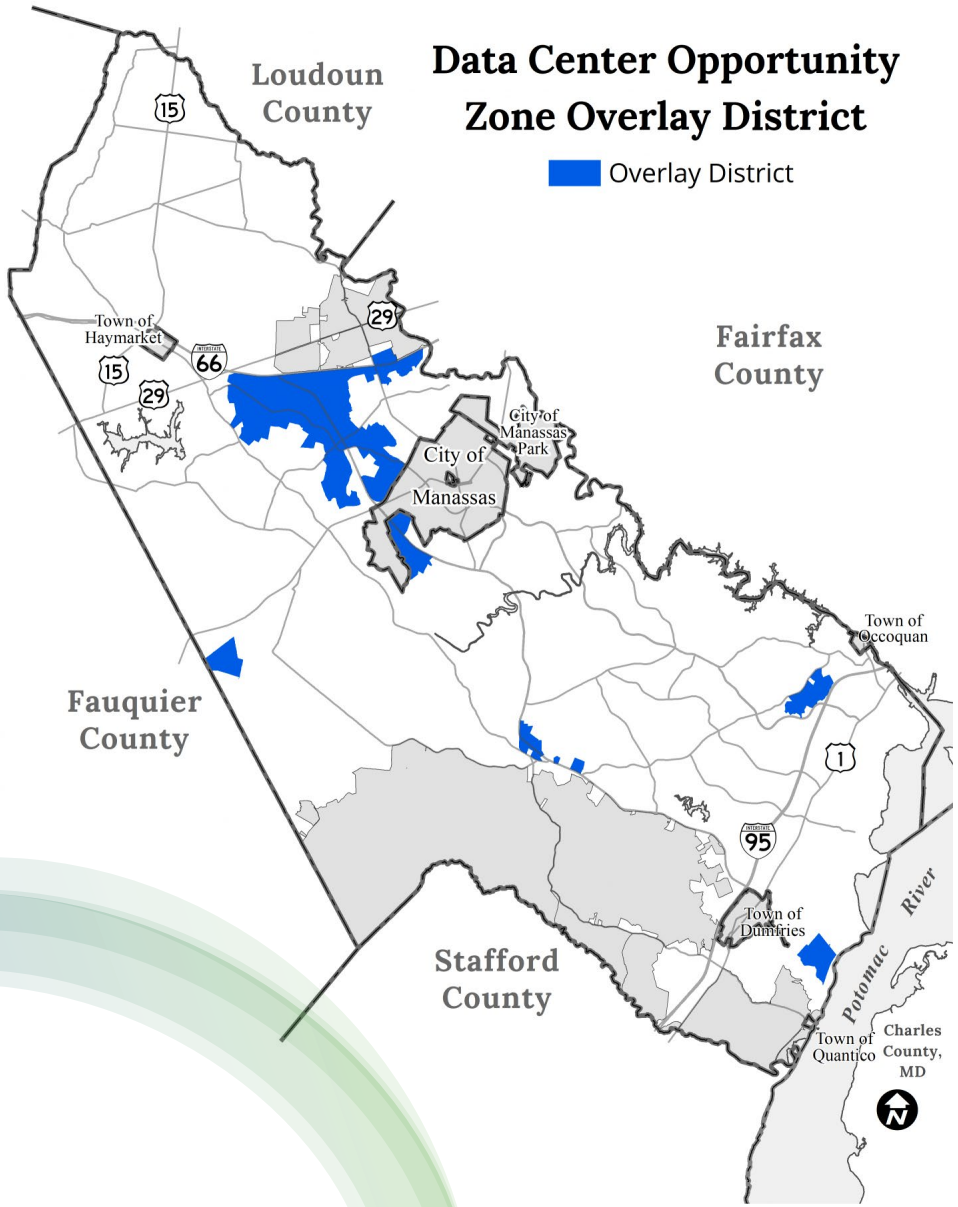
Data Center Overview

April 3, 2025

Prince William County, Virginia

Gainesville Magisterial District

Supervisor Bob Weir



Data Center Development Outside the Overlay	Square Footage	Acreage
Built	1,171,479	95
Under Application	7,729,612	500
Under Construction	5,051,132	228
Zoned but Not Built	23,192,482	1,845
TOTAL	**37,144,705**	

Data Center Development Inside the Overlay	Square Footage	Acreage
Built	9,702,110	933
Under Application	7,750,669	487
Under Construction	4,466,497	331
Zoned but Not Built	29,080,342	1,491
TOTAL	**50,999,618**	

DATA CENTER SQUARE FOOTAGE TOTALS BY STATUS

Status of Data Center Projects	Square Footage
Built	10,873,589
Under Application	15,480,281
Under Construction	9,517,629
Zoned but Not Built	52,272,824
TOTAL	**88,144,323**

PROJECTS

PROJECT	Square Footage	STATUS
ABEL PROPERTY (AMAZON)	260,900	ZONED NOT BUILT
ALIGNED DATA	1,275,141	ZONED NOT BUILT
AMAZON – MULTIPLE PROJECTS	366,834	PARTIAL BUILT
AMAZON – BRICKYARD	795,191	BUILT
AMAZON – DC12 & 14	311,198	BUILT
AMAZON – DC11	236,082	BUILT
AMAZON – MIDWOOD	453,174	BUILT
ASHTON DATA	600,000	UNDER APPLICATION
ASHWOOD	746,291	ZONED NOT BUILT
BETHLEHEM TECH PARK	719,742	BUILT
BRICKYARD	1,759,136	ZONED NOT BUILT
BRISTOW CAMPUS	540,000	UNDER APPLICATION
DC-F INNOVATION	352,030	BUILT
DEVLIN TECH PARK	3,530,000	ZONED NOT BUILT
EQUINIX	109,800	PARTIALLY BUILT
FORMER AOL	227,465	BUILT
FREEDOM I-66 BUSINESS PARK	NO SITE PLAN	ZONED NOT BUILT
GAINESVILLE CROSSING	1,897,506	UNDER CONSTRUCTION
GAINESVILLE EAST	1,297,200	ZONED NOT BUILT
GAINESVILLE TECH PARK	1,251,720	UNDER CONSTRUCTION
GAINESVILLE WEST	912,990	UNDER APPLICATION
HORNBAKER ROAD	871,500	UNDER APPLICATION
HUNTER PROPERTY	4,756,752	ZONED NOT BUILT
IAD 007	109,543	BUILT
IAD 011	150,000	BUILT
INNOVATION ON THE PARKWAY	577,045	UNDER APPLICATION
IRON MOUNTAIN PROJECTS	1,715,321	MIXED STATUS
JOHN MARSHALL COMMONS	494,842	UNDER APPLICATION
KH DATA CAPITAL	491,148	BUILT
MANASSAS CORPORATE CENTER	3,254,838	MIXED STATUS
MANASSAS POINT	1,739,350	ZONED NOT BUILT

PROJECT	Square Footage	STATUS
MANASSAS TECH CORNER	1,759,694	ZONED NOT BUILT
MCGRAWS CORNER	3,601,222	UNDER APPLICATION
MCI COMMUNICATIONS	227,465	BUILT
MID-COUNTY INDUSTRIAL PARK	1,782,040	ZONED NOT BUILT
NEXT TO MANASSS MALL	1,062,048	UNDER APPLICATION
NOVA MANGO FARMS	866,820	BUILT
PARSONS BUSINESS PARK	1,947,132	ZONED NOT BUILT
POTOMAC TECH PARK	1,160,000	UNDER APPLLICATION
POWERLOFT @ INNOVATION	247,608	BUILT
PROJECT BB	409,252	BUILT
PROJECT INDUSTRY	919,125	UNDER APPLLICATION
PRINCE WILLIAM DIGITAL GATEWAY	22,255,200	ZONED NOT BUILT
QTS	1,244,039	MIXED STATUS
QTS ACADIA PHASE 2B	127,000	BUILT
SES AMERICOM	34,340	BUILT
SHARPLESS (FORMER ATLANTIC RESEARCH)	2,400,000	UNDER CONSTRUCTION
SOUTH POINT PHASE II	530,000	UNDER APPLICATION
STACK INFRASTRUCTURE 02	2,592,560	MIXED STATUS
STACK INFRASTRUCTURE 03	673,581	BUILT
STACK INFRASTRUCTURE 04	281,000	BUILT
STACK INFRASTRUCTURE 05	1,659,584	MIXED STATUS
STONEVIEW	371,566	ZONED NOT BUILT
SUDLEY MANOR DATA CENTER	389,425	ZONED NOT BUILT
SUPERIOR PROPERTIES	768,322	UNDER APPLICATION
THE GROVE @ GAINESVILLE (NTT)	2,957,680	UNDER CONSTRUCTION
UNIVERSITY BUSINESS PARK	3,800,000	UNDER APPLICATION
VILLAGE PLACE	978,169	UNDER CONSTRUCTION
WELLINGTON PARK	200,000	ZONED NOT BUILT
WELLINGTON GLEN TECH PARK	475,000	ZONED NOT BUILT
WELLINGTON ROAD	370,175	ZONED NOT BUILT
WESTVIEW 66 – MNZ01	621,712	ZONED NOT BUILT