

Chester County, PA

290 MW | 2 MM sq. ft. of Data Centers | 100 Acres

WHY CHESTER COUNTY, PA?

290 MW

minimum power commitment from
PECO

100 ACRES

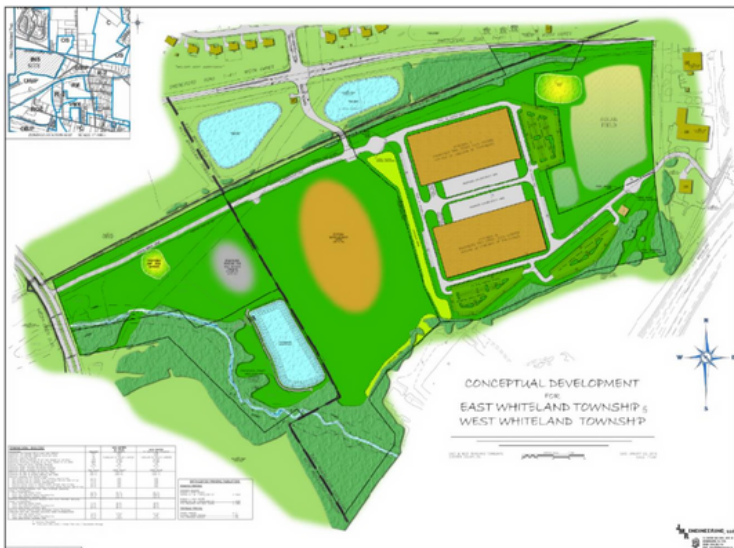
approved for (2) 1 MM sq. ft. data
center buildings

TAX INCENTIVES

on all new construction and
development

5 MM SQ. FT.

available on adjacent land for
additional data center development



SITE SPECIFICATIONS



PROPERTY

- ✓ 100 acre land parcel
- ✓ Zoning approval for 2 data center buildings on 2,000,000 sq. ft.
- ✓ Adjacent property is available for development of up to 5,000,000 sq. ft. of data center buildings
- ✓ Sales tax abatement on all new construction and development projects



POWER

- ✓ Minimum of 290 MW utility power committed
- ✓ Utility provider: PECO



CONNECTIVITY

- ✓ Multiple providers are in the immediate area with diverse routing capabilities
- ✓ Lumen, Arelion, and Windstream accessible