



*Achieve
Ambitions*

*Data Center
Sublease Offering*
Kings Mountain, NC
170,000 SF through 8/31/34

Tier 3 Design

N+1 Configuration

Rapidly Expanding Data Center Market

enson^o



THE OFFERING

Jones Lang LaSalle (JLL) has been retained as exclusive advisor to market for sublease the data center located at 140 Riverside Ct., Kings Mountain, NC (the Property), more commonly known as the Ensono Data Center (the Offering). The Property is located in the city of Kings Mountain, NC within Cleveland County. It is located within the T5 Kings Mountain data center campus which includes Boeing, Disney and AT&T purpose-built data centers in the immediate area. Kings Mountain, and North Carolina in general have become a destination for large enterprise data center developments with an extremely reliable power grid and competitive rates of sub \$.05 per kWh. The Offering presents the unique opportunity to immediately acquire a Tier III designed data center with long term in an established data center market.

The Property will provide the ability to significantly increase utility power (25 megawatts +) through a separate agreement with the utility provider. This Project is a hardened, purpose-built data center and is an approximate 215,000 square foot single story building. There is 25,000 square feet of existing raised floor data center and 8,000 square feet of office space occupied by Ensono. Additionally, 175,000 square foot of shell space is available for sublease and could yield approximately 80,000 square feet of additional raised floor data center space. There are approximately 51 parking spaces and a large enclosed equipment, fuel and generator storage yard. Additionally, the Property could be a benefactor of the North Carolina data center tax incentive bill.¹

PROPERTY OVERVIEW

Address	140 Riverside Ct.
City, State	Kings Mountain, NC
Total Square Feet	215,000
Current Raised Floor Area	25,000
Site Size	30 acres
Floors	1
Year Built	2007 shell with data center build completed in 2011
Parking	51 parking spaces

DATA CENTER SUBLEASE HIGHLIGHTS

Square Feet Available	170,000 SF of shell space
Clear Height	30'
Long Term Lease	March 31, 2034 Lease Expiration
Total Potential Capacity	25+ MW's
Redundancy Level	N+1 design to be implemented

1. For more information about the tax incentive bill, please go to <https://edpnc.com/incentives/datacenter-sales-and-use-tax-exemption/>.



PROPERTY SUMMARY

The Kings Mountain data center core and shell was built in 2007 and contains a 215,000 SF building, of which 8,000 SF is administrative space and 25,000 SF is raised floor data center space. The building has the potential to add another 80,000 SF of raised floor data center space. The building was constructed by Holder and designed by ESD. The building has a solid list of fiber carriers through two diverse routes, including AT&T, Time Warner, Charter, Palmetto and DukeNet. There is significant detail in the overall design of the space including:

PROPERTY HIGHLIGHTS

- Concrete tilt up construction
- Redundant water supply
- Located in a “Tier 1 County” offering aggressive data center incentives from North Carolina
- Gated entrance
- Multiple man traps
- Secure freight area
- 60+ security cameras
- Isolated power and fiber runs under floor
- VESDA fire prevention system
- 47” raised floor
- 3 generators each at 2.5 megawatts
- Underfloor leak detection system
- Mesh security perimeter under the raised floor
- Efficiently scalable expansion into the future shell area



SITE FIBER MAP



Fiber Providers



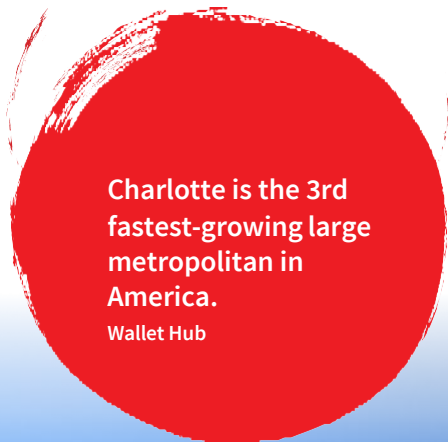
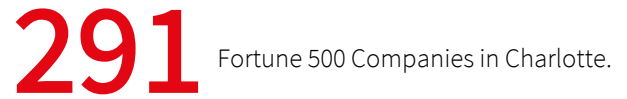
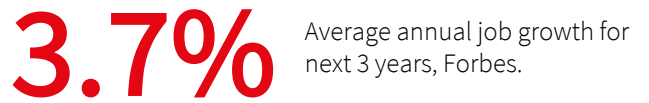
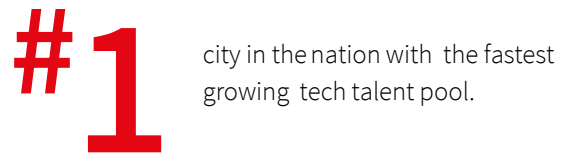
Kings Mountain

Kings Mountain is a suburban city located within the Charlotte metropolitan area. Located 40 miles outside of Charlotte, the city continues to attract businesses including Fortune 500 companies such as Walt Disney, Boeing and AT&T, among others. With its comfortable cost of living and proximity to one of the nation's fastest growing metropolitan area, Kings Mountain has experienced over 5.00 percent population growth over the last five (5) years.

Charlotte

An ever-growing region

The Charlotte region is home to over 2.5 million people and is the 17th largest city in the United States. Since 2010 the Charlotte region has added over 350,000 people or almost 44,000 a year. It is expected to reach over 3 million by 2030. With a surging population and job growth averaging 50,000 new jobs per year, Charlotte is positioned as one of the most sought-after locations to live and work. Known as the second largest banking center in the nation, Charlotte is also home to the nation's largest utilities provider, Duke Energy, and is a rapidly growing technology and back office destination. North and South Carolina's pro-business legislation and relatively low cost of living have proven to be major drivers for corporate relocations and expansions in the area. Charlotte is a sixteen-county metropolitan region in both North and South Carolina.



LOCAL DATA CENTER MARKET

Both the Charlotte and Raleigh-Durham markets have been identified as major emerging data center markets. The same power infrastructure that once powered textile factories is now powering state-of-the-art data centers for hyperscalers like Facebook, Apple and Google. In addition, a favorable business climate, low risk of natural disaster and abundant available land make the North Carolina data center market attractive for new development. Major developments include Facebook's \$200 million, 480,000 square foot expansion on an old textile mill in Rutherford County and Google's data center in Caldwell County that includes over \$1.2 billion in expansions. Cleveland County has reported close to \$2 billion of data center development for major corporate users like Walt Disney, AT&T and Boeing. Over the past two (2) years the markets have seen a dramatic increase in data center demand with nearly 50% increase in occupied data center space. According to datacentermaps.com, the nearly 30 colocation data centers in the Charlotte market is just behind Atlanta and Miami in the Southeast. Including the Raleigh-Durham and surrounding markets, North Carolina has the second-most data center locations.



State for Business in 2018
(Forbes, 2018)



Most Competitive State in
Economic Activity
(Site Selection's
Prosperity Cup, 2018)



Most Up and Coming Cities
in America
(Time Magazine, 2018)



State with Highest Average
Growth in Number of Small
Businesses (WalletHub, 2019)

Fortune 500 Headquarters in Charlotte region

- Bank of America*
- Brighthouse Financial
- Lowe's
- Duke Energy
- Honeywell*
- Nucor
- Sonic Automotive
- Truist (BB&T-Suntrust)

291 Fortune 500 companies
have locations in Charlotte
(Charlotte Regional
Business Alliance)

Lowe's is headquartered in the Charlotte area and announced it is building its global tech hub in the South End submarket

***Fortune 100 Companies**

ESTABLISHED DATA CENTER LOCATION



1 **facebook.**

2 **Google**

3

4 **IBM**

5 **enson**

6 **WALT DISNEY**

7 **BOEING**

8 **AT&T**

Contacts

Sean Reynolds

Regional Director

+1 312 228 3091

Sean.Reynolds@am.jll.com

Conor Brennan

Vice President

+1 704 804 5832

Conor.Brennan@am.jll.com



*Achieve
Ambitions*