

**TIER III PURPOSE-BUILT**

# DATA CENTER FOR LEASE / SALE

± 64,942 SF

± 4.00 Acres

20,000 SF Raised Floor

Additional Raised  
Floor Capacity of 8,000  
to 10,000 Available



Designed to Withstand 310 MPH Winds

Significant Infrastructure In Place for Future Expansion

4442 Newcastle Rd, Oklahoma City, OK 73119



# Introduction

Tier III Data Center with complete infrastructure for 4MWs of critical load in place today, available for lease or sale immediately. The data center was commissioned in 2010 and has been meticulously maintained since its delivery. Ideal facility for primary colocation, edge, or disaster recovery applications. This 64,942 SF, purpose-built data center on approximately 4 acres of land is served by two, 10,000kVA (20,000kVA total) feeds of utility power. Eight (8) MW of gross utility load serve the building. The existing configuration supplies the data center with two (2) 4MW feeds of redundant power from geographically diverse sub-stations. The data center has two 10,000 SF contiguous data halls totalling 20,000 SF with 30" raised floor and 4 MW of UPS infrastructure in place. Future expansion anticipated for all systems and pads/locations already in place. All systems self-contained within the rated structure for additional redundancy.



## Summary

- 20,000 SF of 30" raised floor (two data halls)
- 2,900 SF of office space and 42,042 SF of MEP/Equipment/Loading/Storage space
- EDGEX Ownership group comprised of long time data center veterans
- Future expansion anticipated for all systems and already in place. All systems self-contained within the rated structure for additional redundancy.
- Data center electrical and mechanical infrastructure is over-engineered and is in excellent condition



Tier III designed data center



Low electricity costs (sub \$.06/kwh)



Great Central US location, proximity to Tier 1 Dallas / Fort Worth Market



Ability to quickly increase critical load capacity at low cost



Economic Incentives Available



Built and rated to withstand F5 tornados



Highly secure campus — fully fenced with restricted access

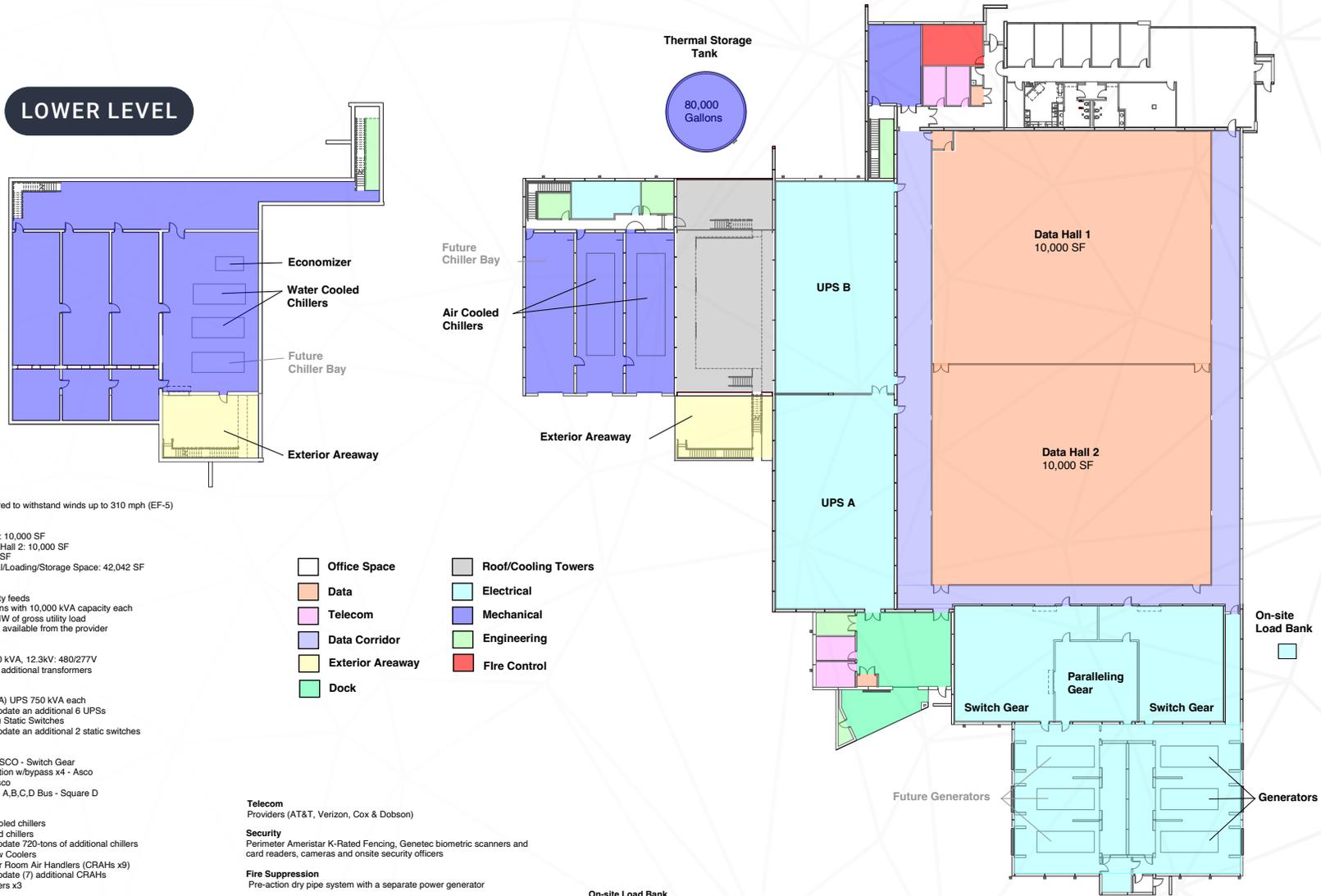
# Property Overview

<b>Address</b>	4442 Newcastle Road, Oklahoma City, Ok 73119
<b>Year Commissioned</b>	2010 By Hines Purpose-Built For A Global Energy Corporation
<b>Site Size</b>	~4 Acres
<b>Property Layout</b>	<ul style="list-style-type: none"> <li>• (2) Data Halls: 20,000 SF Total</li> <li>• Office Space: 2,900 SF</li> <li>• Mechanical/Electrical/Loading/Storage Space: 42,042 SF</li> <li>• All Systems Are Secured Within The Facility</li> </ul>
<b>Utility Feed</b>	• Facility Is Dual Fed From Two Separate Substations With (2) 10,000 Kva Feeds Underground
<b>Transformer</b>	<ul style="list-style-type: none"> <li>• (4) OG&amp;E Xfmr 2500 Kva, 12.3kv: 480/277v</li> <li>• (4) Pads In Place For Additional Transformers</li> </ul>
<b>Cooling</b>	(2) 350-Ton Water And (2) 370-Ton Air-Cooled Chiller Provided Chilled Water In-Row Coolers And Underfloor Computer Room Air Handlers (Crah's) Supply Cooling To The Data Hall And UPS Rooms. Air Handling Unit Serves The Administrative Area And Fan Powered Boxes Provide Cooling To Mechanical Spaces. Built To Accommodate Additional Water Cooled And Air Cooled Chillers.
<b>Thermal Water Storage Tank</b>	(1) Thermal Water Storage Tank Designed To Run Full Building (Including Future Expansion) For 30 Minutes
<b>Free Cooling</b>	On-Site Heat Exchanger Free Cooling System
<b>UPS Systems</b>	4500 KVA in place
<b>Generators</b>	<ul style="list-style-type: none"> <li>• (3) 2,000kw MTU Detroit Diesel</li> <li>• Housing To Accommodate (3) Additional Generators</li> </ul>
<b>On-Site Fuel Storage</b>	<ul style="list-style-type: none"> <li>• (2) 15,000 Gallon Storage Tanks</li> <li>• (1) Fuel Polishing System</li> </ul>
<b>Load Bank</b>	(1) On-Site Load Bank With 2 MW Capacity (Can Run Between 5kw-2,000kw)
<b>Fiber Providers</b>	ATT, Verizon, Cox, Dobson
<b>Building Mgmt System</b>	Alerton Version: Compass 1.5
<b>Security</b>	Perimeter Ameristar K-Rated Fencing, Genetec Biometric Scanners And Card Readers, Cameras And Onsite Security Officers
<b>Fire Suppression</b>	Pre-Action Dry Pipe System With A Separate Power Generator
<b>Loading Docks</b>	(1) 10'X11'11 Dock Door With Hurricane Rated Storm Door
<b>Parking</b>	Ample Dedicated Parking
<b>Utilities</b>	<ul style="list-style-type: none"> <li>• Water: City Of Oklahoma City</li> <li>• Electricity: Oklahoma Gas &amp; Electric</li> </ul>

# Floor Plan

ENTRY LEVEL

LOWER LEVEL



**Facility Structure**  
Structurally engineered to withstand winds up to 310 mph (EF-5)

**Facility Layout**  
Finished Data Hall 1: 10,000 SF  
Powered Shell Data Hall 2: 10,000 SF  
Office Space: 2,900 SF  
Mechanical/Electrical/Loading/Storage Space: 42,042 SF

**Utility Feed**  
Facility has dual utility feeds  
2 separate substations with 10,000 kVA capacity each  
Providing eight (8) MW of gross utility load  
Additional utility load available from the provider

**Transformers**  
(4) OGE XTMR 2500 kVA, 12.3KV: 480/277V  
(4) Pads in place for additional transformers

**UPS System**  
(6) MGE (EPS 8000A) UPS 750 kVA each  
Housing to accommodate an additional 6 UPSs  
(2) MGE (EPS 6000) Static Switches  
Housing to accommodate an additional 2 static switches

**Switch Gear**  
Schneider Electric/ASCO - Switch Gear  
ATS - Closed Transition w/bypass x4 - Asco  
Paralleling Gear - Asco  
Main Switchboard(s) A,B,C,D Bus - Square D

**Cooling**  
(2) 350-ton water cooled chillers  
(2) 370-ton air cooled chillers  
Housing to accommodate 720-tons of additional chillers  
Chilled Water In-Flow Coolers  
Underfloor Computer Room Air Handlers (CRAHs x9)  
Housing to accommodate (7) additional CRAHs  
Marley Cooling Towers x3

**Thermal Water Storage Tank**  
Thermal Energy Storage System is designed to run facility at full load (including future expansion for Data Hall B) for 30 minutes  
650 ton-hour TES

**Free Cooling**  
On-site heat exchanger free cooling system

**Water Treatment**  
Sand Filter  
Chlorine Dioxide - Biocide System  
Water treatment testing station

- Office Space
- Data
- Telecom
- Data Corridor
- Exterior Arealway
- Dock
- Roof/Cooling Towers
- Electrical
- Mechanical
- Engineering
- Fire Control

- Telecom**  
Providers (AT&T, Verizon, Cox & Dobson)
- Security**  
Perimeter Ameristar K-Plated Fencing, Genetec biometric scanners and card readers, cameras and onsite security officers
- Fire Suppression**  
Pre-action dry pipe system with a separate power generator
- Loading Docks**  
10'x11'11" dock door with hurricane rated storm door  
Dock Lift Platform
- Generators**  
(3) 2,000kW MTU Detroit Diesel  
Housing to accommodate (3) additional generators
- On Site Fuel Storage**  
(2) 15,000 gallon storage tanks - redundant PLC & pump system  
Fuel polishing system  
Veeder Root TLS-350 Automatic Tank Gauging System

**On-site Load Bank**  
On-site load bank with 2 MW capacity (can run between 5kW-2,000kW)  
Connected to switch gear for Generator and UPS/Battery load testing

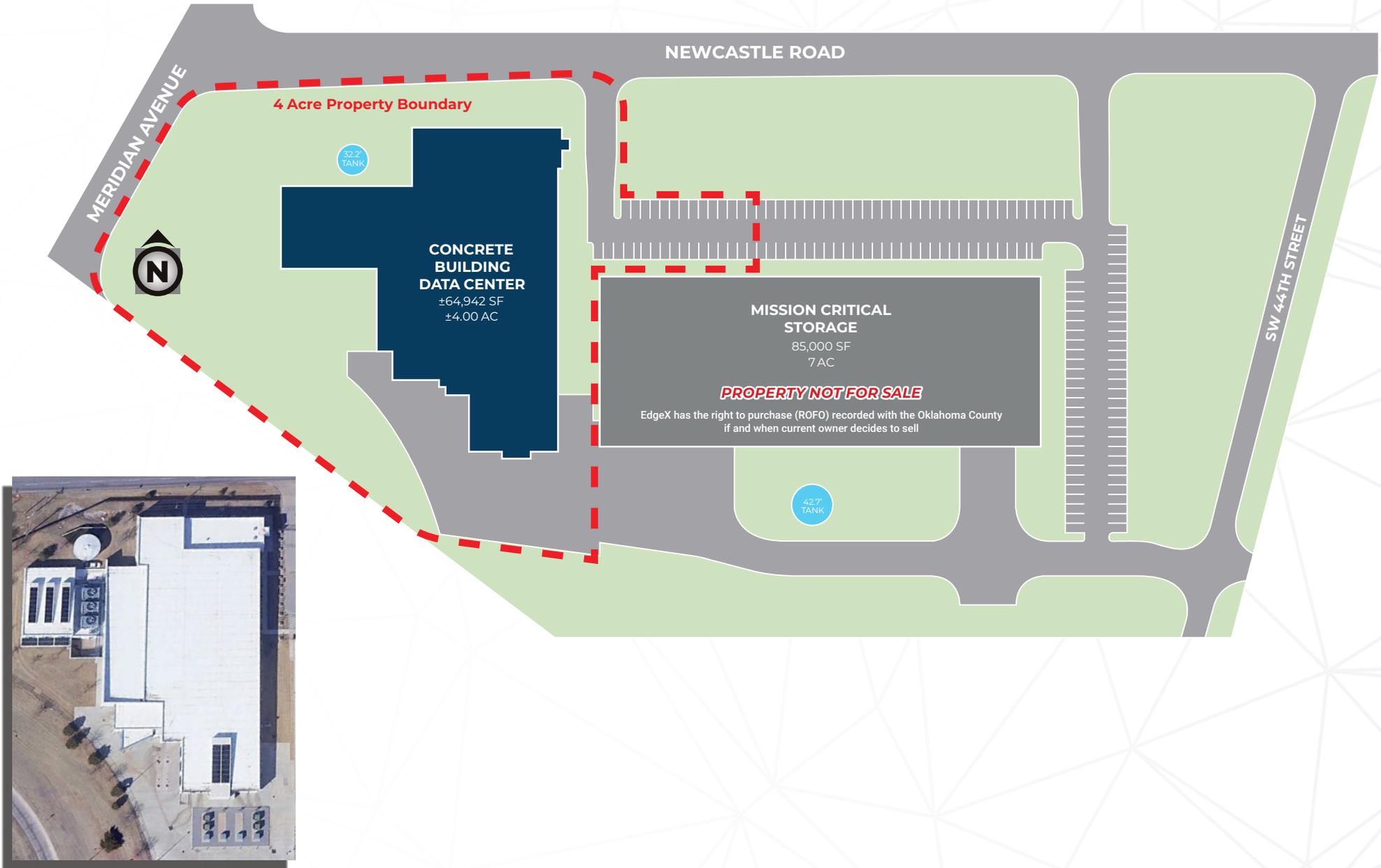
**Address**  
4442 Newcastle Rd, Oklahoma City, OK 73119

**Year Built**  
Commissioned in 2010 (Holder Construction, Hines & FSB)

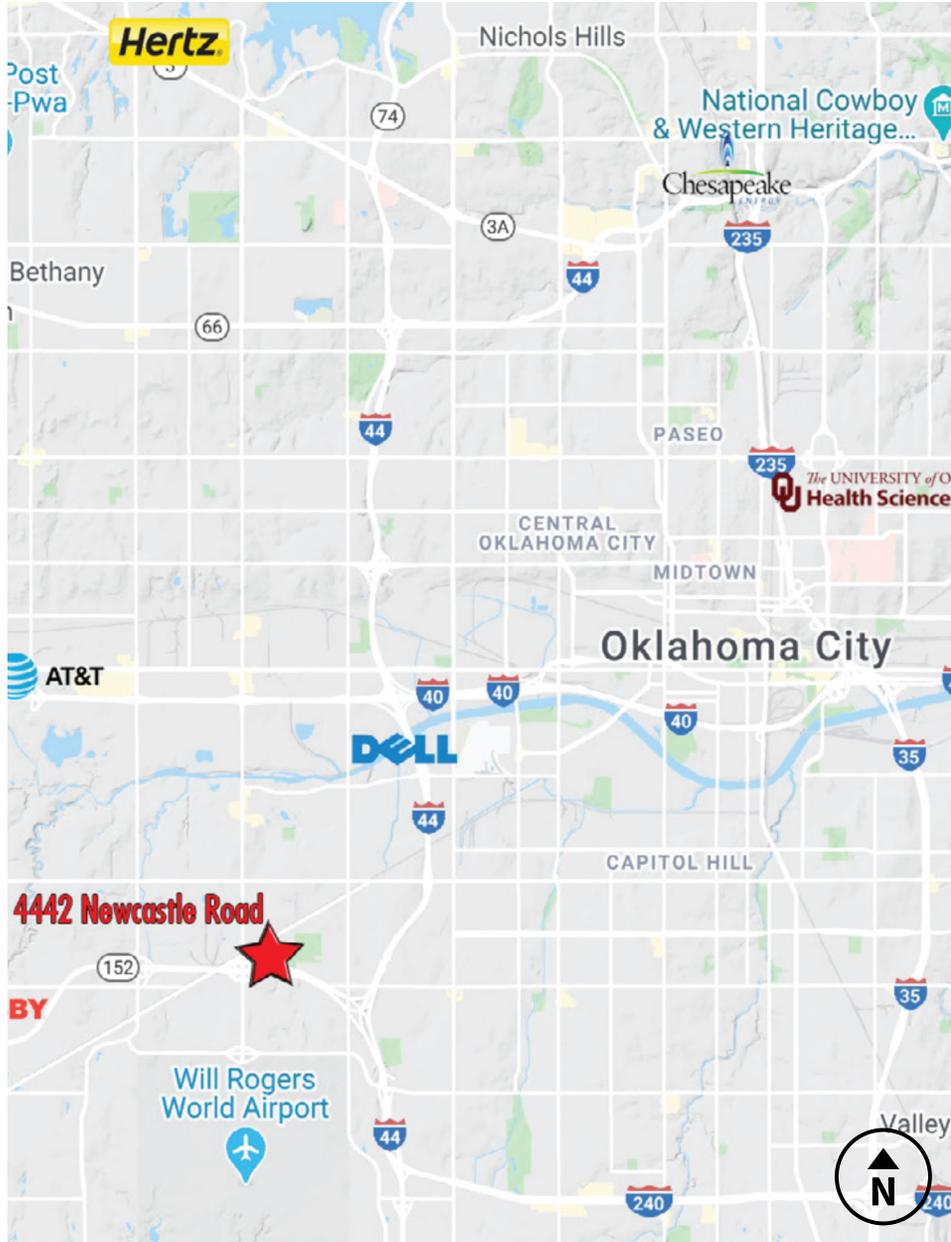
**Site Size**  
4 Acres  
50 Parking Spaces



# Site Plan: 4442 Newcastle Drive

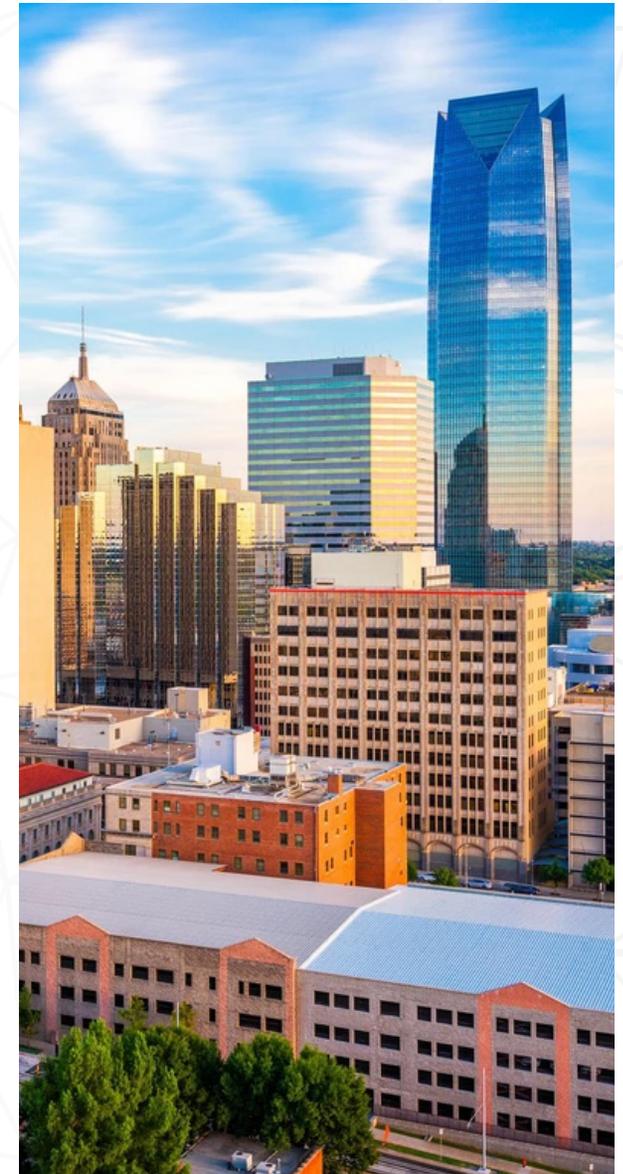


# Location Aerial & Map



# Major Employers in the OKC Metro

COMPANY	EMPLOYEES	PRODUCT/SERVICE
State of Oklahoma	45,600	Government
Tinker Air Force Base	24,000	Military
OU - Norman Campus	12,700	Higher Education
FAA Mike Monroney Aeronautical Center	7,000	Aerospace
Integrus Health	6,000	Health Care
Hobby Lobby Stores, Inc.	5,100	Wholesale & Retail
OU Health Sciences Center	5,000	Higher Education
City Of Oklahoma City	4,700	Government
Mercy Health System Of Oklahoma	4,500	Health Care
OGE Energy Corporation	3,400	Utility
OU Medical Center	3,200	Health Care
SSM Health Care Of Oklahoma, Inc.	3,000	Health Care
University Of Central Oklahoma	3,000	Higher Education
Norman Regional Hospital	2,950	Health Care
AT&T	2,700	Telecommunications
The Boeing Company	2,600	Aviation
Chesapeake Energy Corporation	2,500	Oil & Gas
Devon Energy Corporation	2,500	Oil & Gas
Sonic Corp	2,460	Retail
Oklahoma City Community College	2,100	Higher Education
Dell	1,800	Sales & Business Service
UPS	1,800	Transportation
Hertz Corporation	1,700	Rental Services
Love's Travel Stops & Country Stores	1,700	Retail
American Fidelity	1,650	Finance/Insurance
COX COMMUNICATIONS	1,400	Telecommunications
Great Plains Coca-Cola Bottling Company	1,300	Manufacturing & Distributing
Farmers Insurance Group	1,300	Customer Service
Midfirst Bank	1,150	Finance
Dolese Bros. Co.	1,100	Manufacturing
Bank Of Oklahoma	1,100	Finance
Continental Resources*	1,000	Oil & Gas
Deaconess Hospital	1,000	Health Care



# Why Oklahoma City

## OKLAHOMA CITY FAST FACTS



OKC is the easiest place in North America to do business

*(ASU Center for the Study of Economic Liberty)*



Oklahoma has the lowest retail electricity rates in the U.S.

*(S&P Global Market)*

### Top 10

Greater Oklahoma City ranks among top ten places in Oklahoma with the most incoming investments

*(SmartAdvisorMatch)*

### 2nd

Oklahoma has the second lowest property and corporate income taxes per capita

*(Tax Foundation)*

### No. 3

OKC ranked No. 3 for places business professionals to work and live

*(BusinessStudent.com)*



Oklahoma City ranked most livable community

*(Livable)*

### Top 25

Oklahoma City metro makes top 25 cities for millennial job seekers

*(Jetty)*



\$65,848 Average Household Income

*(within 3 miles, proj 2024)*

### Top 5

Oklahoma City among top 5 cities with youngest entrepreneurs

*(Lending Tree)*

### Top 20

Oklahoma City ranked in top 20 cities where millennials make the most money

*(Credit Sesame)*

# Contact Information

For more information or to set up a property tour, please contact:

## **MICHAEL RARESHIDE**

Partner | Corporate Real Estate Services

Site Selection Group

O: (214) 271-0610

C: (214) 762-5080

[mrareshide@siteselectiongroup.com](mailto:mrareshide@siteselectiongroup.com)





8235 Douglas Avenue | Suite 500 | Dallas, TX 75226

[siteselectiongroup.com](http://siteselectiongroup.com)