



**NOW AVAILABLE**  
**Fully Equipped Data Center**

**Dayton, Ohio**



**FIVE 9s DIGITAL**



**Romans Properties LLC**

# Now Available

## Fully-Equipped Data Center

Dayton, Ohio

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# Opportunity

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Free-standing fully-equipped and ready-to-populate data center in Dayton, Ohio:

- Available for occupancy in June 1, 2025
- 27,360 SF free-standing data center on 4.5 Acres
- Building expandable on the existing site
- Equipment and infrastructure included
- Metro and Long Haul Fiber Connectivity
- Power supplied by AES Ohio
- 3 MW of infrastructure in place with expansion capacity to 5 MW in 6 months
- Scalable to 15 MW or more



# Details



Address:	4424 Interpoint Blvd, Dayton OH
Building:	Free-standing, one-level built-out 27,360 SF data center
Parcel:	4.5 acres~
Condition:	Fully equipped data center in excellent condition with recent refreshes of cooling equipment, batteries, and other electrical equipment, roof and windows replaced in 2019
Building Height:	18 feet
Zoning:	General Industrial - Historic use as a data center and related use
Parking:	95 parking spaces on site
Configuration:	Two data center PODs, NOC, electrical rooms (A&B side), support offices, dual fiber/telecom rooms, battery rooms, conference facilities, configuration room, break room and storage



# Data Center

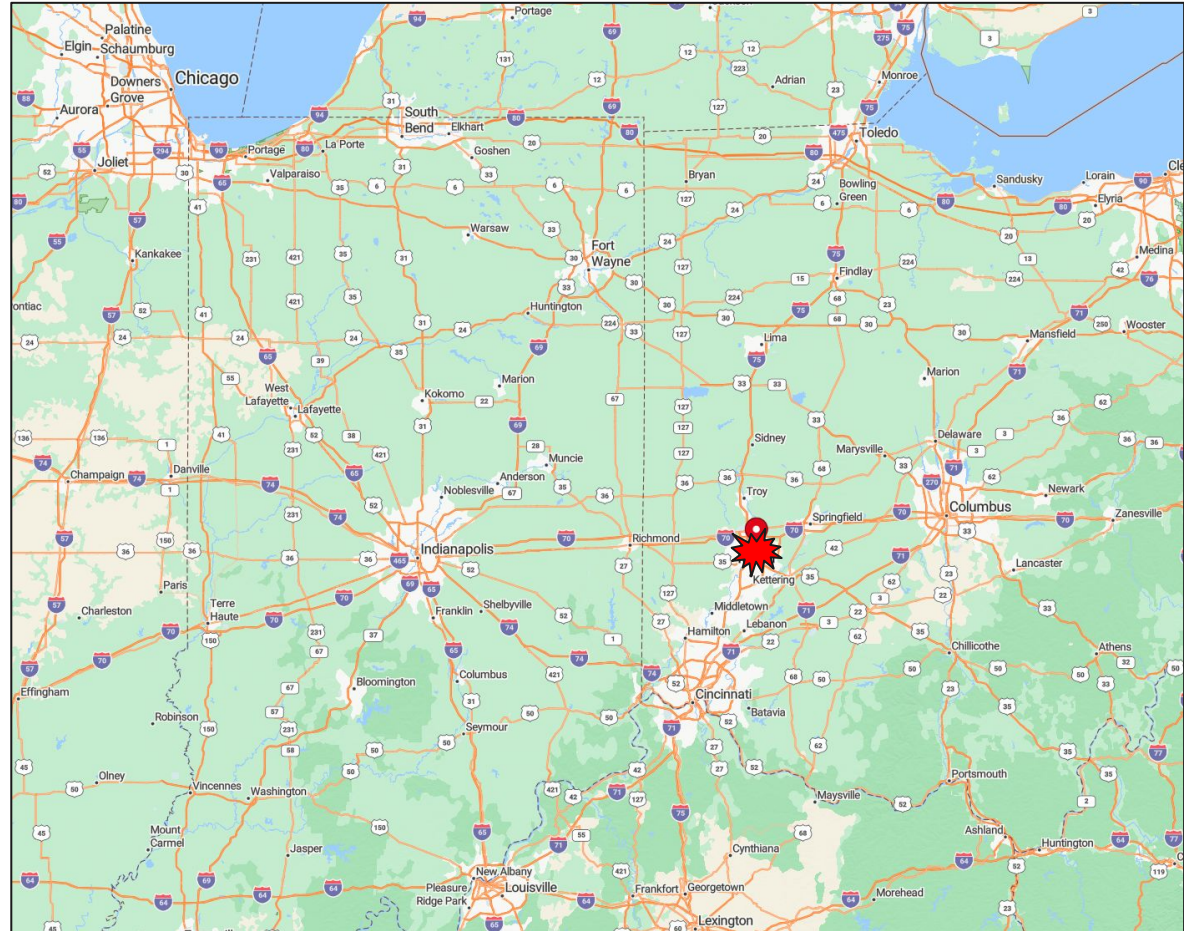
<b>Overview</b>	Free-standing 27,360 SF data center with a number of recent infrastructure refreshes in excellent condition.
<b>Power:</b>	3 MW of total infrastructure in A&B side configuration, two (2) 1500 kVA transformers fed from diverse substations - Expandable to 5 MW in 6 months with AES Ohio replacing the 2 x 1500 kVA transformers with 2 x 2500 kVA transformers - Scalable to 15 MW~ in 24 months~
<b>Fire Suppression:</b>	Dry-pipe pre-action fire suppression + FM 200
<b>Generator:</b>	One (1) Caterpillar 1563 kVA generator with 3000 gallon fuel storage tank
<b>Raised Floor:</b>	2 ft raised floor in 2 data center rooms and NOC
<b>Equipment:</b>	Equipment in 2018-19 including a number of Liebert DS Vertiz cooling units, electrical equipment, long-term batteries and a number of other refreshes
<b>Connectivity:</b>	Multiple metro and long haul providers at and near the data center
<b>Equipment Security:</b>	Exterior fenced area allocated for generator, fuel storage and transformers



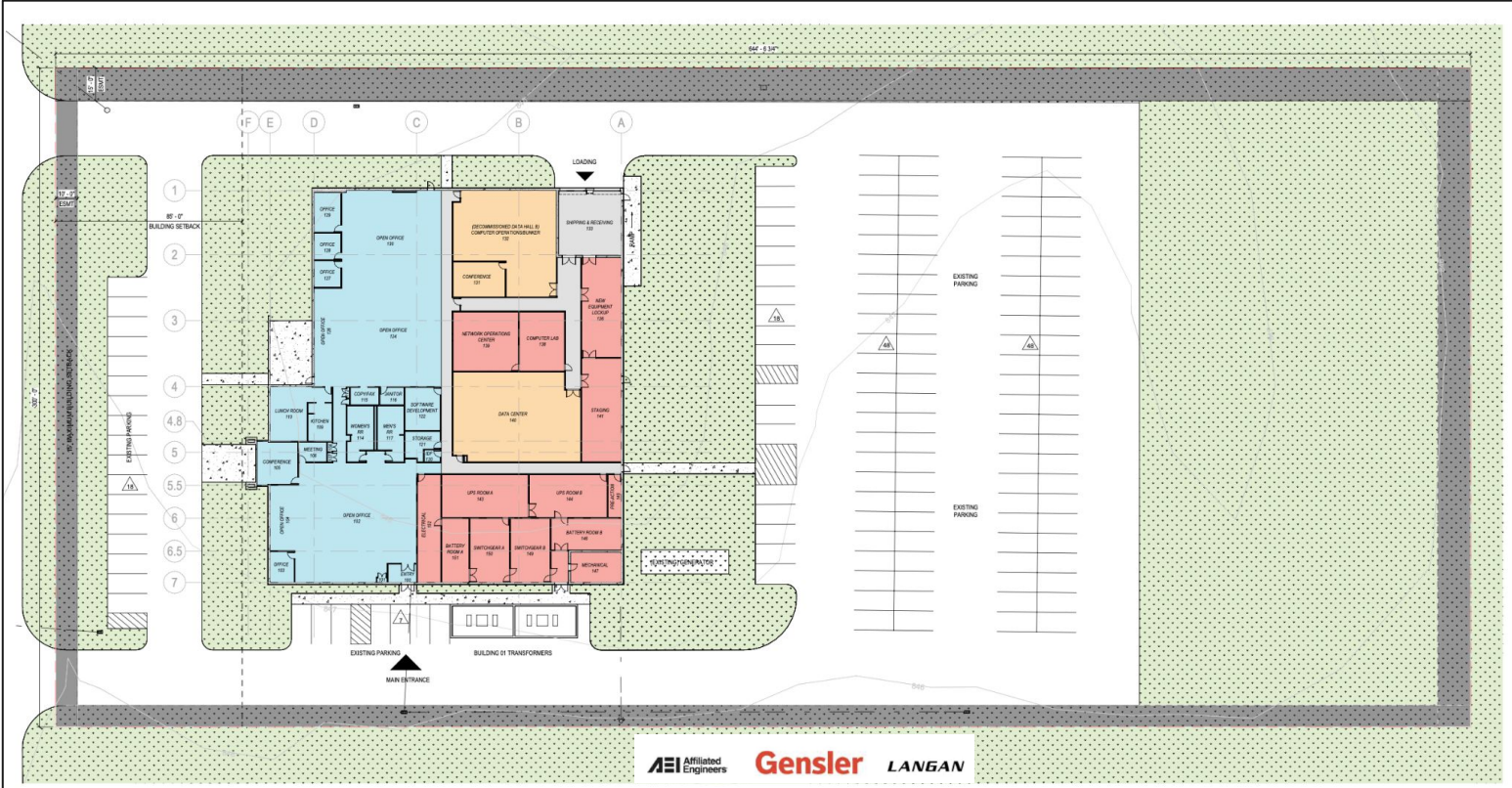
# Aerial



# Location



# Existing Site & Floor Plan





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# Power

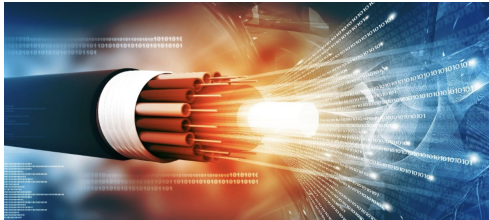
## AES Ohio serves power to the 4424 Interpoint Data Center:

- The data center has 2 x 1500 kVA (3 MW) of transformers on site
- Power fed to the data center from diverse substations
- Expandable to 5 MW in the next 6 months with replacement of the 1500 kVA transformers with 2 x 2500 kVA transformers
- Scalable power potential to 15 MW+ subject to specific ramp request and application
- AES Ohio economic incentive program for non-residential customers with 500kW or greater power load and capital investment pending meeting specified criteria

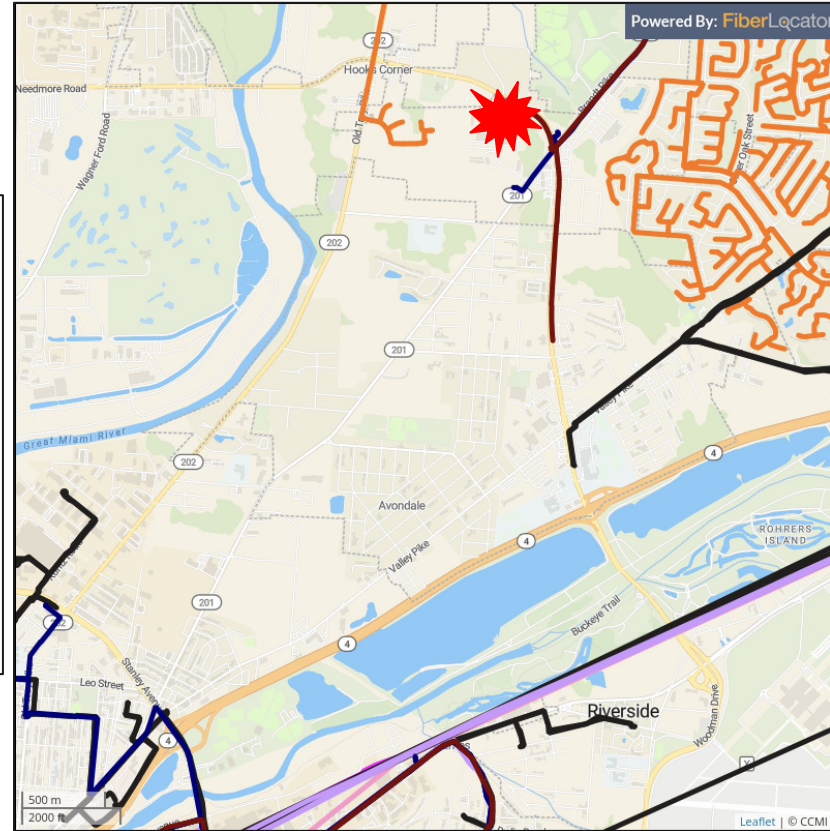


# Fiber

- Diverse metro and long haul fiber connectivity on site
- In addition to the adjacent fiber profile, AT&T and Lumen serve the data center in dual access points
















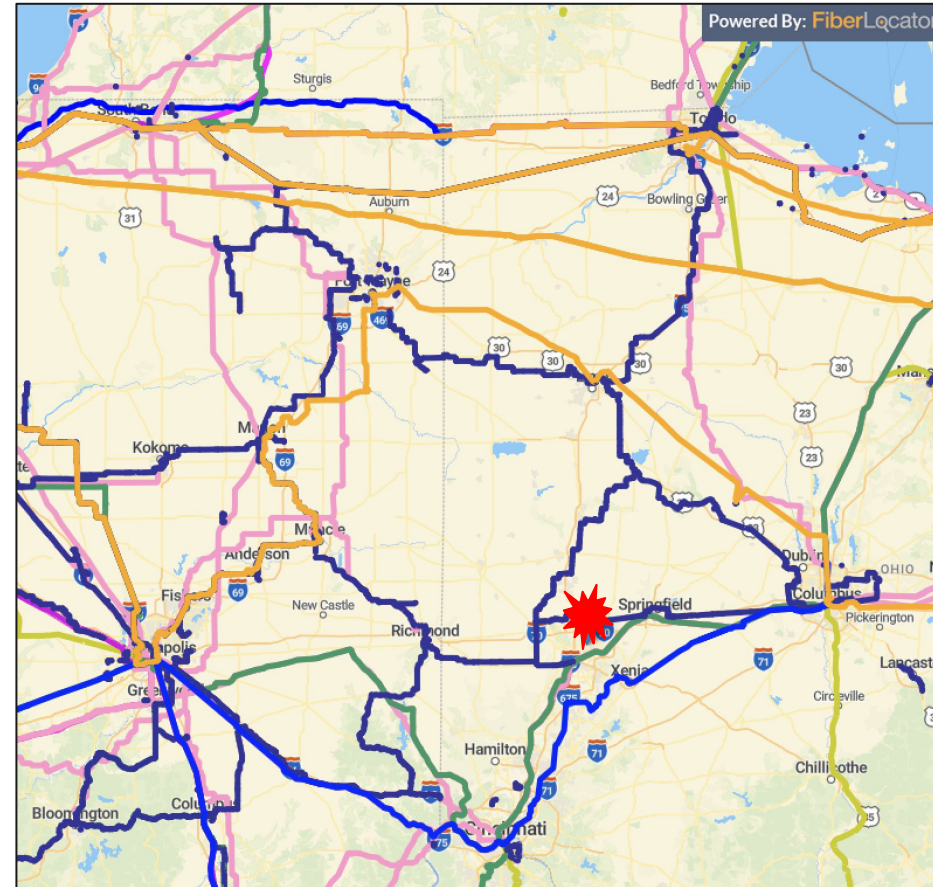
Metro Networks	
	ACD
	CenturyLink Metro
	Crown Castle
	Enlite by CEC - Leased
	Everstream
	Horizon Telcom
	Independents Fiber Network
	Independents Fiber Network - Proposed
	Level3 Metro
	MetroNet Fiber
	Windstream
	Zayo Metro
Long Haul Networks	
	CenturyLink Long Haul
	Level 3 Long Haul
	Sprint Long Haul
	Windstream Long Haul
	Zayo Long Haul



# Fiber - Long Haul

- Regional long haul fiber connectivity to Columbus, Cincinnati, Indianapolis, Ft. Wayne, Louisville, Chicago, Cleveland and Detroit
- Fiber access to key interconnection facilities in the region

Long Haul Networks	
	123Net
	Arelion - North America
	CenturyLink Long Haul
	Level 3 Long Haul
	Midco
	Midco - Leased
	Neutral Path Communications LH
	SDN Long Haul
	Sprint Long Haul
	Uniti Fiber
	Vivacity Infrastructure Group
	Windstream Long Haul
	Zayo Long Haul



# Photos



# Photos



# Photos



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# Tax Incentives

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## DATA CENTER TAX EXEMPTION DETAILS

The **Data Center Tax Exemption** provides a sales-tax exemption rate and term that allow for partial or full sales tax exemption on the purchase of eligible data center equipment. Projects must meet minimum investment and payroll thresholds to be eligible. Final approval of the tax exemption is contingent upon the approval of the Ohio Tax Credit Authority.



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