

1 RAMLAND ROAD Orangeburg, New York

232,000 SF | 24 MW facility on
23- acre campus | 0.02 miles
From New Jersey



TAX INCENTIVES

1547's Orangeburg facility has full Sales Tax Abatement that significantly reduces overall total cost of ownership. It is the only data center in the New York / New Jersey market with these incentives.



WHAT TAX SAVINGS MEAN FOR CUSTOMERS

Customers are exempt from 8.375% sales tax on all materials related to the data center deployment. This includes hardware, software and office furniture.

TAX SAVINGS = FREE RENT



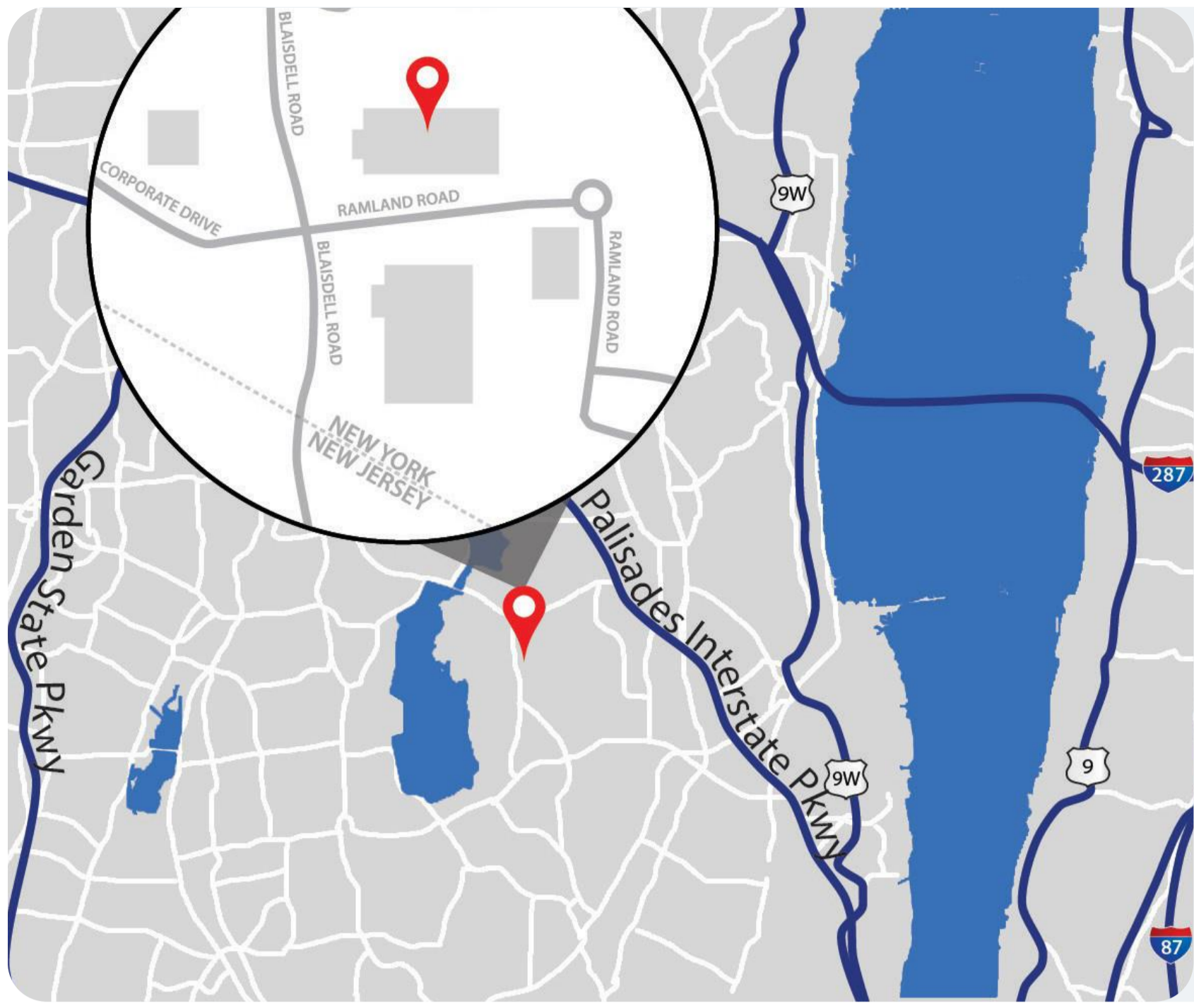
1 MW Deployment

Monthly Rent	\$125,000
Term (Months)	120
Equipment Capital Total	\$240,000,000
Sales Tax	\$20,964,000
Effective MRR	-\$99,400
Effective Rate per kW	-\$99



500 KW Deployment

Monthly Rent	\$75,000
Term (Months)	60
Equipment Capital Total	\$80,000,000
Sales Tax	\$6,988,000
Effective MRR	-\$41,467
Effective Rate per kW	-\$83



Why Orangeburg?

- ✓ The **only carrier-neutral data center** in the New York / New Jersey Metro area that **operates in a tax abatement zone**
- ✓ Low latency (sub millisecond) connectivity to all major interconnection hubs in New York / New Jersey Metropolitan Area
- ✓ 18 miles from Manhattan
- ✓ 0.2 miles from the New Jersey border
- ✓ 24x7x365 on-site support



Total Size of Building

- ✓ 232,000 SF on 23 perimeter gated acres



Colocation

- ✓ Enterprise-ready colocation services designed to scale with you as you grow



Space

- ✓ 180,000 SF of data center space
- ✓ 60,000 SF of office/BCDR space, build-to-suit
- ✓ Private 5,000 SF data center suites available
- ✓ Build-to-suit suites or powered shell available
- ✓ Conference room(s), break room and office space



Disaster Recovery

- ✓ 180,000 SF of data center space
- ✓ 60,000 SF of office/BCDR space, build-to-suit
- ✓ Private 5,000 SF data center suites available
- ✓ Build-to-suit suites or powered shell available
- ✓ Conference room(s), break room and office space



Power

- ✓ High density raised floor environment, 20 kW+ per cabinet
- ✓ 24 MW provisioned with 2N distribution
- ✓ Pre-approved, on-site 50 MW substation
- ✓ Diverse power substations from New York and New Jersey



Connectivity

- ✓ Multiple lit and dark providers, 1G to 10G services to buildings and data centers
- ✓ Connectivity to all major interconnection hubs in
- ✓ New York and New Jersey
- ✓ Access to multiple cloud providers and cloud on-ramps



Carriers on Site

- ✓ High density raised floor environment, 20 kW+ per cabinet
- ✓ 24 MW provisioned with 2N distribution
- ✓ Pre-approved, on-site 50 MW substation
- ✓ Diverse power substations from New York and New Jersey

About fifteenfortyseven Critical Systems Realty ("1547")

[fifteenfortyseven Critical Systems Realty \("1547"\)](#) is a leading developer, operator, and owner of highly-interconnected, custom-designed data centers with over 1.1 million square feet of data center space under management throughout North America and Europe. 1547 selects sites, designs facilities, and manages developments to optimize returns for all stakeholders across new and interconnected properties. With interconnection in the company's DNA, 1547's connectivity-focused portfolio of data centers includes carrier hotels and core connectivity hubs designed to deliver customized mission-critical solutions from concept to connection.