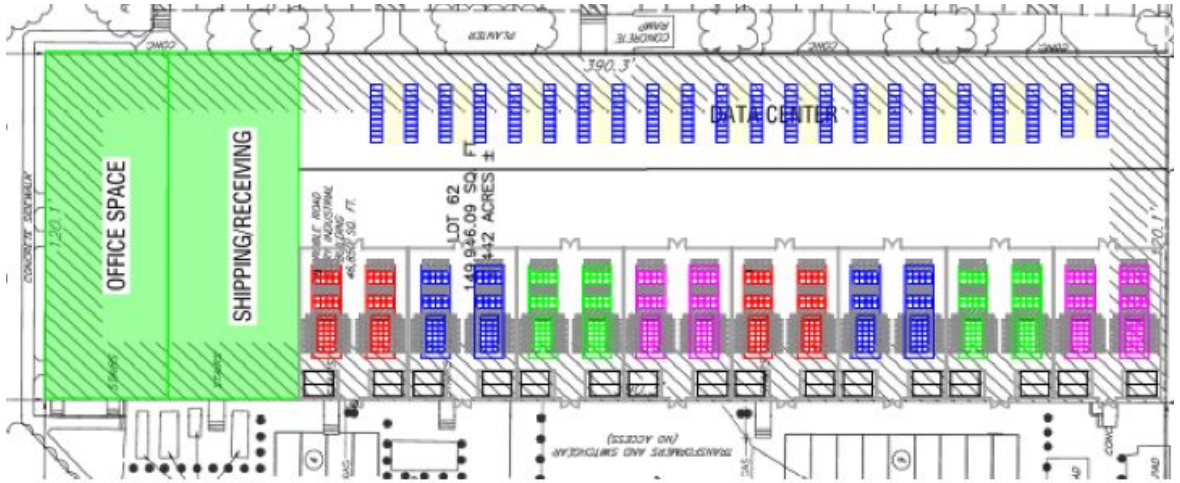
PPL Electric Utilities is the incumbent electric delivery utility for the region, with a large regulated service territory and extensive transmission and distribution infrastructure across eastern and central Pennsylvania. PPL Electric Utilities is the incumbent electric delivery utility for the region, with a large regulated service territory and extensive transmission and distribution infrastructure across eastern and central Pennsylvania.

11.5 **MW** Phase 1: Delivery in 12 months

+50 **MW** Phase 2: Delivery in 18 months from Phase 1 completion

50 MW Phase 2 Ramp to be delivered via two, redundant 138kV Transmission Lines offering 99.99% resiliency without back-up generators.

High Density Conceptuals



138 kW Per Cabinet Configuration

Optimized for initial **HPC and AI workloads** with deployment with clearly delineated UPS, PDU, and generator integration zones.



200 kW per Cabinet Configuration

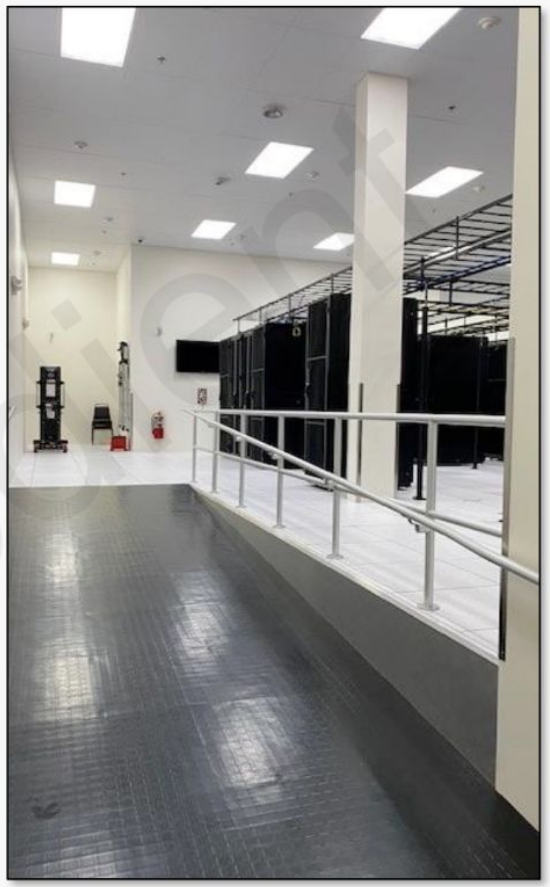
Expanded high-density layout designed specifically for **HPC and AI workloads** requiring maximum power density per cabinet.

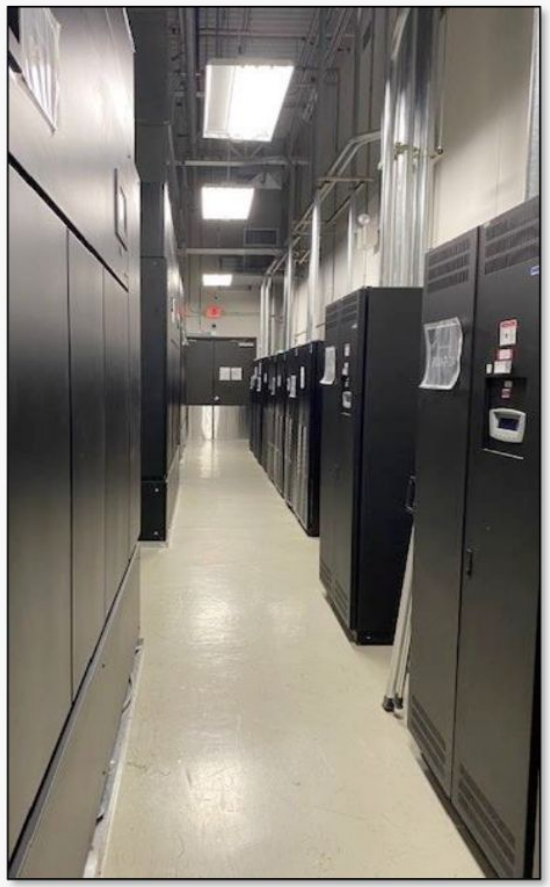
Existing Infrastructure









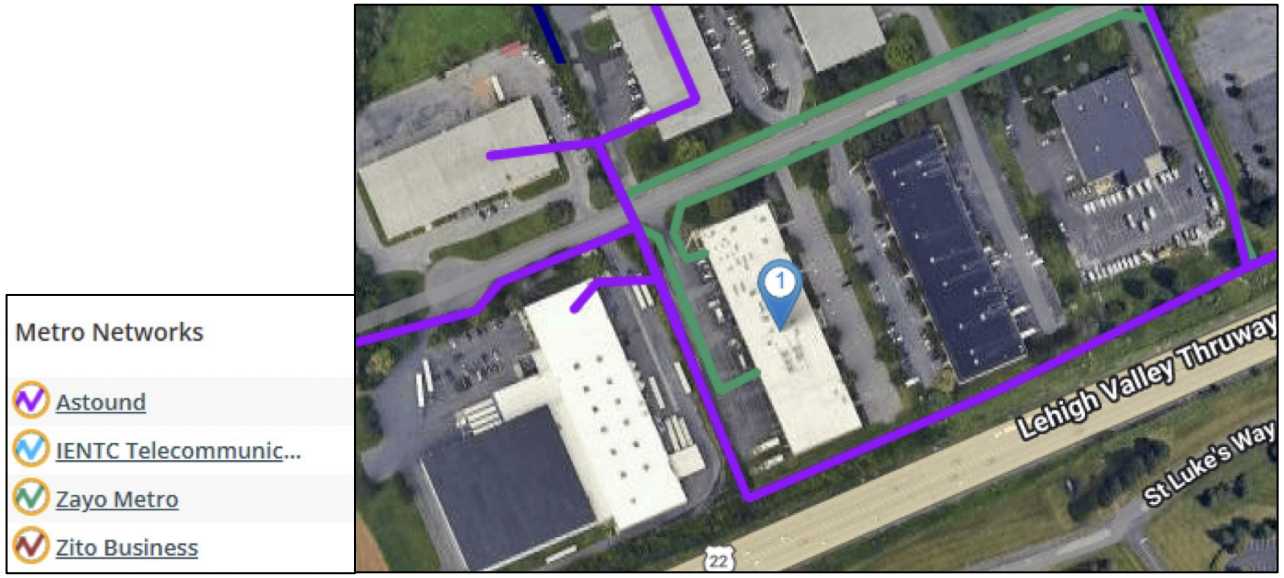


Metro & Long Haul Fiber

LIT BUILDING

Multiple metro and long haul fiber connectivity on site. Layer 2 access to numerous on-net carriers. Connectivity to key interconnection facilities in the region. 100Gbps redundant network backbone.

Long Haul	Distance (ft)
Zayo North America	On-Prem
EXA Infrastructure	1,700
Extenet Systems - Leased	1,700
Arelion - North America	1,700
Metro Networks	
Zayo Metro	On-Prem
Zito Business	740
IENTC - Telecom	1,700
Astound	125
Network Points of Presence (POP)	
Zayo	On-Prem
Verizon Business	On-Prem
Lumen	On-Prem





Strategic Regional Connectivity



New York City — ~90 Miles

Direct, diverse fiber paths to NYC and major interconnection hubs.

Philadelphia — ~60 Miles

Multiple low-latency routes to 401 N. Broad and Equinix PH1/PH2.

Northern Virginia — ~180 Miles

High-capacity fiber connectivity to the world's largest data center market.

Northeast Corridor

Positioned on established long-haul fiber routes serving the entire Northeast corridor.

TAX INCENTIVES

Pennsylvania Data Center Tax Benefits

Pennsylvania's Computer Data Center Equipment Exemption Program (Act 25) exempts qualifying equipment from sales and use tax.

Commonwealth of Pennsylvania

The Computer Data Center Equipment Exemption Program was created under Act 25-2021 and replaced a capped refund program. Beginning January 1, 2022, computer data center equipment is exempt from Pennsylvania sales and use tax when it is sold to, used, or consumed in a certified data center.

Investment Threshold (Larger Counties)

At least $100M of new investment on or after January 1, 2022, if the computer data center is located in a county with a population of more than 250,000 individuals, and create 45 new jobs.

Ongoing Compensation Requirement

Pay annual compensation in the aggregate of at least $1,000,000 to employees at the certified computer data center site for each year of the certification after the fourth anniversary of certification.

FIVE 9s DIGITAL

Contact

DATA CENTER
LEHIGH VALLEY

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61.5 MW of Utility Capacity

AT A GLANCE

11.5 MW	Deployment in 12 Months~
50 MW	Additional Capacity in 18 Months~ after Phase 1 Delivery
DC Platform	Fiber • Infra • Zoning
AI·HPC Ready	Speed-To-Market