North Carolina Data Center Now Available
Claremont NC

NC Data Center

2436

2436 PENNY
VISITOR &
ASSOCIATE
ENTRANCE
NO TRUCKS

FIVE 9s DIGITAL

Opportunity

Free-standing Equipped Data Center located in Claremont, North Carolina:

- Now Available - For Sale or Lease
- Free-Standing 47,500 SF Data Center
- Building Expansion Capacity to 95,500 SF
- Existing Equipment and Infrastructure Included
- 40 Miles~ North of Charlotte NC
- Metro and Long Haul Fiber Connectivity
- Power supplied by Duke Energy + Natural Gas expansion opportunity
- Ready-To-Occupy
- North Carolina Data Center Tax Incentives

NC Data Center Virtual Tour

NC Data Center

Building

Address:	2436 Penny Road Claremont NC
Building:	47,500 SF Free-standing Data Center with expansion capacity to 95,500 SF
Parcel:	6.95 Acres~
Condition:	Fully equipped data center
Available:	Immediately
Construction:	Tilt-wall concrete and structural steel
Column Spacing:	48' x 40'
Clear Height:	24'~
Historical Use:	Bed Bath & Beyond converted the industrial shell to data center use in 2013-14
Parking:	54~ parking spaces on site
Floor Loading:	Concrete slab-on-grade rated at 4,000 PSI

Data Center Details

Raised Floor	9,515 SF at 100 W/SF
Raised Floor Height	30"
Critical Load (Now)	1 MW of current critical load expandable to 2 MW critical with UPS addition near term
Total Load	4 MW of Duke Energy transformers with back-up generators on-site / Natural gas expansion available via Piedmont Natural Gas
PDUs	22 Liebert FPC WTX 150 kVA providing "A" and "B" power loads
Generators	2 x 2 MW (4 MW) low-hour Caterpillar generators with 7,200 gallon belly tanks
Chilled Water System	Three (3) York chillers, N+1 redundancy
CRAH Units	Eight (8) Liebert CW181D at 50 tons each with N+1 redundancy
Security	Man-trap at main entrance. Card-entry access control with electronic locks at entrance and data halls. Gate access management control system and perimeter security fence.
Fire Suppression	Pre-action dry pipe system in data center and infrastructure areas. Wet-pipe system in office and support areas.

Aerial Shots

NC Data Center

Data Center Exterior

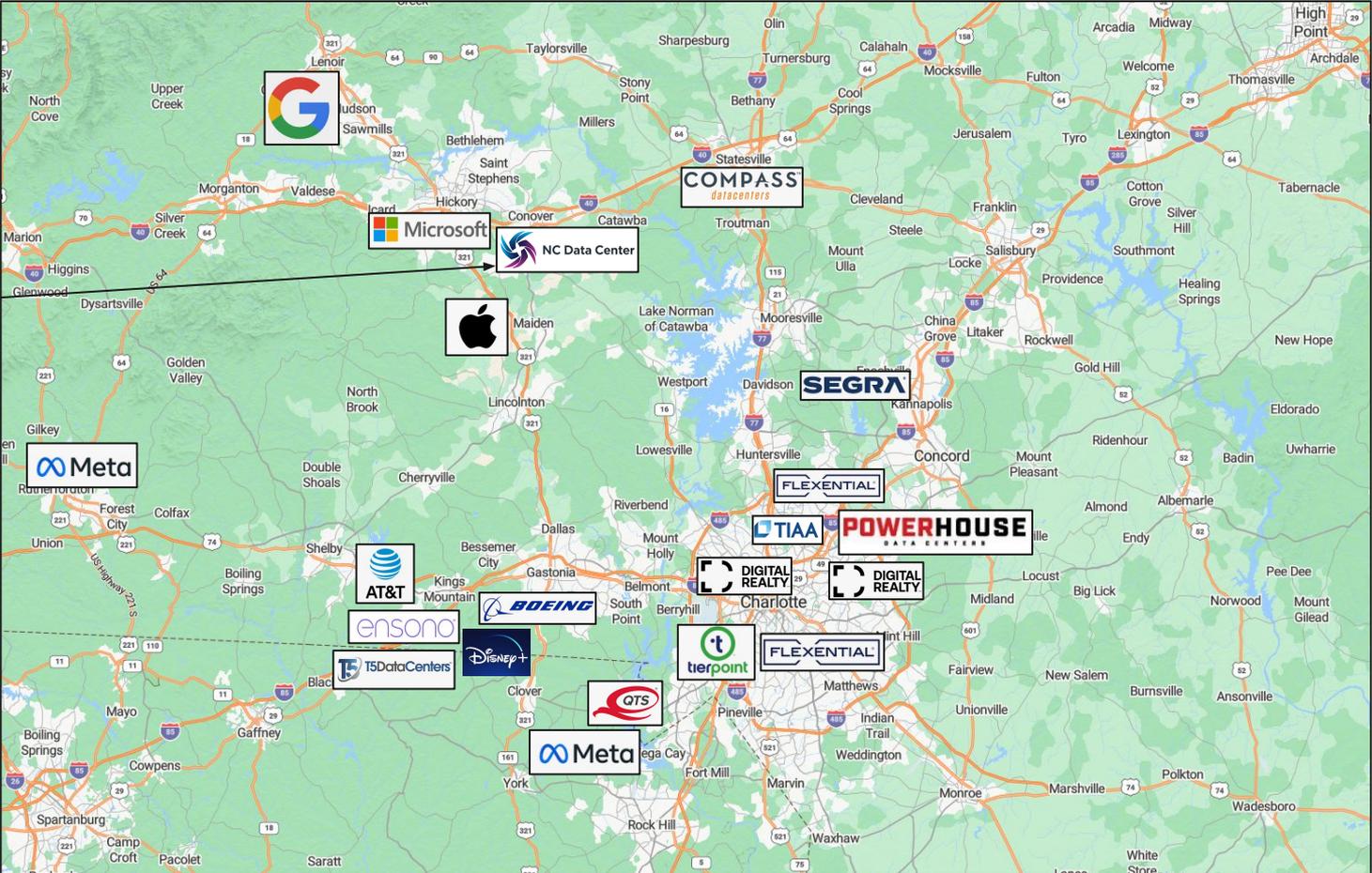# Exterior Photos

Data Center Photos

Data Center Photos

Conceptual Expansion Plans

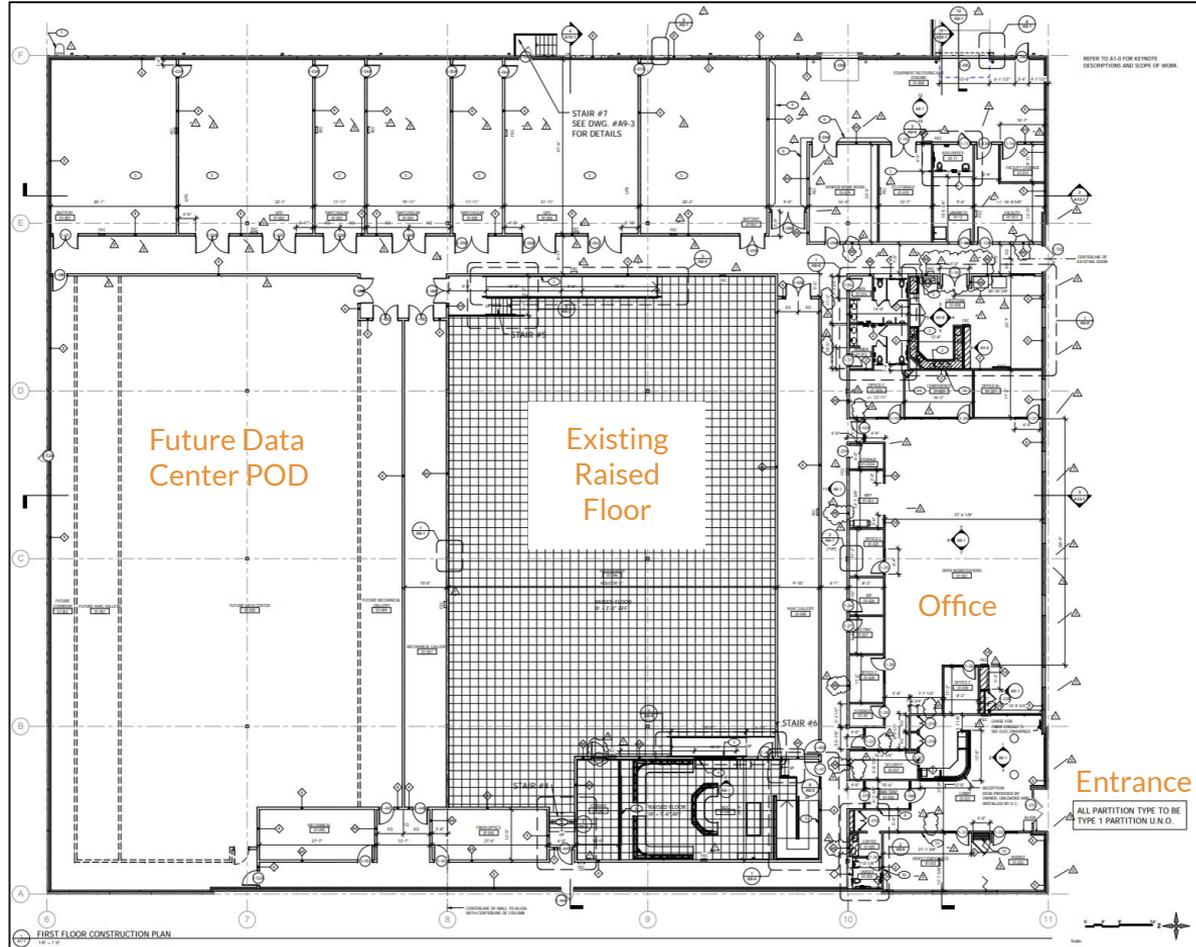Existing Data Center

Data Center Expansion

NC Data Center

Location

Existing Floor Plan

- 9,515 SF of Raised Floor
- 10,200 SF of Shell Space
- 7,500 SF of Office
- 9,085 Sf of Auxiliary Support

Future Data Center POD

Existing Raised Floor

Office

Entrance

NC Data Center

Site Survey

Building Expansion Area

Data Center

NC Data Center
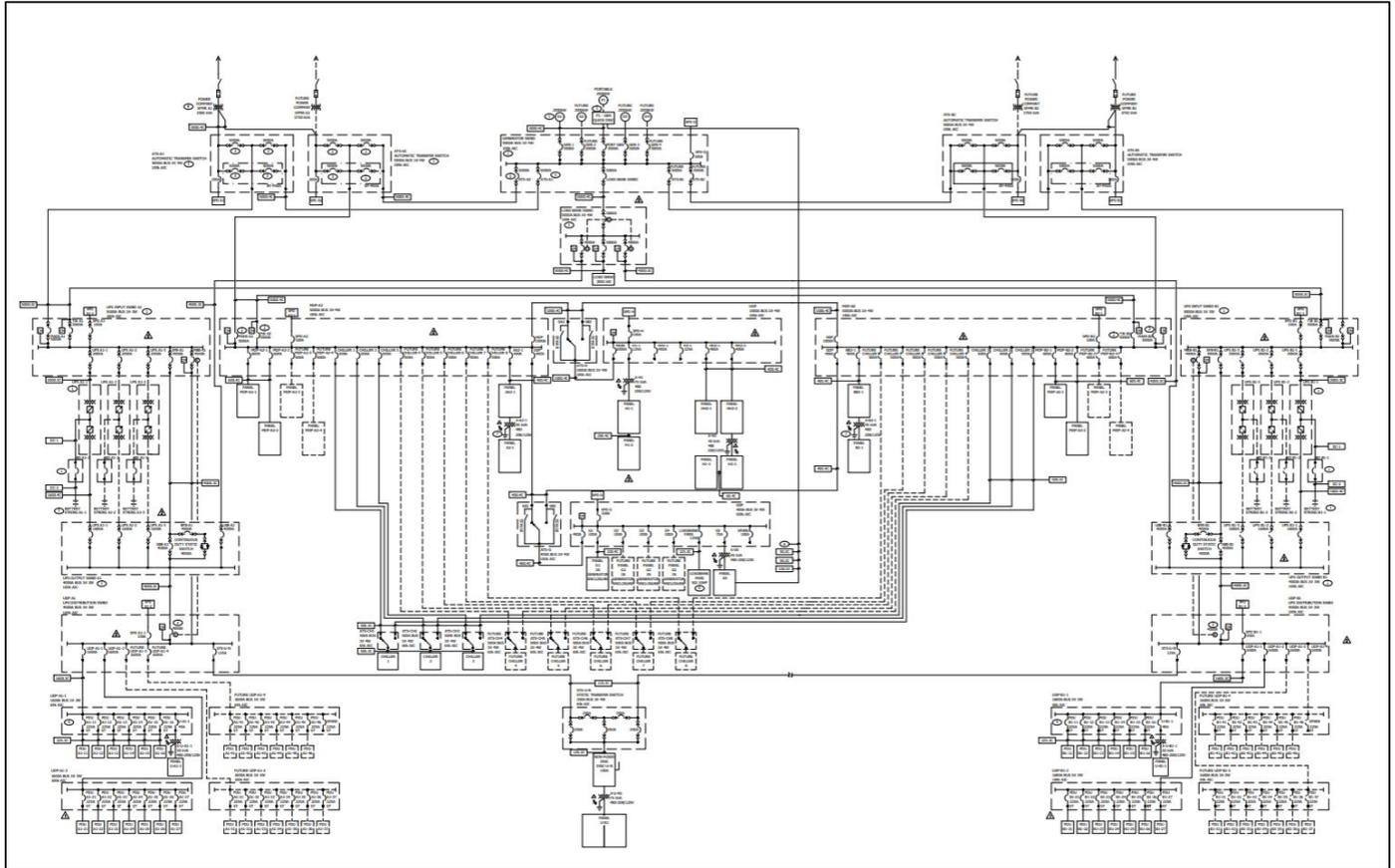
Metro & Long Haul Fiber

- Multiple fiber providers on site
- Segra just added entrance into facility with connectivity to Charlotte
- Access to key interconnection facilities in the region including the Carrier Hotel Complex in Charlotte CBD
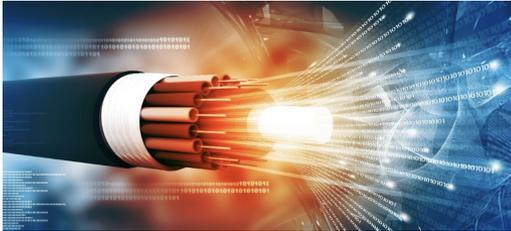
Metro Networks
- Arelion
- BalsamWest FiberNet
- Breezeline
- Brightspeed
- Celito.net
- City of Kings Mountain, NC
- Comporium
- Conterra
- Conterra - Under Construction
- County - Chatham, NC
- County - Chatham, NC - Proposed
- Crown Castle
- Extenet Systems
- Hudson Fiber
- LIT Networks
- MCNC
- Metro Fiber Networks - Dark - Under Construction
- MetroNet Fiber
- Pangaea
- Parallel Infrastructure
- PBI Fiber - In Construction
- PBI Fiber - Planned
- Segra
- Uniti Fiber
- Windstream
- Windstream - Dark
- Zayo Metro

Long Haul Networks
- Arelion - North America
- EXA Infrastructure - Leased
- Hudson Fiber - Leased
- Sprint
- Uniti Fiber
- Windstream
- Zayo North America

FiberLocator

NC Data Center
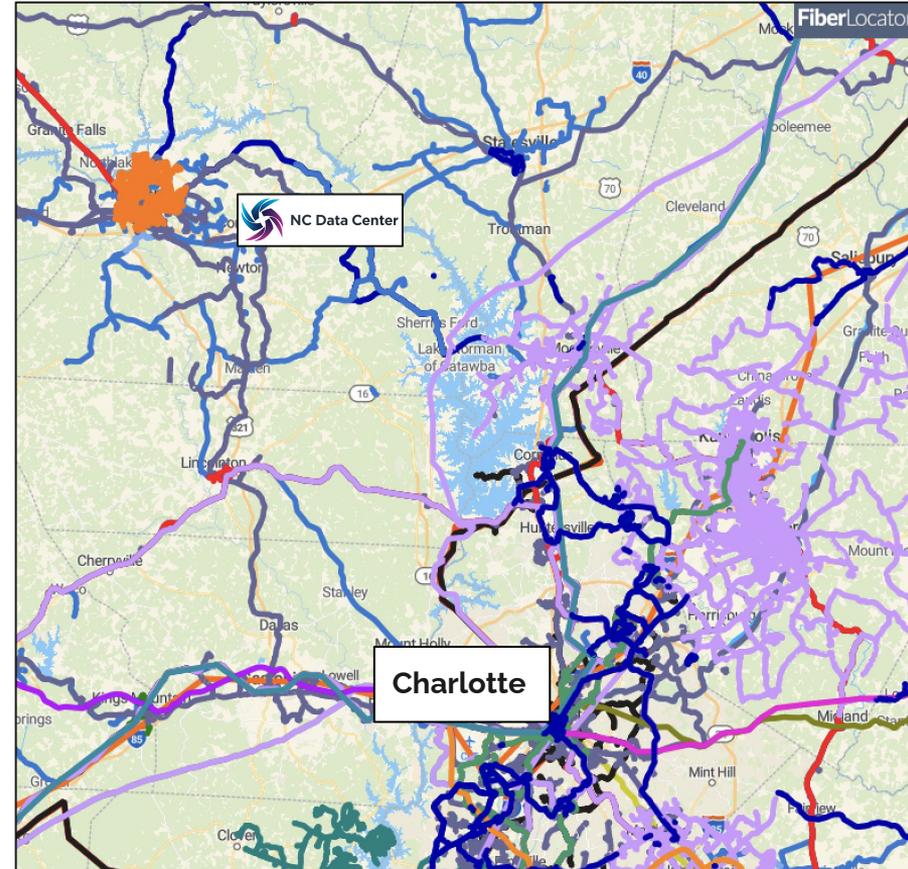
Charlotte

Location - Charlotte Metro

Charlotte is a major city and commercial hub of the Carolinas with over 2.8 million residents in the metropolitan area and ranked as the 17th largest city in the US.

The Charlotte area is home to more than 425 national and global HQs, including 18 Fortune 1000 companies and the 2nd largest financial hub in the US after New York City.

Charlotte is phasing the corporate tax rate to 0% by 2030 and a 3.99% flat personal income tax.

Centrally located along the east coast, Charlotte is home to one of the most active airports in the US providing direct access to every major city in the US and major international hubs.

18
FORTUNE 1000
HEADQUARTERS
in the Charlotte region

425
NATIONAL & GLOBAL
Headquarters

NO. 1
STATE FOR BUSINESS
(Forbes, 2019)

Charlotte Metro Data Center Market

The Charlotte area data center market is has historically been driven by colocation, managed services and cloud solution operations and serves as a major fiber interconnection point for north-south and transwestern connectivity. Charlotte also serves as a connectivity hub for hyperscale data center campuses located "West of Charlotte" and the newly announced hyperscale projects in the Charlotte Metro. The "West of Charlotte" data center activity had a very active stretch starting in 2010 when Google announced its $1B+ data center campus in Lenoir, NC. Subsequent data center operators also chose nearby sites, including Apple, Microsoft, Meta, Disney, Boeing, QTS, and Ensono, which are located within Kings Mountain and Catawba County.

Hyperscale data center project announcements and activity increased significantly in 2024-25 due to the area's geographic location between Northern Virginia and Atlanta. Land prices and power issues have driven new data center projects to the Charlotte Metro given more affordable land pricing, availability of power, local and state tax incentives, and robust fiber connectivity

Currently, there are no large blocks of available data center space in the market over 1 MW.

Recent data center activity in the Charlotte metro area includes:

- QTS is developing a $1B data center campus for Meta on 400 acres in York County SC just south of Charlotte
- Powerhouse Data Centers is underway with the 1st phase of a total 2.5M SF data center campus in University Research Park north of Charlotte with a phased 450 MW
- Microsoft acquired nearly 700 acres of land in Catawba County approximately 45 miles Northwest of Charlotte for a hyperscale development (very near the subject property in Claremont)
- Digital Realty Trust acquired 150 acres for a planned 600 MW phased data center campus
- Compass Data Centers announced plans to develop a 1.3 M SF data center campus in Statesville, just north of Charlotte

Additional hyperscale site selection efforts are underway in the Charlotte metro area in addition to statewide searches in North Carolina. Continued data center growth in the Charlotte market is expected to continue over the next several years.

Tax Incentives

North Carolina provides three sales and use tax exemptions for the purchase of the following items related to data centers and their operations:

- Electricity and support for equipment purchased for a "Qualifying Data Center"
- Electricity and certain business property purchased for an "Eligible Data Center"
- Computer software at a "Data Center"

Purchase of electricity for use at a qualifying data center and the purchase of data center equipment to be located and used at such facility is exempt from sales tax.

More information can be found here: NC Data Center Tax Exemptions

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