

11751

MEADOWVILLE LANE

CHESTER, VA

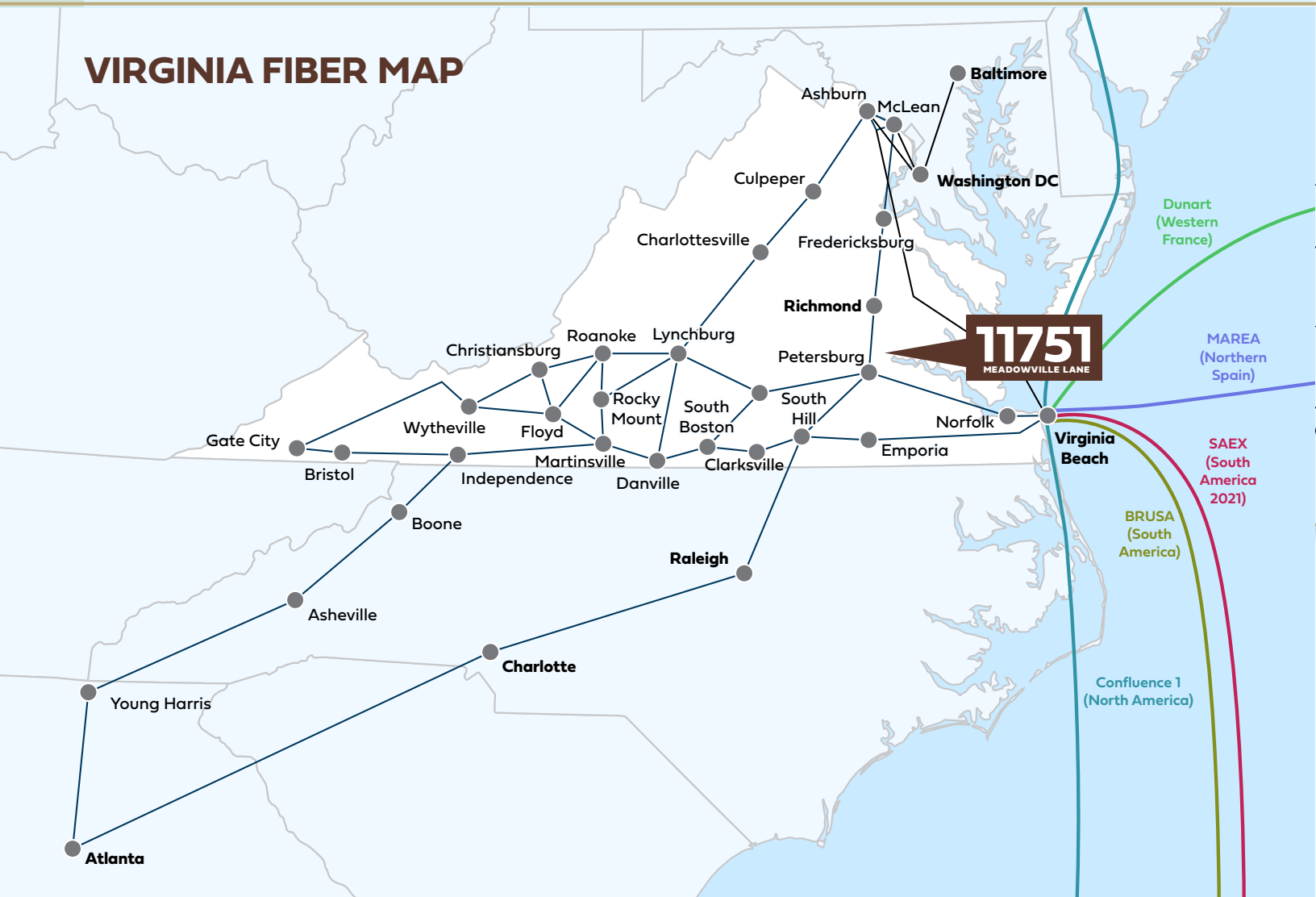
FOR LEASE OR SALE



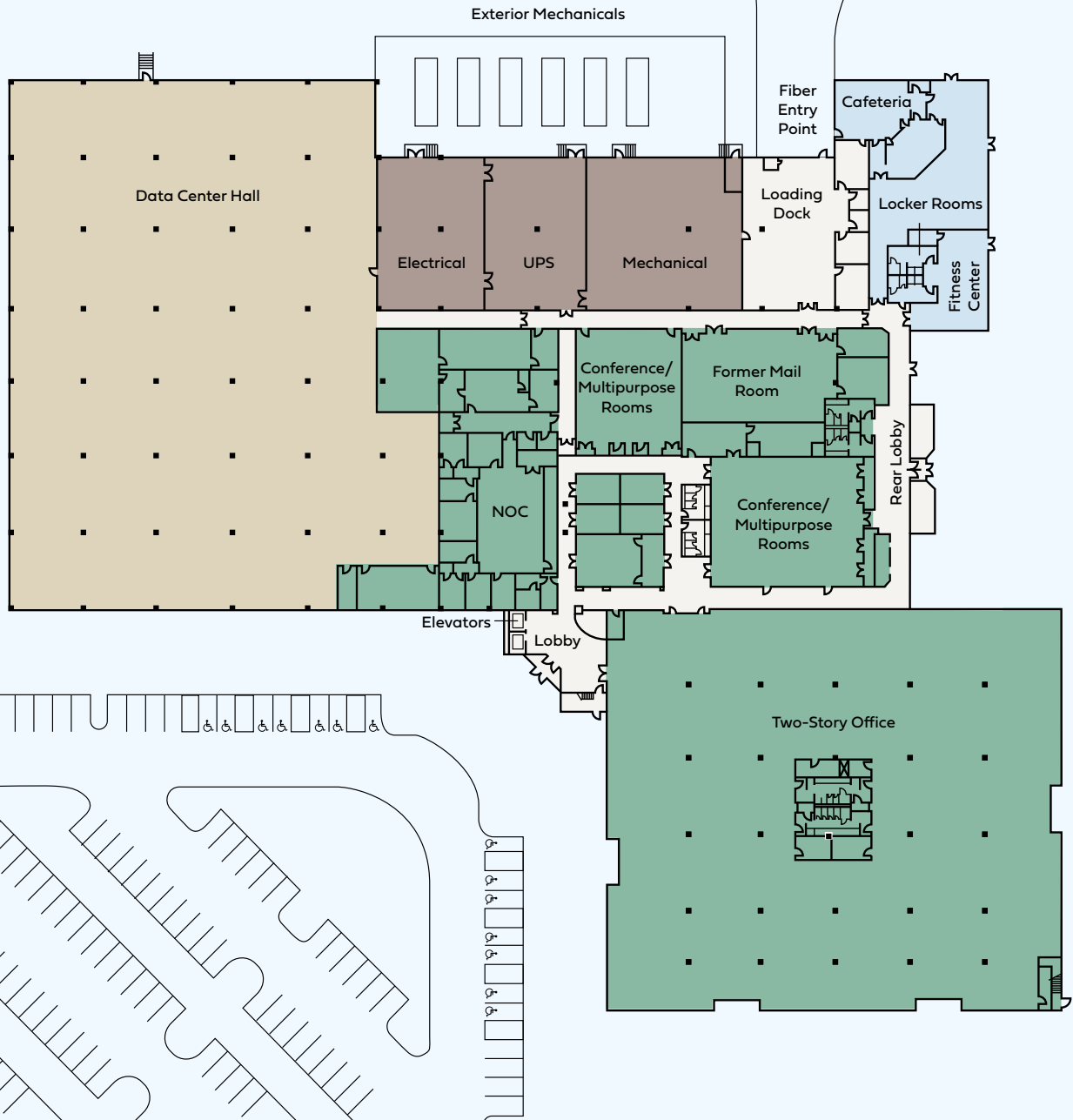
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PROPERTY OVERVIEW





Year Built	2007
Building Area	192,595 SF
Raised Floor Area	49,500 SF with opportunity to expand
Office Area	127,300 SF
Mechanical Area	15,300 SF
Lot Size	28 Acres
Critical IT Load	5 – 7 MW
Raised Floor Height	48" raised floor
Fiber providers	Comcast & Verizon



SITE PLAN



KEY

-  Data Center
-  Office
-  Amenity
-  Mechanicals

CONSTRUCTION DETAILS

HVAC	<p>Energy efficient HVAC system featuring 1,830-ton chiller plant.</p> <p>Two (2) 915-ton chillers, with provisions for one (1) future 915-ton chiller and an 1,860 ton cooling tower plant consisting of two (2) 930-ton cooling towers, with provisions for one (1) future 930-ton cool-ing tower.</p> <p>Twenty four (24) 30-ton Computer Room Air Conditioning (CRAC) units providing approximately 711 tons of HVAC on the data center raised floor. Modern, DDC control system.</p>	Walls	6" thick precast concrete wall (with 2" insulation inside concrete) constructed to withstand winds up to 150 MPH.
Utility	<p>True Dual Feed. Incoming power fed from two Dominion Power substations – Enon (50MVA) and Tyler(45MVA).</p> <p>The property is served by four 1,500 kVA and one 2,500 kVA transformers.</p> <p>Three (3) 2.25 MW generators and space for an additional three (3) 2.25 MW generators.</p> <p>Critical load supported by parallel UPS systems with three 750 kVA modules each, two feed power management modules and redundant power systems with dual 20,000 gallon fuel tanks, providing 72 hours of fuel support.</p>	Security	<p>80' clear setbacks from the building line to the fence and/or barrier system.</p> <p>Security office to centralize the security management and monitoring of both sites (SESC & RESC).</p> <p>Security systems monitored at the security office or at the CMOC on a 24/7 basis. CCTV System to monitor weather and news alerts.</p>
Electrical / Mechanical	Baseline Tier III influenced N+1 electrical and mechanical topology.	Fire Protection	Combination of very early smoke detection apparatus (VESDA) system, a high-sensitivity smoke detection system (HSSD) and a double interlock pre-action sprinkler system.
Ceiling Heights	20' for finished floor in data center to 8'-6' at enclosed areas and 10' in open office areas.	Building Mgmt System	All building systems are monitored and managed using a Building Management System (BMS) to provide proper function of the infrastructure equipment and timely response to failures.
		Roof	60 mil EPDM roofing membrane over 4" rigid insulation over 1.5" metal deck over bar joist.
		Elevators	2,500 lb hydraulic elevator with brushed stainless steel opening entrances and cabs with speed of 125 FPM.
		Parking	570 spaces with provisions to add 60 additional spaces.
		Building Amenities	A 4,300 SF multi-purpose room, a 2,700 SF cafeteria, a 1,300 SF exercise room, and an outdoor patio adjacent to the café area.

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