



Data Center Opportunity

Appalachian Mega Site - ±300 acres available

- Fully entitled data center site with minimal development risk and speed to market opportunity.
- Two FirstEnergy substations (138kV) adjacent to the site.
- Arrangements for “behind the meter” natural gas power in place through Bedford Management Partners (24 months to first power).

Site overview



±300 acre site that can be graded with on-site construction equipment and aggregate from an operating quarry. **±350** acres of expansion land available. Quarry will be decommissioned upon sale.

- On-site natural gas line can support 80–100MW with 6-mile pipeline expansion option to support 1GW.
- 138kV and 500kV power lines and three substations within 6 miles of the site
- 100 MW of “behind the meter” power expected within 24 months.

Additional acreage

A	110 acres
B	157 acres
C	44 acres
D	20 acres



Bedford Management Partners has developed an end-to-end on site (behind-the-meter) energy solution for our critical, digital and military infrastructure. Their investment and development strategy, a natural gas to nuclear approach, is designed for the most demanding and secure needs. Bedford's approach is faster and more resilient than grid power and typically cost competitive.

PHASE I:

100MW of “behind the meter” power with N+1 redundancy to be online within 24 months of start, with grid competitive pricing.

- BMP to finance, construct, and operate “behind the meter” power assets
- Jenbacher 624 reciprocating engines (JMS 624s) installed to provide N+1 99.99% redundancy for 100MW
- The units can be brought on-line within 24 months from project approval, providing significant schedule benefits vs. the time required for combined cycle or new grid interconnect
- Each JMS 624 generates 4.4 MW at 46.5% electrical efficiency at full load and can be operated as part of a combined cooling heat and power system (“CCHP”)
- Units can operate on a blend hydrogen and natural gas (up to 100% H₂) to produce lower air emissions than grid supplied power

PHASE II:

300MW of additional behind the meter power using combined cycle gas turbines (CCGT) online within 36-42 months of start, with grid competitive pricing.

- Natural gas turbines operating in combined cycle with battery energy storage systems
- Redundancy through N+1 configuration with 99.99% reliability
- Potential to use gas turbine waste heat for cooling
- Units can be brought online within 36-42 months of project approval)
- Hydrogen & natural gas blending also available for reduced carbon emissions

PHASE III:

1GW via connections to a 138kV substation (1.5 mile from the site) and/or two 500 kV substations (within 6 miles of the site) expected interconnection after 48 months.



Fiber

- 2 miles from large internet users (NASA, NOAA, FBI) in the I-79 Technology Park in Fairmont, WV
- 1/2 mile from a 400Gbps fiber port available from Segra
- Within 200 miles of data center customers in Northern VA

Natural gas and electric

- An existing Hope Gas pipeline crosses the site and can support 80MW-100MW of power generation.
- EQT/Equitrans pipelines that are 5 and 6 miles from the site can support 1GW or power generation.
- Adjacent to multiple First Energy substations and multiple kV lines for potential grid power.

Water and sewer

- A water-filled abandoned coal mine adjacent to the site is being developed as a closed-loop geothermal heat sink for data center cooling - providing significant opex/capex savings and environmental benefits.
- On-site 12-acre pond provides an existing source of cooling water
- 4.4 million of gallons per day of water capacity and 1.6 millions of gallons per day of wastewater.

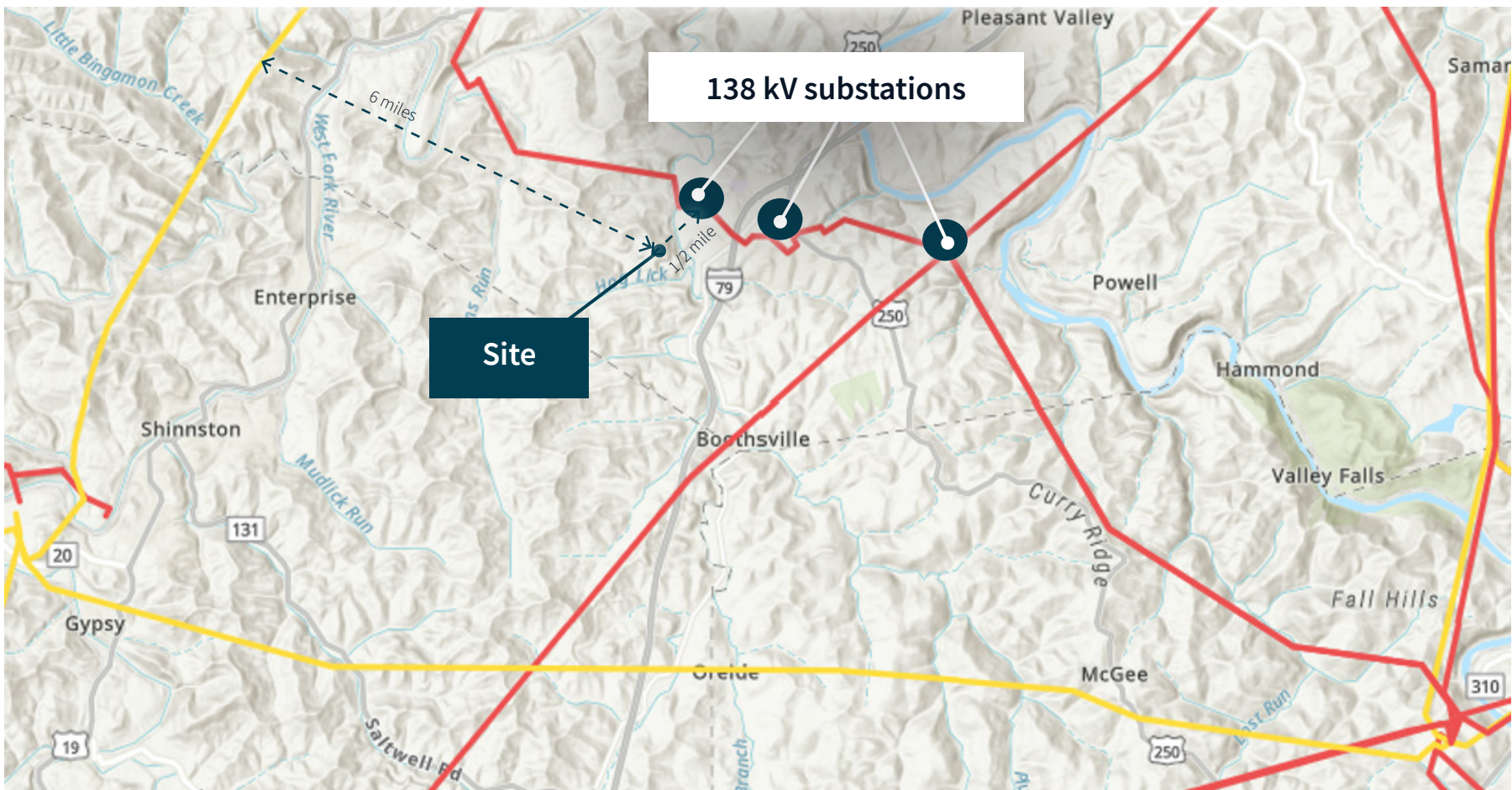
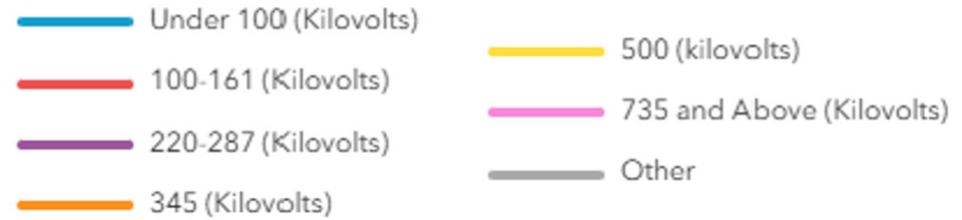
Zoning and state incentives

- The site has no zoning restrictions, and the surrounding area is part of an existing Tax Increment Financing (TIF) District that is planned for industrial development
- West Virginia recently established a microgrid program for the purpose of attracting data centers to the state.

Electric infrastructure

The site is in close proximity to multiple 138kV and 500kV substations and transmission lines

U.S. Electric Power Transmission Lines

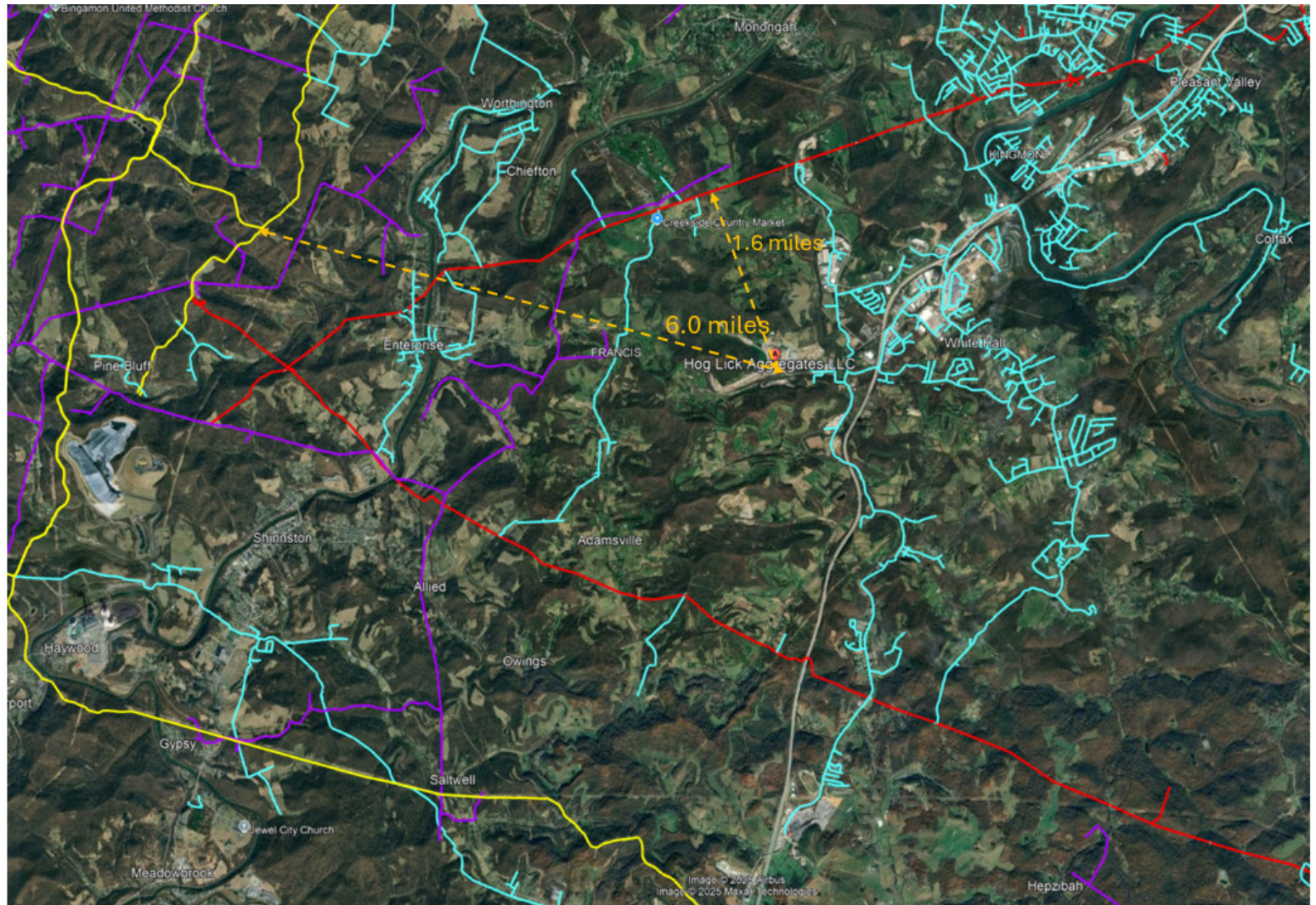


Natural Gas Infrastructure

Hope Gas (on site) can support 100MW of generation and Equitrans/EQT (6 miles away) can support 1GW of generation.

- Hope MP
- Hope HP
- Hope GP
- Equitrans

MP – MAOP 60
HP – MAOP 99
GP – MAOP 40



Access

Preliminary engineering design is complete and detailed engineering is underway for site access upgrades.



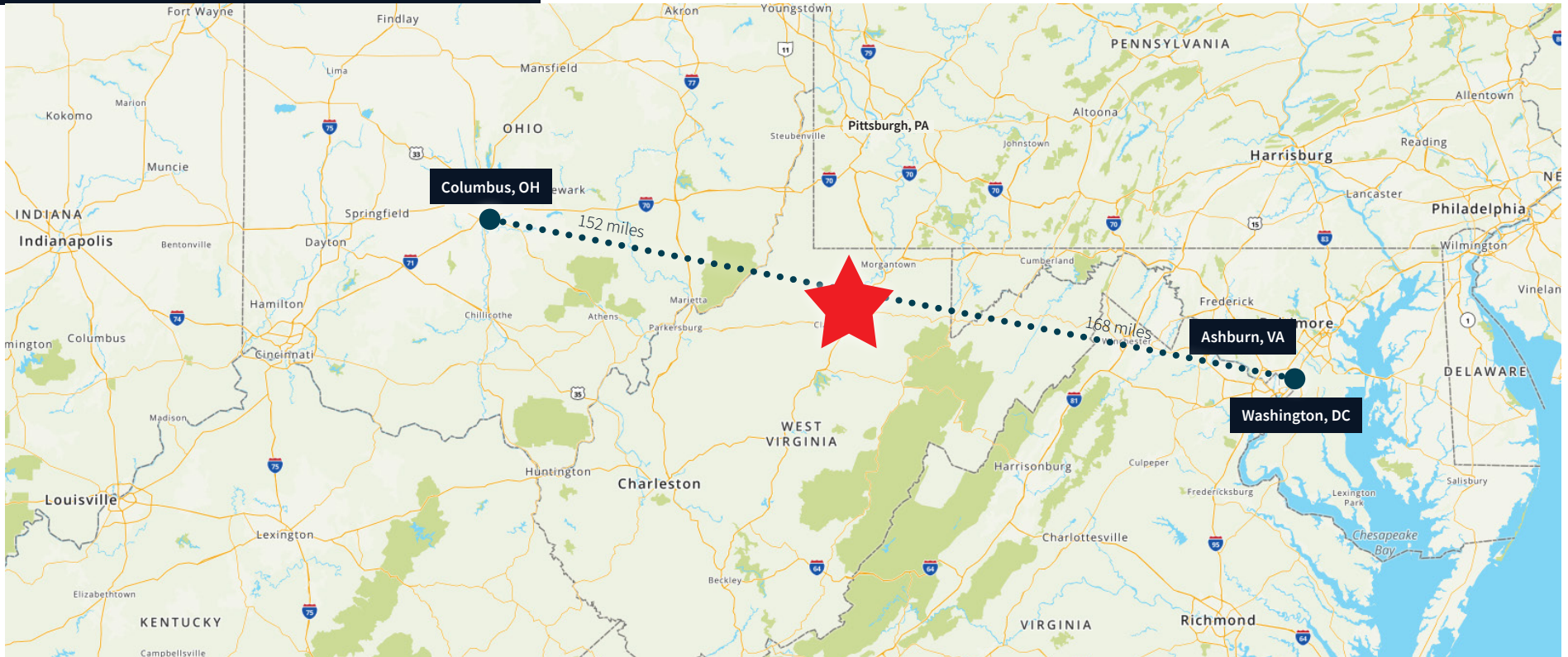
Proposed site plan



DEVELOPMENT STANDARDS			
PROJECT DATA			
Site Summary			
Gross Site Area		31,630,418 SF	726.13 AC
Total Building Area(s)	Gross Floor Area	3,080,000 SF	
	Footprint	3,080,000 SF	
Coverage	Gross	10%	
	Net	10%	
FAR	Gross	0.10	
	Net	0.10	
Building Data - Owned Land			
Typ. Building Area(s)		Footprint	220,000 SF
MW Load		@500 watts per SF	110 MW
Number of Buildings		8	
		Total Gross Floor Area	1,760,000 SF
		Total MW Load	880 MW
Building Data - Acquisition Land			
Typ. Building Area(s)		Footprint	220,000 SF
MW Load		@500 watts per SF	110 MW
Number of Buildings		6	
		Total Gross Floor Area	1,320,000 SF
		Total MW Load	660 MW
Notes			

Notes
1. Contour interval is 50'. Contours based on available GIS information

Regional access



The Appalachian Mega Site is conveniently located halfway between the Northern Virginia and Columbus, Ohio markets.

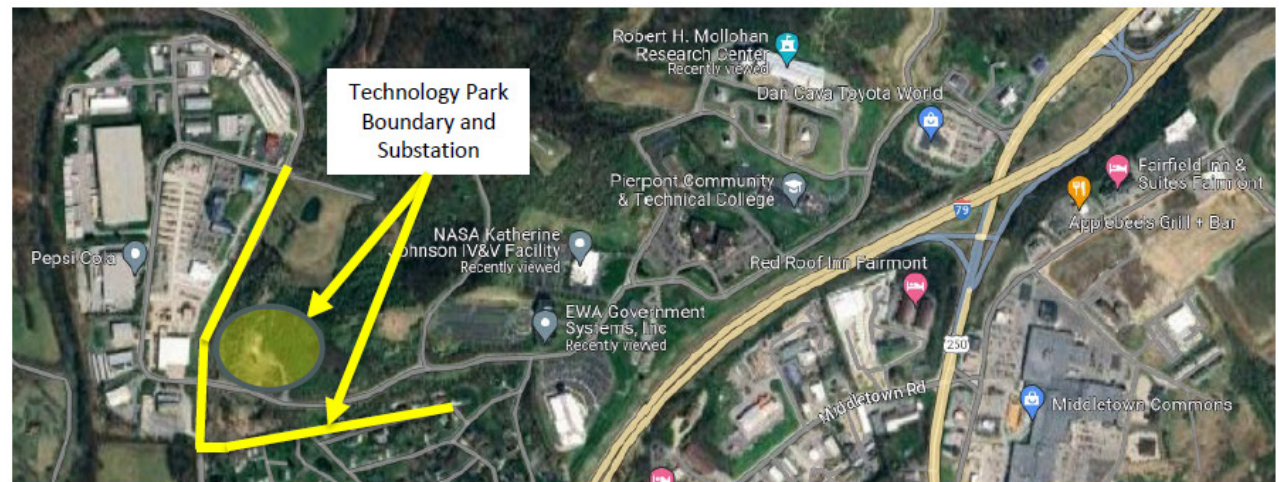
The map illustrates a dense network of connections across the Appalachian region, spanning parts of Pennsylvania, Ohio, West Virginia, Maryland, and Virginia. Two specific locations are highlighted with yellow circles: one in West Virginia encompassing Morgantown, Fairmont, and Kingwood, and another in Maryland encompassing Ashburn and Leesburg. The network of blue lines connects a wide array of towns, including Pittsburgh, Columbus, Harrisburg, and Richmond. A blue arrow indicates a route from Pittsburgh towards Chicago. State boundaries are clearly delineated, and the map shows a complex web of interconnecting paths across the region.

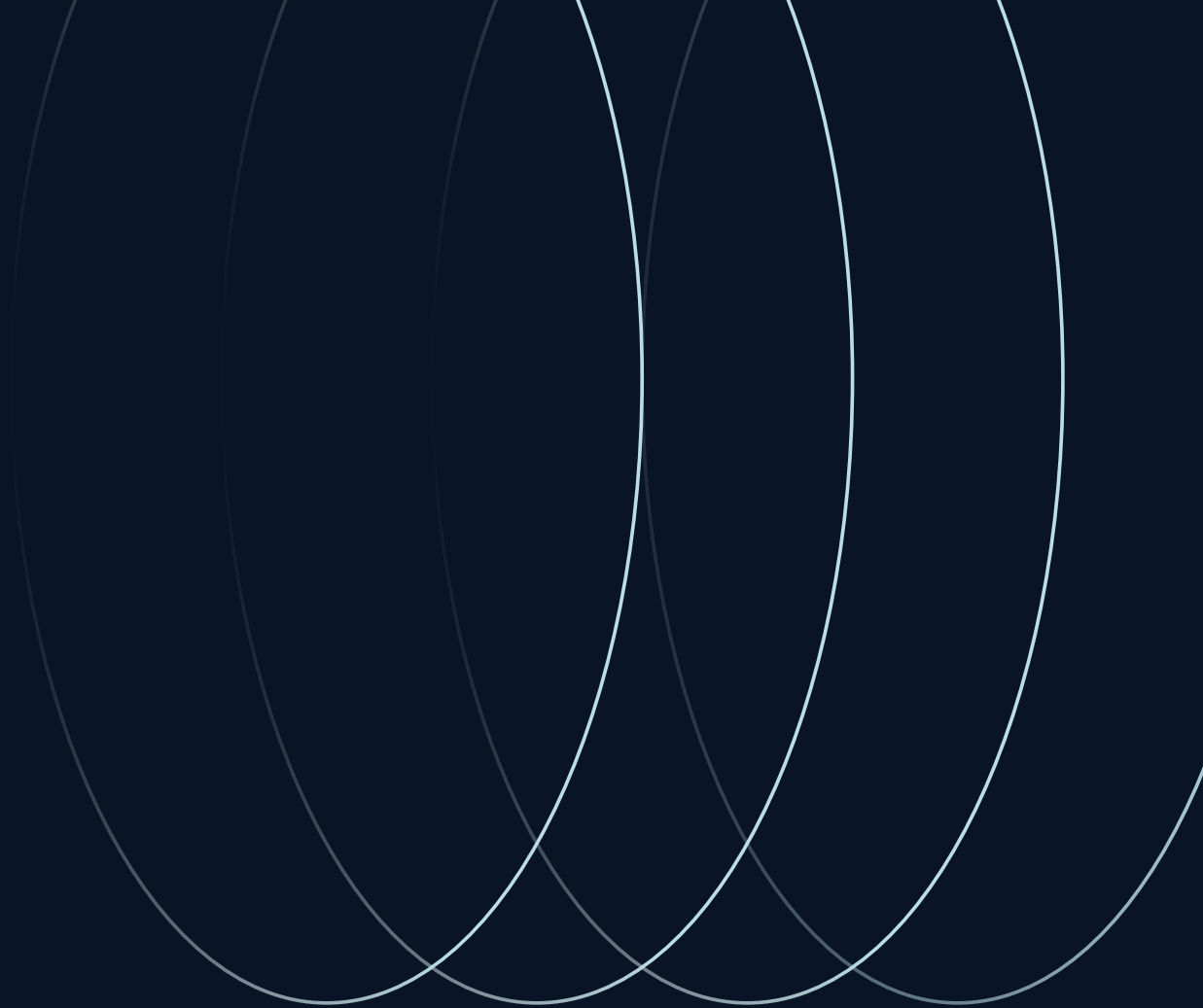
- ▶ The data center site in Fairmont is on one of the main Segra trunk lines.
- ▶ 400Gbps ports are available.
- ▶ The Segra fiber system provides direct connect to DC, MD, VA supporting government and commercial customers.
- ▶ The WV site location reduces potential impact of disruptions from hurricanes and other coastal weather events.

Fiber

Local Large Data/Compute Users

- ▶ The data center site is less than 2 miles from large internet and data users at the I-79 Technology Park in Fairmont <https://wvhtf.org/i-79-technology-park/>
 - Robert H. Mollohan Research Center (NOAA)
 - The National White Collar Crime Center (FBI)
 - EWA Government Systems, Inc. (Electronic Warfare)
 - NASA Katherine Johnson IV&V Facility (NASA)
 - Pierpont Community and Technical College (State of WV)
- ▶ NOAA is constructing a \$100MM computer system to process climate data and NOAA is seeking to increase its data access and redundancy given the disruption that incurred during Hurricane Helene.





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