Data Center Development Sites

AI ALLEY

Aliquippa & Midland, PA

FIVE 9s DIGITAL

Opportunity

AI ALLEY

FOR SALE - Three (3) Data Center Development Sites

Southwest Pennsylvania

FIVE 9s DIGITAL

Site 1 Aliquippa:

- 86 acre~ site with adjacent 15 acres allocated to future grid connection substation (101 acres)
- Phase 1 of the 86 acres designed to support 496 MW natural gas solution with (2) 248 MW natural gas power plants, scalable
- 248 MW of primary power and 248 MW back-up power
- Additional adjacent 15 Acres to support future grid connection substation to be served by Duquesne Light
- Phase 1 pre-designed for a 250,000 SF of data center. Multi-level allowable expandable to 500,000 SF + - additional data center footprints can be added on the 86 acre site
- Pennsylvania Utilities Commission approval for "Behind the Meter" Natural Gas

Site 2 Aliquippa:

- 580 acre~ site near Site 1
- 100 acres~ can be developed as data center
- The remainder of the site is slag which can support a large solar installation
- Site near transmission which can be supported by additional substation vis Duquesne Light

Site 3 Midland:

- 234 acre~ site in Midland PA in proximity to Site 1 and Site 2
- Phase 1 pre-design on 80 acres of the total 234 acre site to support a 1 GW natural gas solution with (2) 500 MW natural gas power plants with one designated as back-up power - expandable data center footprints
- Future grid connectivity via Duquesne Light
- Across the Ohio River from operational Beaver Valley Nuclear Plant with transmission crossing the river to the Midland site

Aerial

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Site 1 Details
Aliquippa PA

Site Details

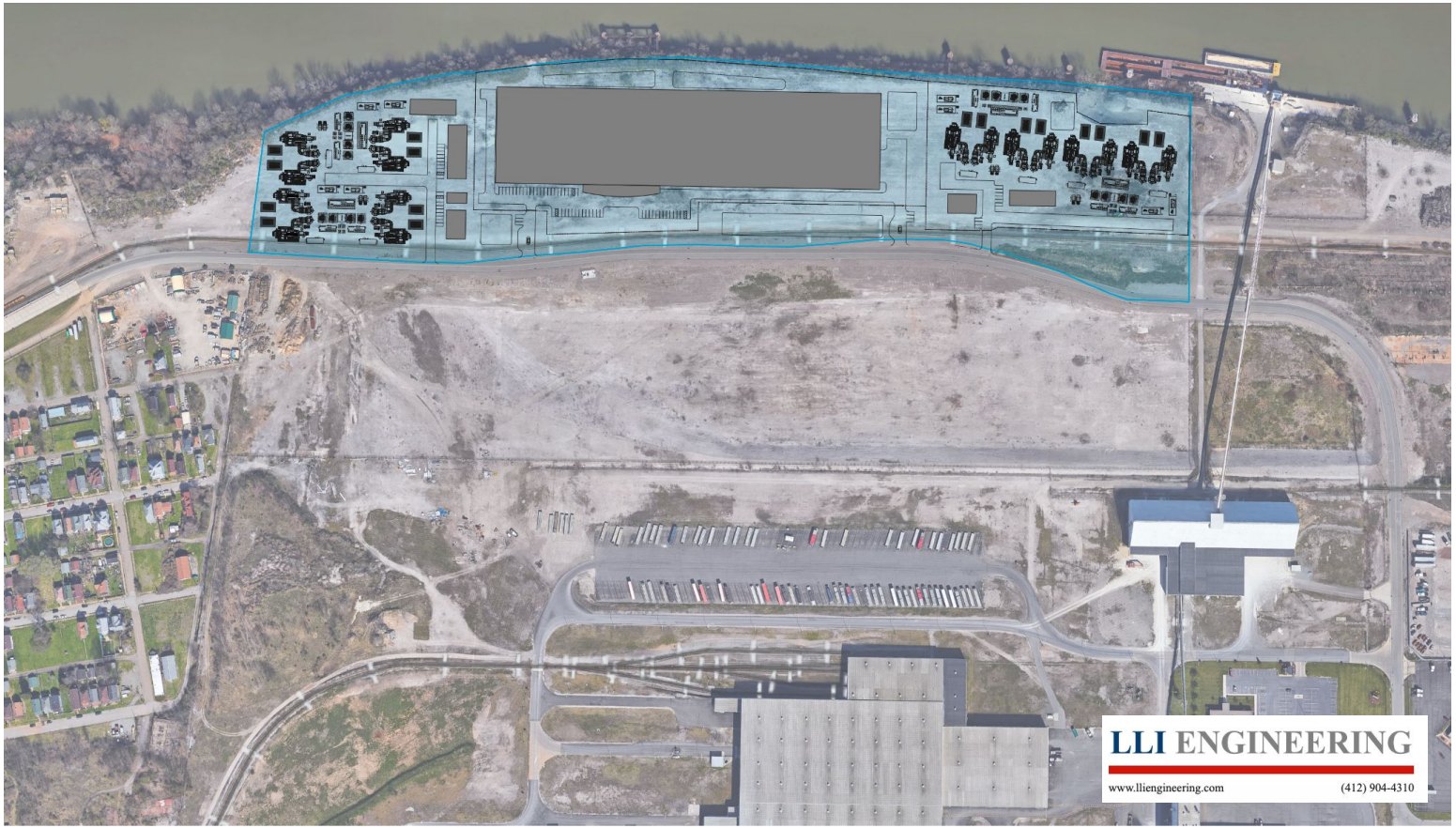
Location:	71 Woodlawn Road, Aliquippa, Pennsylvania
Site Size:	86 Acres~ plus additional 15 acres (101 acres) to accommodate future grid connectivity substation via Duquesne Light
Condition:	Development-Ready - PA Permit Fast Track Approval
Concept Design:	Phase 1 design of total 86 acre site:
	One-level 250,000 SF Data Center at 250’ x 100’
	2nd level allowable totaling 500,000 SF data center
	Additional data center footprints can be added on site
Power:	Natural Gas with future grid connectivity via Duquesne Light
Natural Gas:	Two (2) PJM/DLCO Natural Gas Substations designed on-site
Power Plants:	Two (2) 248 MW natural gas power plants designed to accommodate a total power load of 496 MW
Connectivity:	Excellent fiber connectivity via metro and long haul providers

Aerial

Outline of 86 acres~ allocated for data center development.
Adjacent additional 15 acres allocated for substation.

Aerial

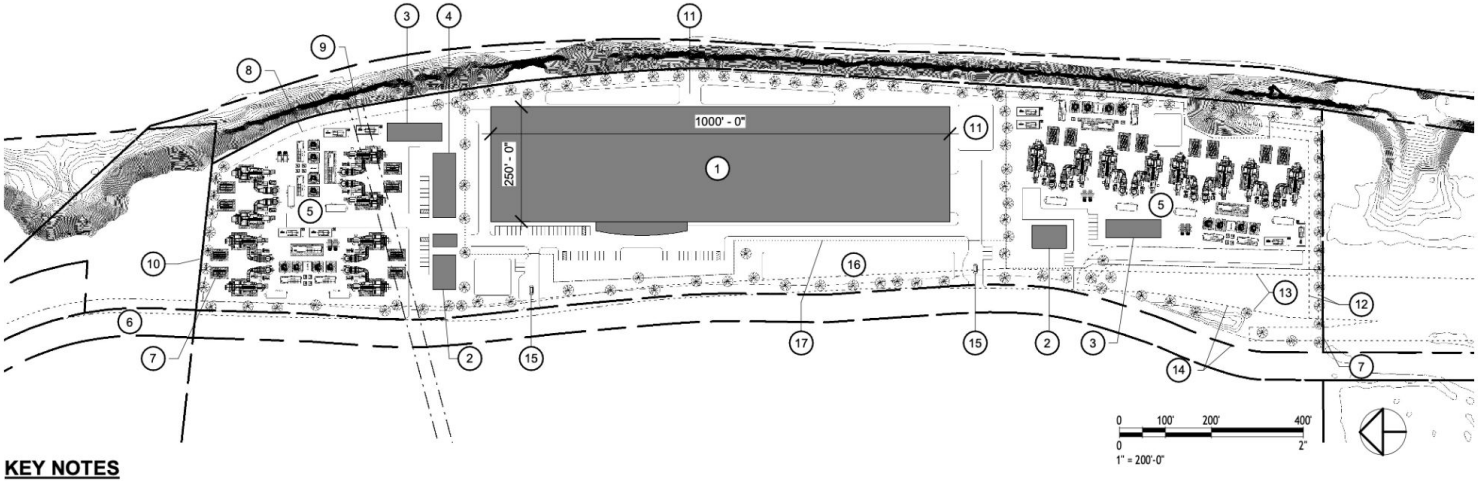
Phase 1 conceptual design on 28 acres of the total 86 acres - 496 MW, expandable data center footprints on overall site



Site Plan

Phase 1 Conceptual Site Plan

LLI ENGINEERING
www.lliengineering.com (412) 904-4310



KEY NOTES

1. 250,000 SF DATA CENTER FOOTPRINT (MULTI-LEVEL POTENTIAL)
2. NATURAL GAS PRESSURE REDUCING STATION
3. 40'x120' ELECTRICAL MICROGRID DISTRIBUTION HOUSE
4. POWER PLANT ADMINISTRATION BUILDING (EMPLOYEE OFFICES, LOCKERS, BREAK ROOM, SHOP & RESTROOMS)
5. POWER GENERATION (8) 39.5MW GENERATORS, DE-RATED TO 31MW PLUS ASSOCIATED XFMRS, DIESEL STARTUP GENS, ETC; DE-RATED PRODUCTION OF 248MW, TYPICAL OF BOTH PLANTS
6. **PJM SUB-STATION NOTE**: LARGER SUB-STATION REQUIRED OFF-SITE
7. NATURAL GAS - FED FROM BOTH ENDS OF THE SITE
8. TYPICAL 25' REAR YARD SETBACK
9. CULVERT RIGHT OF WAY; MAY BE POSSIBLE TO BUILD OVER CULVERT
10. PROPERTY LINE; TYPICAL
11. REAR YARD SPACE FOR STORMWATER MANAGEMENT AS REQUIRED, EMERGENCY FIRE LANE, LANDSCAPING (RAIN GARDEN OR RETENTION); ADDITIONAL PARKING, LOADING AREA, LANDSCAPING AREAS; ETC.
12. EXISTING STORMWATER SEWER EASEMENT TO REMAIN
13. EXISTING RAILROAD EASEMENT TO REMAIN
14. EXISTING ROAD AND UTILITY EASEMENT TO REMAIN
15. GUARD BOOTH OR AUTOMATED GATE CHECK-IN
16. RAIN GARDEN OR RETENTION PONDS FOR STORMWATER MANAGEMENT; ONLY IF NECESSARY PER NPDES PROCESS
17. SECURITY FENCING, TYPICAL

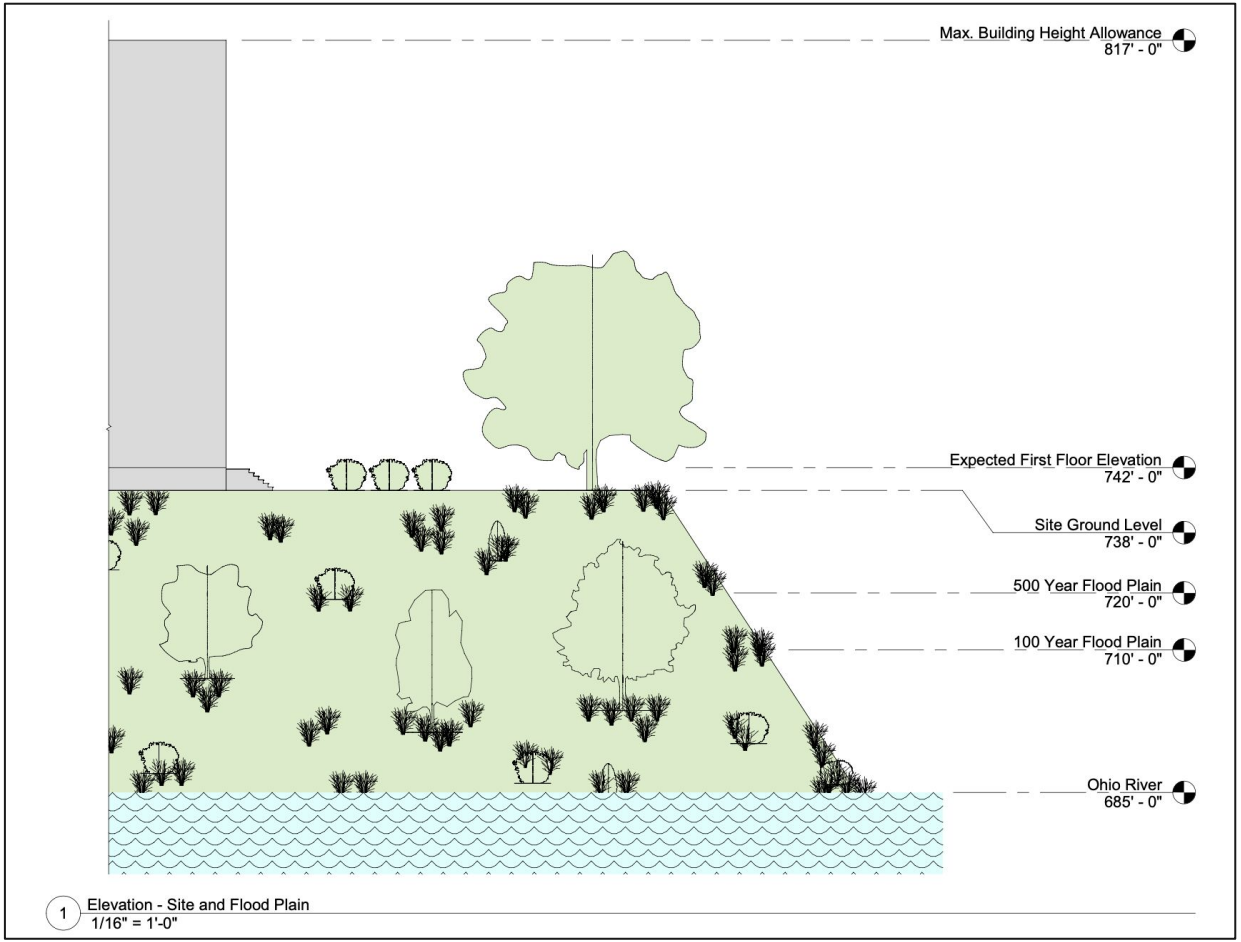
EXAMPLE PARKING AND DRIVE AISLE LAYOUTS SHOWN AS TEST FITS TO INDICATE COMPATIBILITY OF THE SITE FOR PROPOSED DATA CENTER USE; OPTIONS SHOWN DO NOT REPRESENT ALL POSSIBLE SITE LAYOUTS

ON-SITE POWER INCLUDES TWO INDEPENDENT PLANTS CAPABLE OF 248MW CONTINUOUS OUTPUT 24/7/365 EACH. 496MW TOTAL.

ONE PLANT SERVES AS PRIME POWER, AND THE OTHER AS "BACKUP" POWER. THE BACK-UP POWER PLANT RUNS CONTINUOUSLY AND EXPORTS TO PJM MARKET. THE PJM CONNECTION WILL SERVE AS AN ADDITIONAL BACK-UP. A MICRO-GRID WILL INTERCONNECT AND MANAGE ALL POWER SOURCES AND LOADS.

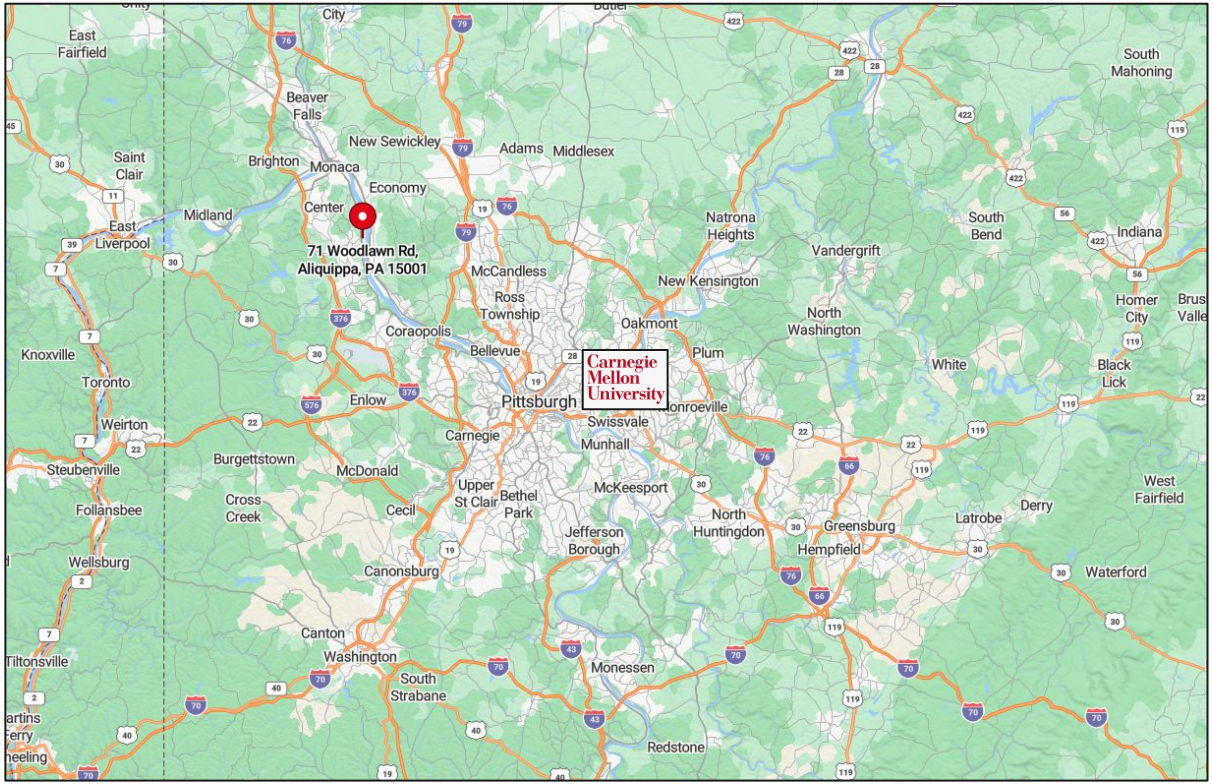
Elevation/Efficiency

- The site is well above the 500-year flood plain
- The Ohio River can be utilized as Thermal Discharge with a typical flow rate of 15M GPM
- Capacity to replace the cooling towers
- With a 200 MW of IT critical load resulting in 57,000 tons of cooling~, the Ohio River can replace cooling towers eliminating 99% of the water consumption required to cool the data center resulting in a reduction of energy consumption for cooling by 10%~
- Incorporation of absorption chillers with the onsite turbine generators can reduce cooling energy by over 90%~



Location

- The City of Aliquippa in Beaver County, Pennsylvania
- 22 miles from Pittsburgh's AI Avenue & Carnegie Mellon University
- Low risk of natural disasters
- Average annual temperature is 53.03 degrees~
- Nearby regional activity includes a newly announced 4.5 GW natural gas data center project in Homer City estimated at $10B among other AI Data Center projects



ALIQUIPPA ECONOMIC DEVELOPMENT CORPORATION

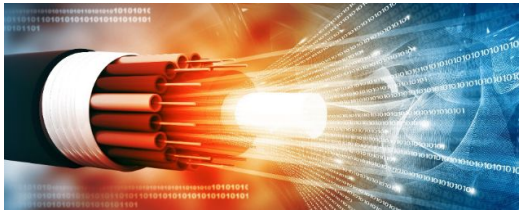
Power

496 MW Natural Gas Powered Development Site

- Phase 1 pre-designed to accommodate two (2) utility grade independent 248 MW natural gas power plants totaling 496 MW
- 248 MW primary feed power plant plus 248 MW back-up power plant
- Natural gas power plant development & energization can be completed in an 18 months~
- Two (2) PJM/DLCO natural gas substations on site
- Future grid connectivity with Duquesne Light with an additional adjacent 15 acres earmarked for future grid substation
- Duquesne Light has a 95% nuclear blend in the area

Fiber - Aliquippa Site 1

- Excellent Metro and Long Haul Fiber providers at and near the land site
- Connectivity to key interconnection hubs in Pittsburgh and the region including Northern Virginia



Metro Networks

- Breezeline
- Breezeline Leased
- Consolidated Communications
- Crown Castle
- DQE
- DQE - Planned
- Everstream
- FirstLight
- Glo Fiber
- Horizon Telcom
- PBI Fiber - EOY 2025
- PennREN - KINBER
- Segra
- Uniti Fiber
- Windstream
- Windstream - Dark
- Zayo Metro
- Zito Business

Long Haul Networks

- Hudson Fiber LH Leased
- Uniti Fiber Long Haul
- Windstream Long Haul
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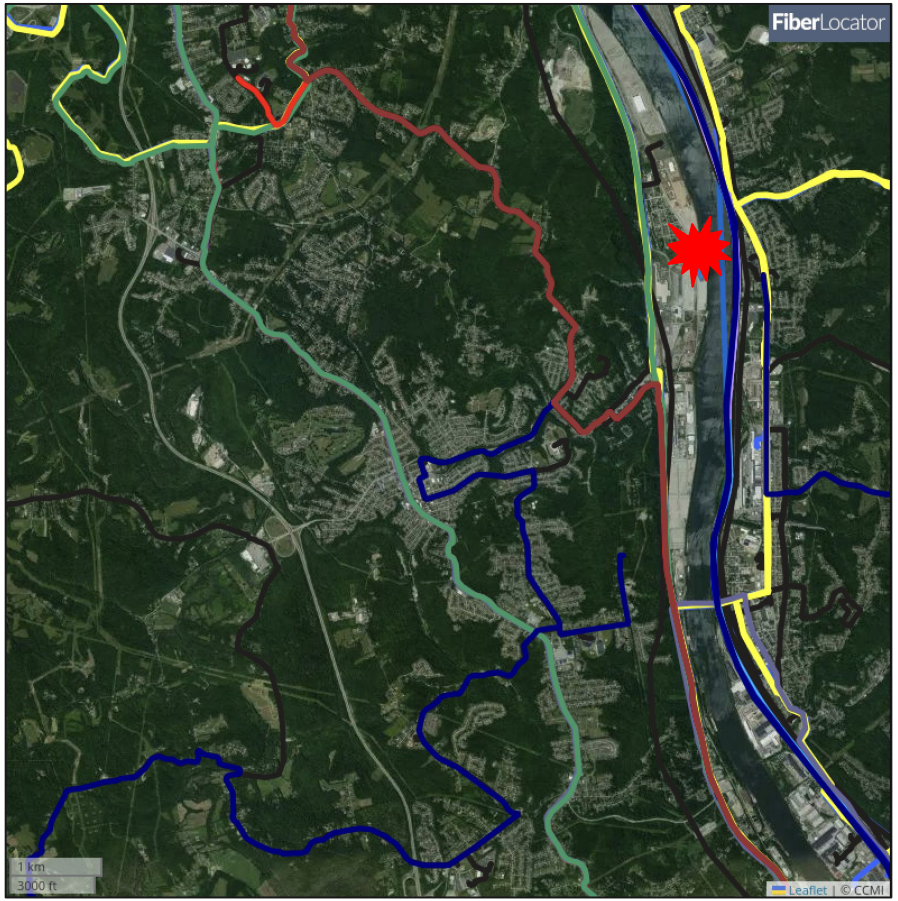
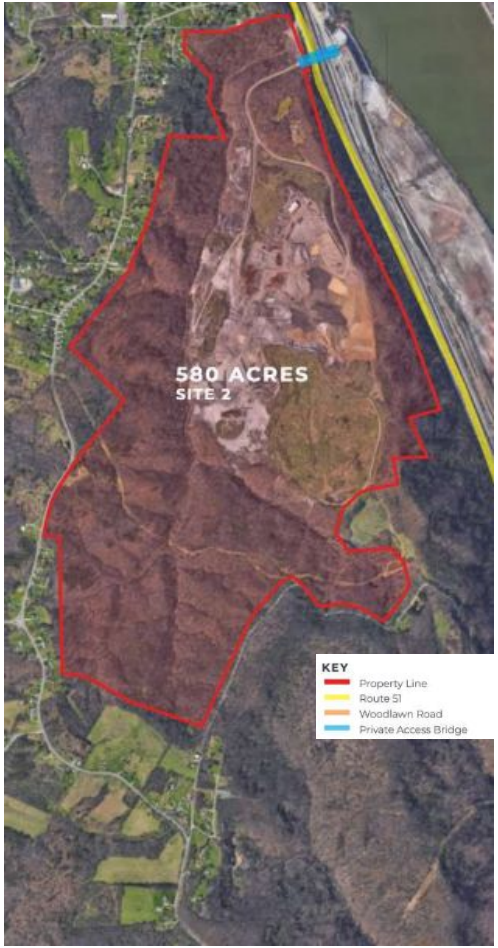


Site 2 Details
Aliquippa PA

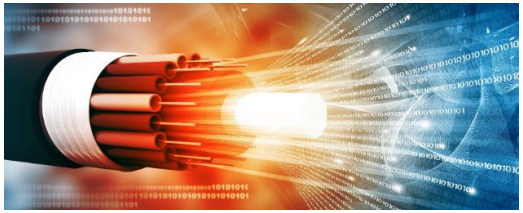
Site 2 Aerial

- 580 acres~ proximate to Site 1
- 100 acres of virgin land for data center development with the remainder formerly used as a slag heap
- Slag heap area of site can be utilized for a solar installation
- Near Duquesne Light transmission offering potential grid connectivity via Duquesne Light development of a substation
- Site includes a private access bridge



Fiber - Aliquippa Site 2

- Excellent Metro and Long Haul Fiber providers at and near the land site
- Connectivity to key interconnection hubs in Pittsburgh and the region including Northern Virginia



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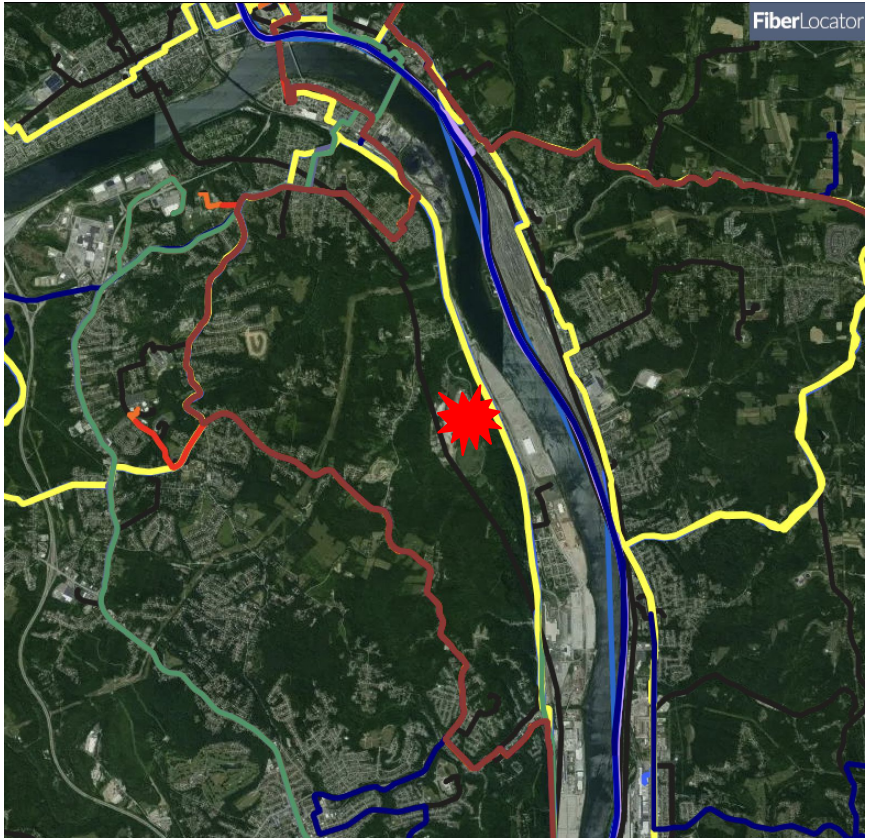


Site 3 Details
Midland PA

Site 3 Details - Midland

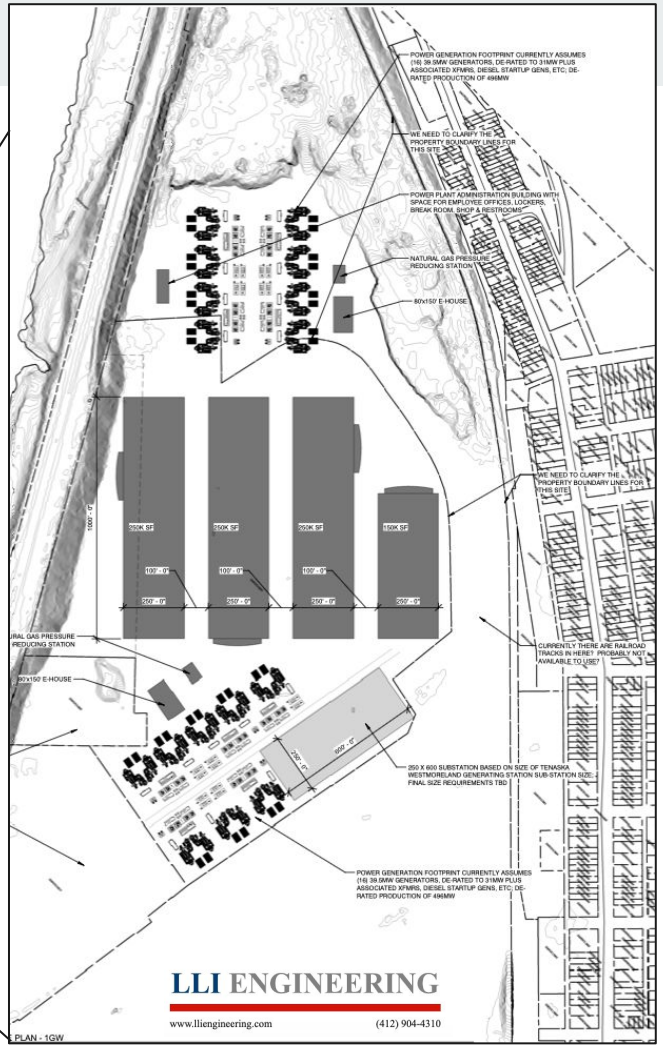
Location:	O Midland Ave, Midland, Pennsylvania
Site Size:	234 Acres~
Condition:	Submitted for the PA Permit Fast Track Program
Concept Design:	Phase 1 design allocated to 80 acres of the total 234 acre site:
	Three (3) 250,000 SF Data Centers and one (1) 150, 000 SF Data Center totaling 900,000 SF
	2nd level allowable offering additional square footage
	Expandable data center footprints on total 234 acre site
Power:	Natural Gas with future grid connectivity via Duquesne Light
Power Plants:	Phase 1 on 70 acres~ designed for a total of 1 GW with 500 MW of primary and 500 MW of back up
Connectivity:	Excellent fiber connectivity via metro and long haul providers

Site 3 Outline

- Approximate outline of the 234 acre~ Midland site

Phase 1 Site Plan

On 80 acres of total 234 acres



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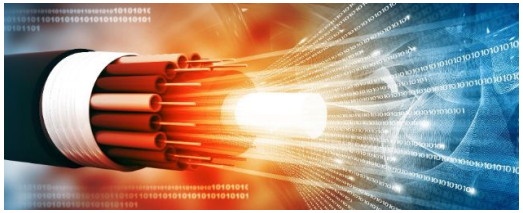

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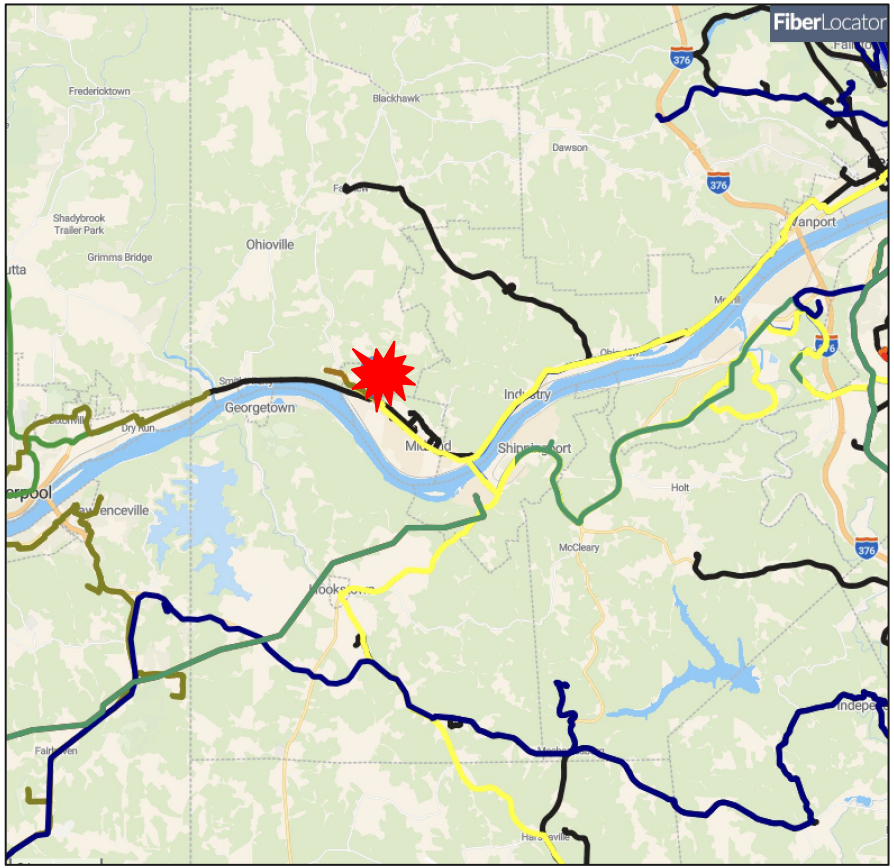

Location

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- 39 miles from Pittsburgh's AI Avenue & Carnegie Mellon University
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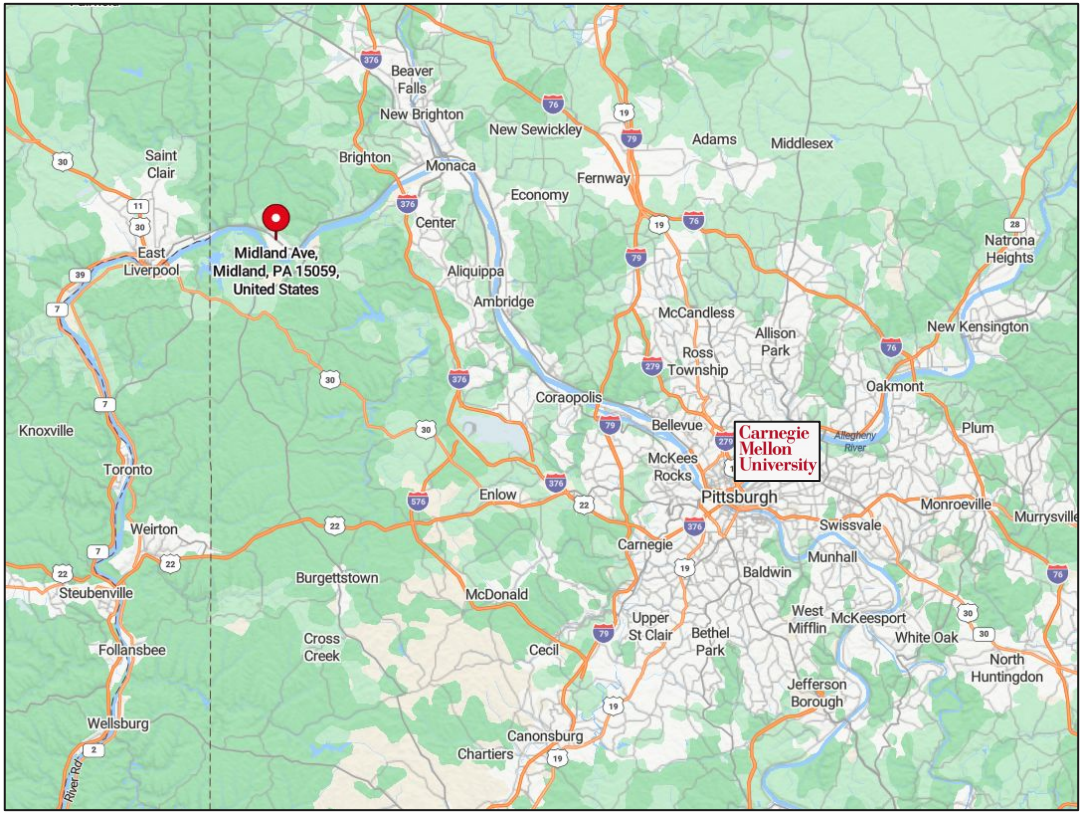

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Market Information
Western PA

Region

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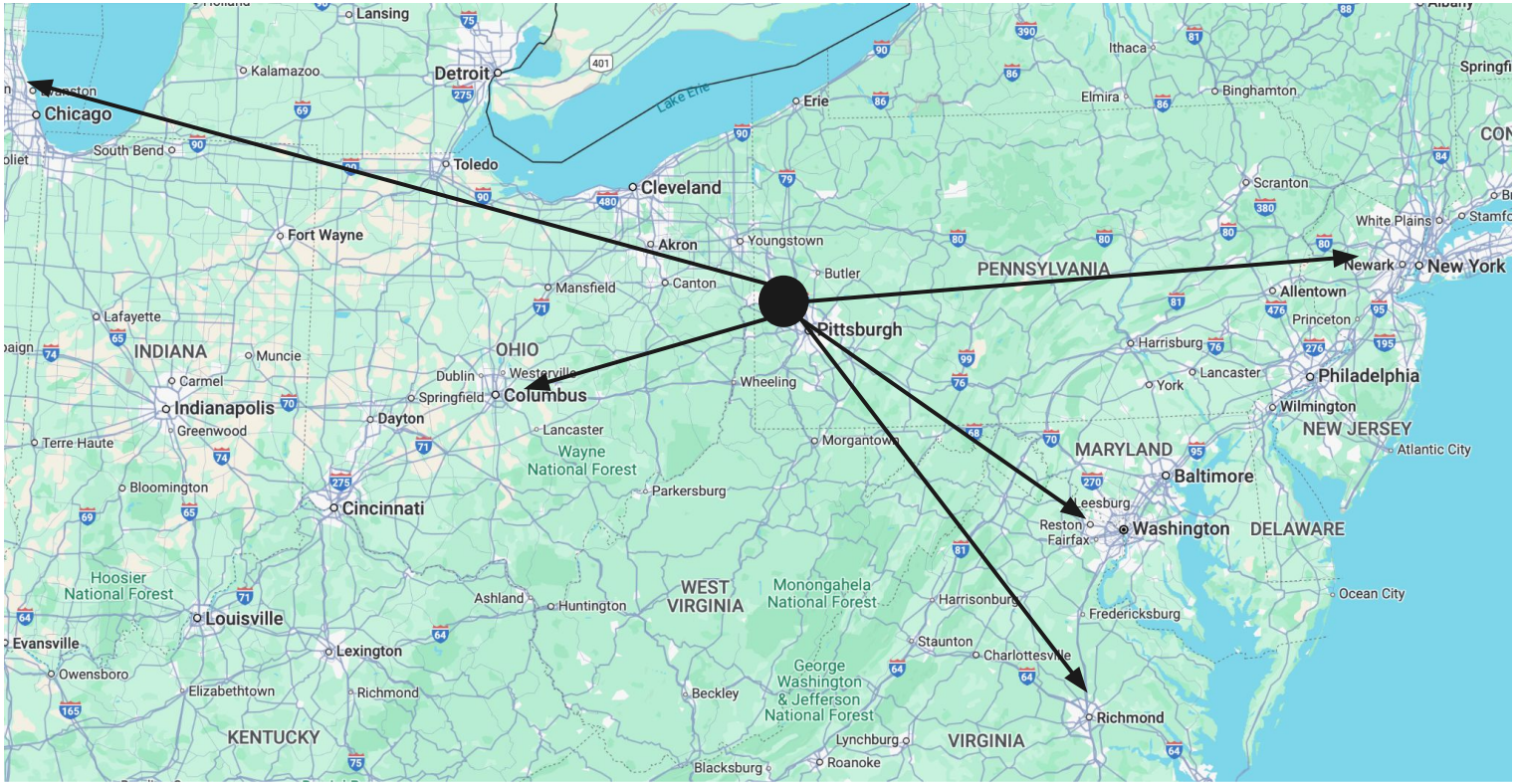
Regional proximity to high-growth data center markets including Northern Virginia, Columbus, Chicago, New York and Richmond



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Pennsylvania AI Data Center Market

The Pittsburgh and broader Pennsylvania region are experiencing significant growth in AI-focused data centers, driven by strategic initiatives, substantial investments, and the state's robust energy infrastructure.

Strategic Initiatives:

AI Strike Team: A coalition of state AI Industry and labor stakeholders has formed the AI Strike Team, aiming to position southwestern Pennsylvania as a leading AI technology hub by 2028. The team focuses on securing investments and promoting policies that grow AI-based companies and facilitate AI infrastructure growth in the area.

Growth Drivers:

- **Energy Abundance and Infrastructure:** Pennsylvania's status as the nation's second-largest natural gas producer, coupled with its substantial nuclear capacity, provides a reliable energy foundation for data centers. The state's industrial legacy offers existing high-voltage transmission infrastructure, facilitating efficient power distribution.
- **Repurposing Industrial Sites:** The region's numerous former industrial sites present opportunities for conversion into data centers, leveraging existing infrastructure to reduce development time and costs.
- **Research and Innovation Ecosystem:** Home to esteemed institutions like Carnegie Mellon University and the University of Pittsburgh, the area fosters AI and robotics research, producing a skilled talent pool and encouraging industry-academia collaborations

Policy:

Governor Shapiro wants to start the “next chapter in Pennsylvania’s long story of energy leadership” and keep pace with other states that are attracting big projects, such as data centers and electric vehicle factories.

“Pennsylvania, it’s time for us to be more competitive. It’s time for us to act. We need to take some big and decisive steps right now, build new sources of power so Pennsylvania doesn’t miss out,” Shapiro said at a news conference at Pittsburgh International Airport.

AI ALLEY

PA pennsylvania DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Tax Incentives

AI ALLEY

Pennsylvania Data Center Sales and Use Tax Incentives:

In 2021, Pennsylvania created the Computer Data Center Equipment Exemption Program, which exempts data center equipment from sales and use tax when sold to, used or consumed in a data center subject to meeting qualifications:

- At least $75M of new investment, on or after Jan 1, 2022, if the data center is located in a county with a population of 250,000 or fewer individuals and creates 25 new jobs; or
- At least $100M of new investment, on or after Jan 1, 2022, if the data center is located in a county with a population of more than 250,000 individuals and creates 45 new jobs
- One or more taxpayers operating or occupying a data center, in the aggregate, pay annual compensation of at least $1M to employees at the certified data center for each year after the 4th anniversary of certification

For additional details and qualification criteria, please visit:

Pennsylvania Data Center Tax Incentives

Governor Josh Shapiro's newly proposed "Lightning Plan" will provide funding for new projects through an updated Pennsylvania Economic Development for a Growing Economy (EDGE) manufacturing tax credit, streamline energy project approvals by a creating a state energy siting board to cut red tape and encourage communities to lower utility bills through shared energy resources.

The Washington Post

May 19, 2025

Featured AI Data Center Article in the Washington Post:

THE COMING AI BOOM

Western Pennsylvania is at the core of America's next Industrial Revolution, and is driven by the same mix of energy, grit and expertise that made it the center of the first one.

[Western PA AI Data Center Article]

Pittsburgh AI Data Center News

New incentives combine to support Pittsburgh's AI boom

March 28, 2025

Two announcements this week will ultimately combine to give Pittsburgh's artificial intelligence boom a longer runway.

The state on Thursday extended a tax incentive program to cover more of the one mile Penn Avenue stretch from Duolingo to Google known as AI Avenue, and on the same day Carnegie Mellon University and Google announced a partnership that will give students and faculty more access to the computing power necessary for AI research.

The news comes at an uncertain time for AI development in the city as a new strike team tries to lure more companies to the stretch while competing with the lure of Silicon Valley and other emerging tech hubs.

This month the team celebrated AI electronics manufacturer Hellbender expanding its offices onto AI Avenue while simultaneously fretting about health tech unicorn Abridge moving more resources to San Francisco.

Abridge CEO Shiv Rao told the Post-Gazette the California hub is necessary to be closer to AI research but that for now, Abridge's corporate headquarters remain in Pittsburgh.

The announcements Thursday could help other founders feel more comfortable growing their startups in Pittsburgh — though many have said the city's dearth of local venture capital remains a concern. The military funding that gave other startups their launch also remains an open question under the new Trump administration.

Still, community leaders have described access to computing power as a necessary step to keep researchers and students from bouncing to companies or other communities with greater access. They cite a project out of New York called Empire AI that sought to bring greater compute to the state. Gov. Kathy Hochul announced a new Nvidia-powered supercomputer at the University of Albany in October.

That same month, Nvidia helped present Pittsburgh's first AI Horizons summit, naming the city the chipmaker's first "AI tech community." The title conveyed a commitment to offer the city's universities and some companies access to Nvidia's top computer chips, but it didn't come with any direct funding.

This week, Zico Kolter, the head of machine learning at CMU, praised the partnership with Google as a transformative step.

"Access to this amount of computing power will fundamentally change what we are able to accomplish as a university in the field of AI and machine learning," he said in the announcement. "With this resource, our researchers will be able to power new advances in the development of safer AI systems, of new models aimed at fundamental advances in science, and in the development of large-scale evaluations to truly understand AI's current and future capabilities."

Mr. Kolter is an OpenAI board member focused on safety who has also made access to compute central to his new role at CMU. The university lauded Thursday's announcement as a "first-of-its-kind partnership" that will "significantly increase CMU's cloud-based GPU resources for advanced AI research."

Reinforcing 'Pittsburgh's growing AI ecosystem'

The school has deep roots at the origins of AI research and has sought to capitalize on that history as faculty, including Mr. Kolter, spin out their own companies. Mr. Kolter advises Gray Swan AI, which focuses on safety, while other former professors are working as defense contractors for the U.S. military.

The partnership with Google Public Sector will advance research both for scientific discovery and commercial applications, the announcement said, specifically through access to a "large cloud-based GPU cluster."

Such computers are typically housed in data centers which can suck up large amounts of power and water. Pennsylvania officials are working with several companies, including OpenAI, to build more centers in the state.

Researchers have mixed views on the importance of proximity to data centers, which mostly operate with coordinated remote access often referred to as the "cloud." Because of this decentralized structure, the data centers that are built in Pennsylvania are likely to power research and business operations around the nation and the world, rather than specific projects in Pittsburgh.

A more targeted support system could come through the second Thursday announcement, with the expansion of tax benefits to two new tech neighborhoods: AI Avenue and Hazelwood Green.

Those neighborhoods are now included in the Greater Oakland Keystone Innovation Zone, offering new businesses that are located there part of a $15 million annual pool of tax credits overseen by the state economic development office.

Companies must be less than eight years old to be eligible, and fall into one of the following categories: advanced materials/diversified manufacturing, energy, life sciences, robotics or technology. The program is administered by the Regional Industrial Development Corporation.

"This expansion reinforces Pittsburgh's growing AI ecosystem, spanning large language models, autonomy, and life sciences — industries that are reshaping every sector, much like steel once did," RIDC's chief executive Don Smith said. "By strengthening support for early-stage tech companies, we're not only fueling their growth but also ensuring Pittsburgh remains a powerhouse for AI innovation and talent."

The new zones could eventually include secure compartmentalized investment facilities — known as SCIFs — to support federally-funded defense technology, said Joanna Doven, a consultant who is leading the AI strike force.

She said the new tax incentives send "a clear message to AI innovators: this is the place to build and scale."

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