

Groundbreaking Spring 2025



Data Center Opportunity

0 Industrial Parkway, Jerome Township, Ohio
±160 acres available

Fully entitled data center site with minimal risk and speed to market opportunities

Site highlights

Power

- 50MW available via AEP and First Energy
- URE substation located 0.3 miles from the site, First Energy transmission provider
- 69 kV First Energy transmission line along the southern boundary of the site
- AEP substation located 2 miles from the site
- New AEP Celtic substation project located 0.6 miles from the site
- 138/345 kV AEP transmission lines south of the site
- 345 kV AEP transmission line under construction adjacent to the site

Fiber

- Site has access to long haul and metro service
- Site is served by multiple providers with dark fiber available

Water and sewer

- Supported by the City of Marysville water and sewer
- Water serviced by 12" lines and sewer serviced by 18" gravity sanitary system located on Industrial Pkwy.

Zoning

- Commerce - Data Center Use-By-Right

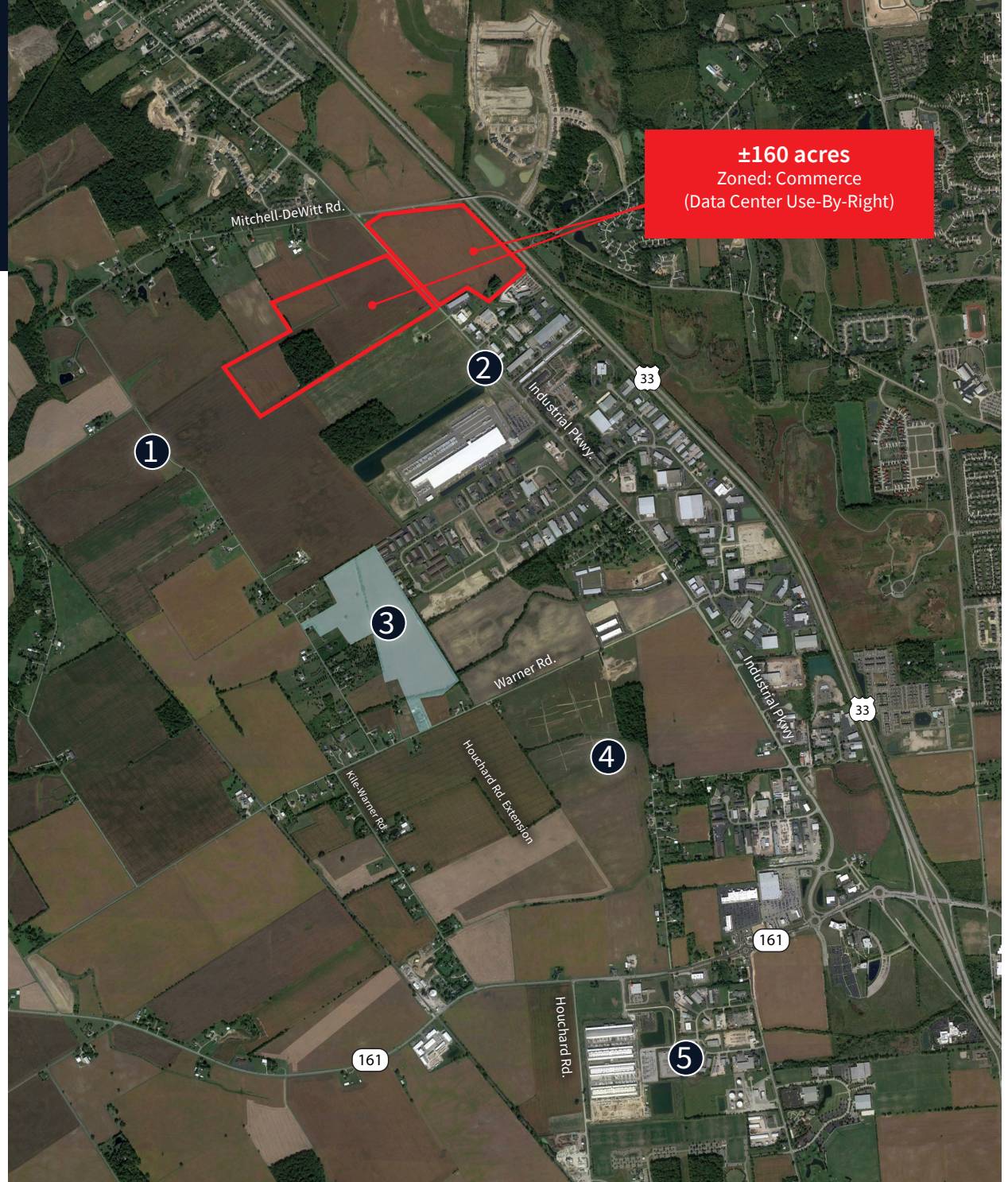
Site layout

- All due diligence completed
- Master planned for up to 1.1M square feet
- 90 acres located on the west side of Industrial Pkwy. and 70 acres located on the east side



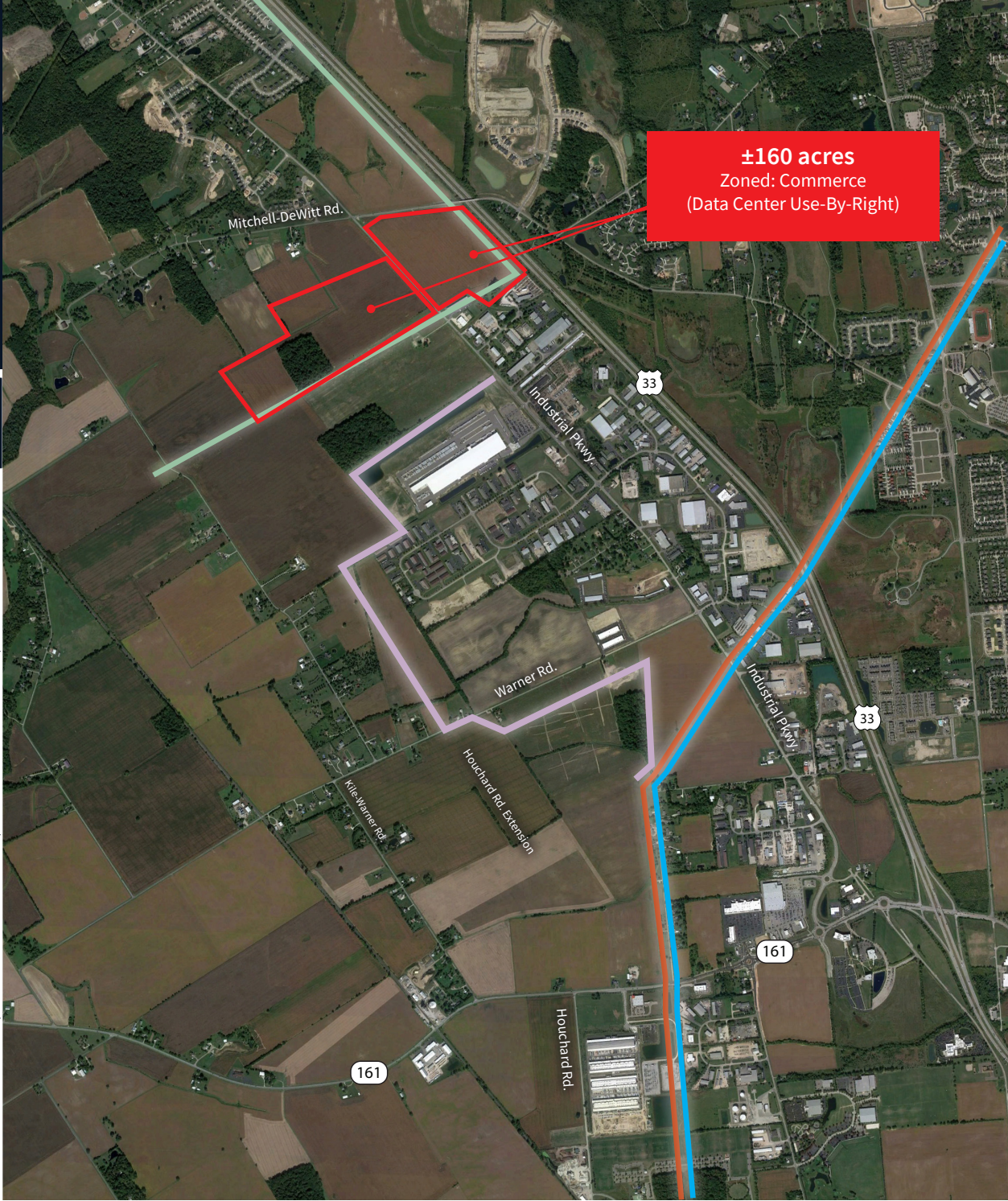
Substations

- 1 URE Substation
- 2 Jerome Substation
- 3 AEP Celtic Substation
- 4 Kileville Substation
- 5 AEP Substation



High voltage
transmission lines

Power Provider	Voltage
First Energy	69 kV
AEP	345 kV
AEP	138 kV
AEP	Future 345 kV



Fiber lines

	Level3 Metro
	Columbus Fibernet
	Zayo Long Haul
	Enllite by CEC - Planned



Potential site plan



1,075,000 SF
Total campus

215,000 SF
5-buildings

Substations
on 30 acres

UTILITY	PROVIDER	SIZE
Electric	Union Rural Electrical	25 MW Ramping to 240MW
Water/Sewer	City of Marysville	40,000 GPD
Gas	Columbia Gas	Adjacent
Fiber	Multiple	Long Haul & Metro

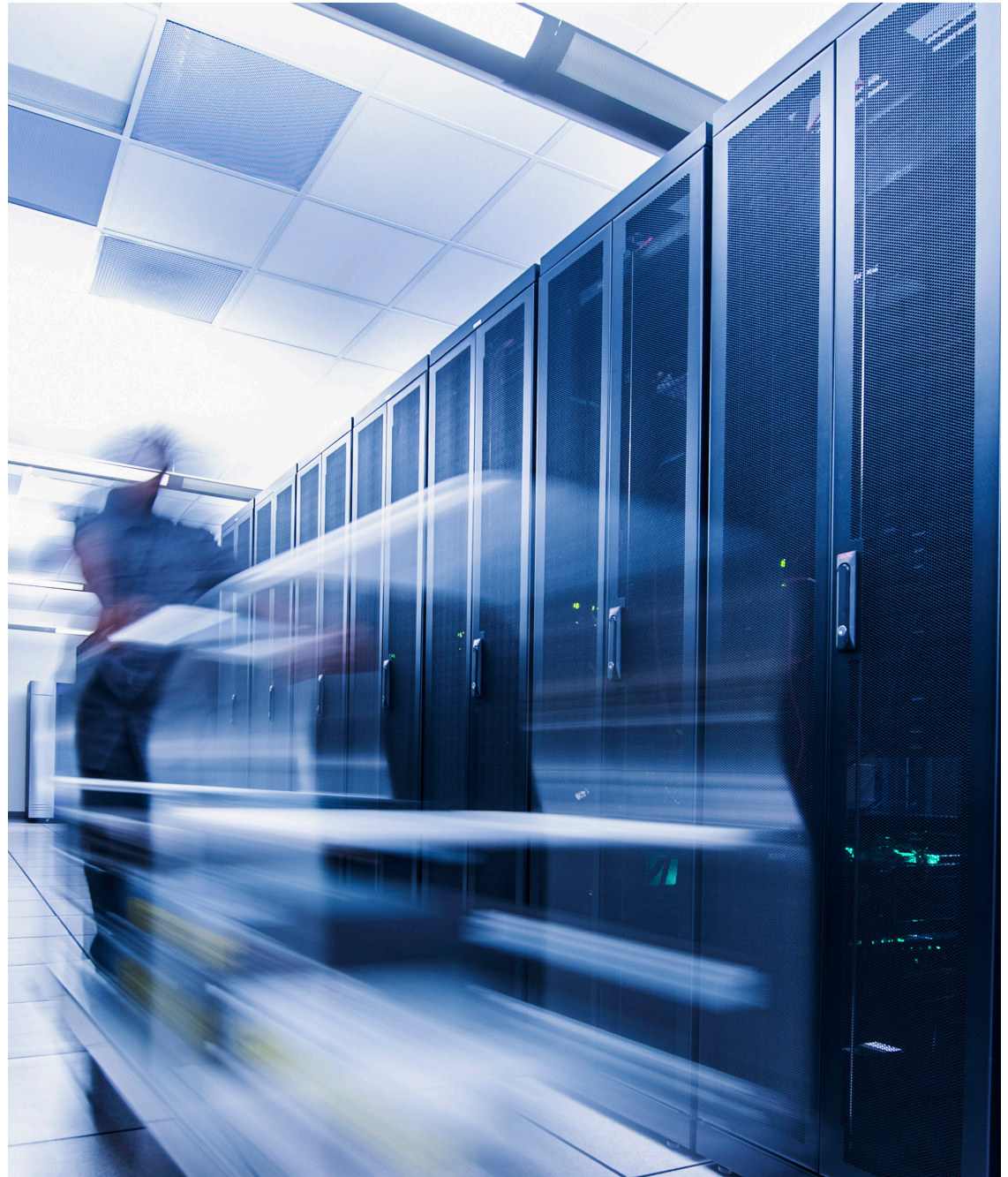
Why Central Ohio?

Market

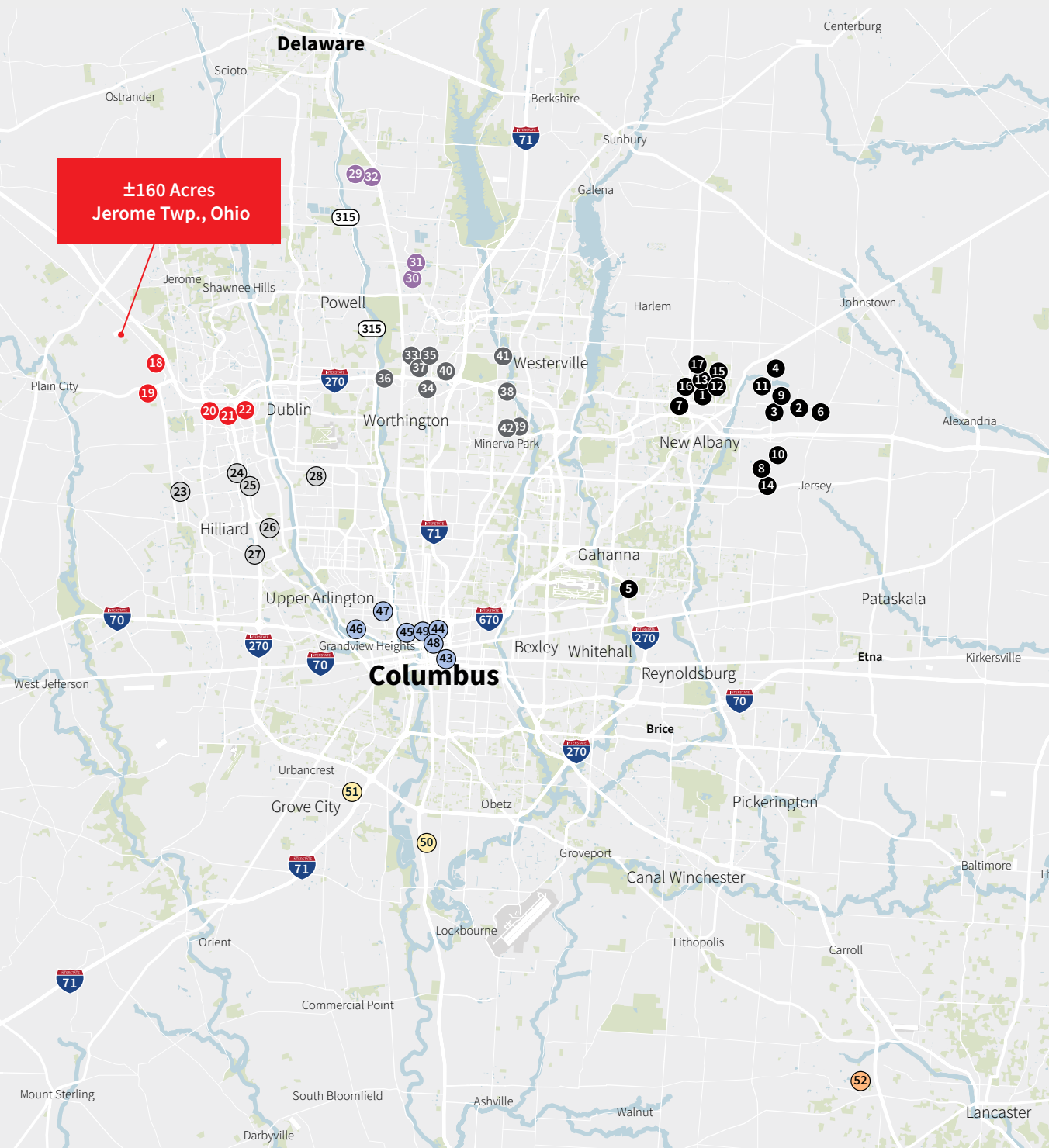
- Second fastest-growing data center market in the United States
- Columbus was one of two cities in the United States that saw over 1% population growth in the last year
- No. 1 in the Midwest for GDP growth
- 16 fortune 1000 companies headquartered in the region

Hyperscale growth

Central Ohio has seen major hyperscale growth in the last few years with Google, AWS, Meta, EdgeCore, QTS, CyrusOne and Microsoft making significant investments into the market. Continued hyperscale and colocation growth is expected.



Central Ohio Data Centers



New Albany

- | | |
|----------------------|----------------------|
| 1. AEP/Compass | 10. Meta |
| 2. AWS | 11. Microsoft |
| 3. AWS | 12. Motorists Mutual |
| 4. AWS | 13. PCM/ Insights |
| 5. CeraNet, Inc. | 14. QTS |
| 6. DBT | 15. Stack |
| 7. Discover | 16. TJX |
| 8. Google | 17. Verizon |
| 9. Lincoln Rackhouse | |

Northwest

- | | |
|--------------------------------|-----------------------|
| 18. AWS | 21. Expedient |
| 19. AWS | 22. Metro Place South |
| 20. Brown Interprise Solutions | |

Hilliard

- | | |
|---------|---------------|
| 23. AWS | 26. AWS |
| 24. AWS | 27. AWS |
| 25. AWS | 28. Expedient |

Lewis Center

- | | |
|-----------------|------------------|
| 29. Citibank | 31. Cyxtera |
| 30. CL1 Cyxtera | 32. R+L Carriers |

Worthington

- | | |
|---------------------------------|---------------|
| 33. AT&T | 39. eNET |
| 34. Cleverley & Associates | 40. thinkCSC |
| 35. Cologix | 41. WeConnect |
| 36. Collabera | 42. XLHost |
| 37. Corporation Service Company | |
| 38. Cott Systems | |

Downtown

- | | |
|----------------------|-----------------------|
| 43. Bresco Broadband | 47. Patrick Solutions |
| 44. Citynet Columbus | 48. Racksquared, LLC |
| 45. Cogent | 49. Zayo |
| 46. ComResource | |

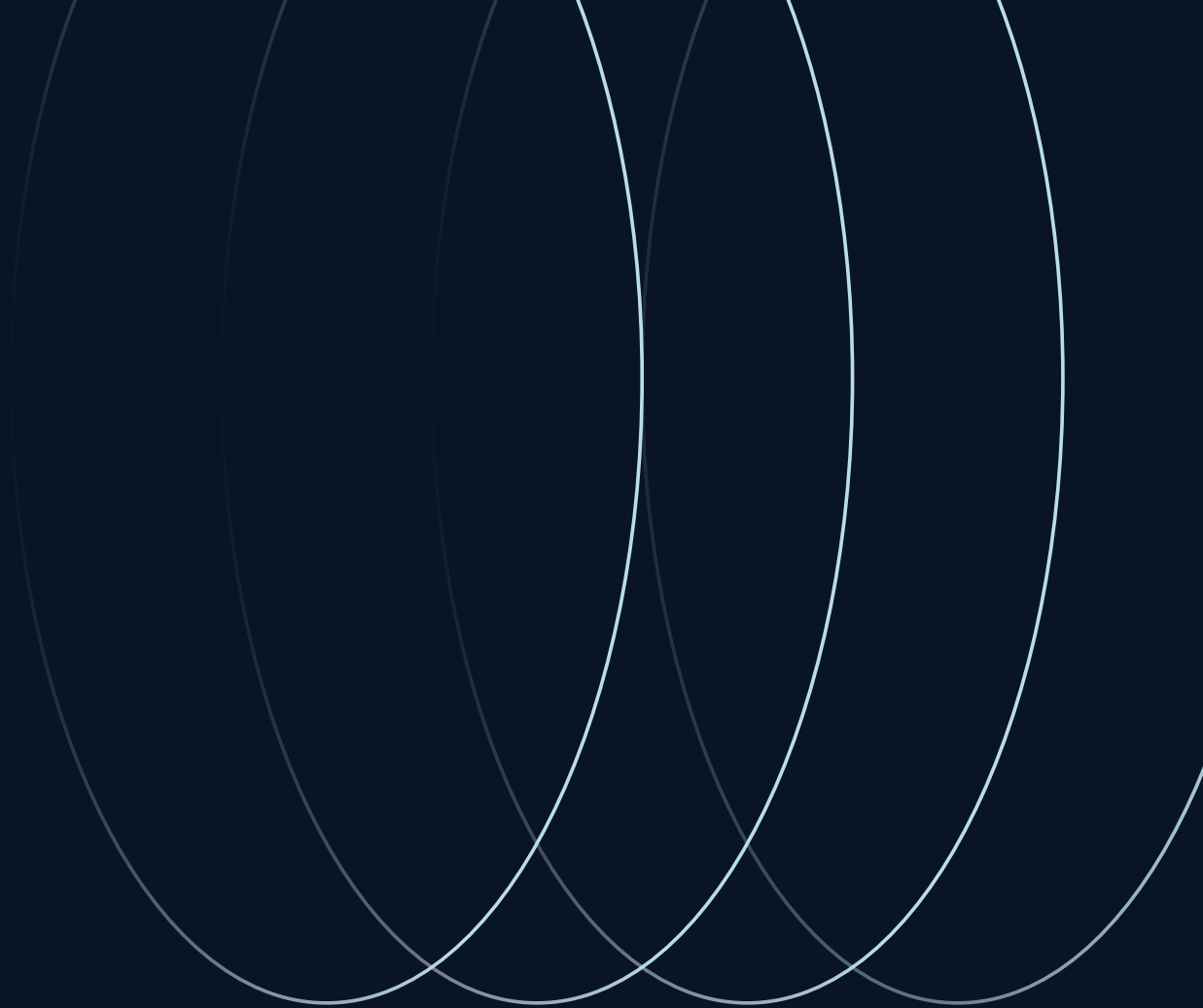
South Columbus

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|------------|------------------------------|
| 50. Google | 51. Fireproof Records Center |
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Lancaster

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| 52. Google |
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