

I-95 Exit 76 Dorchester Data Center

Design Concepts



Coastal Asset Management, LLC

2977 Fort Morris Road

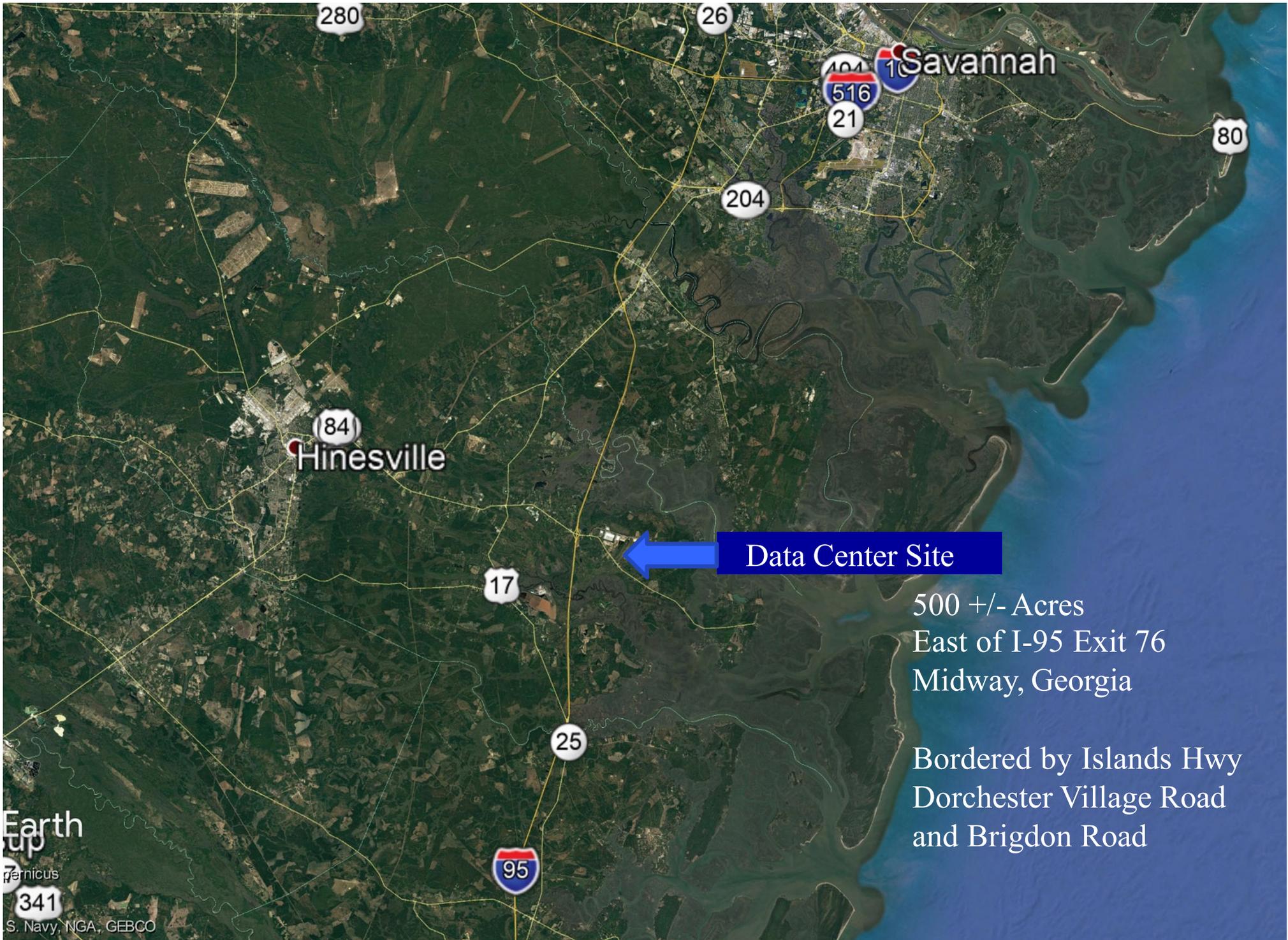
Midway, Georgia 31320

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Data Center Site

500 +/- Acres
East of I-95 Exit 76
Midway, Georgia

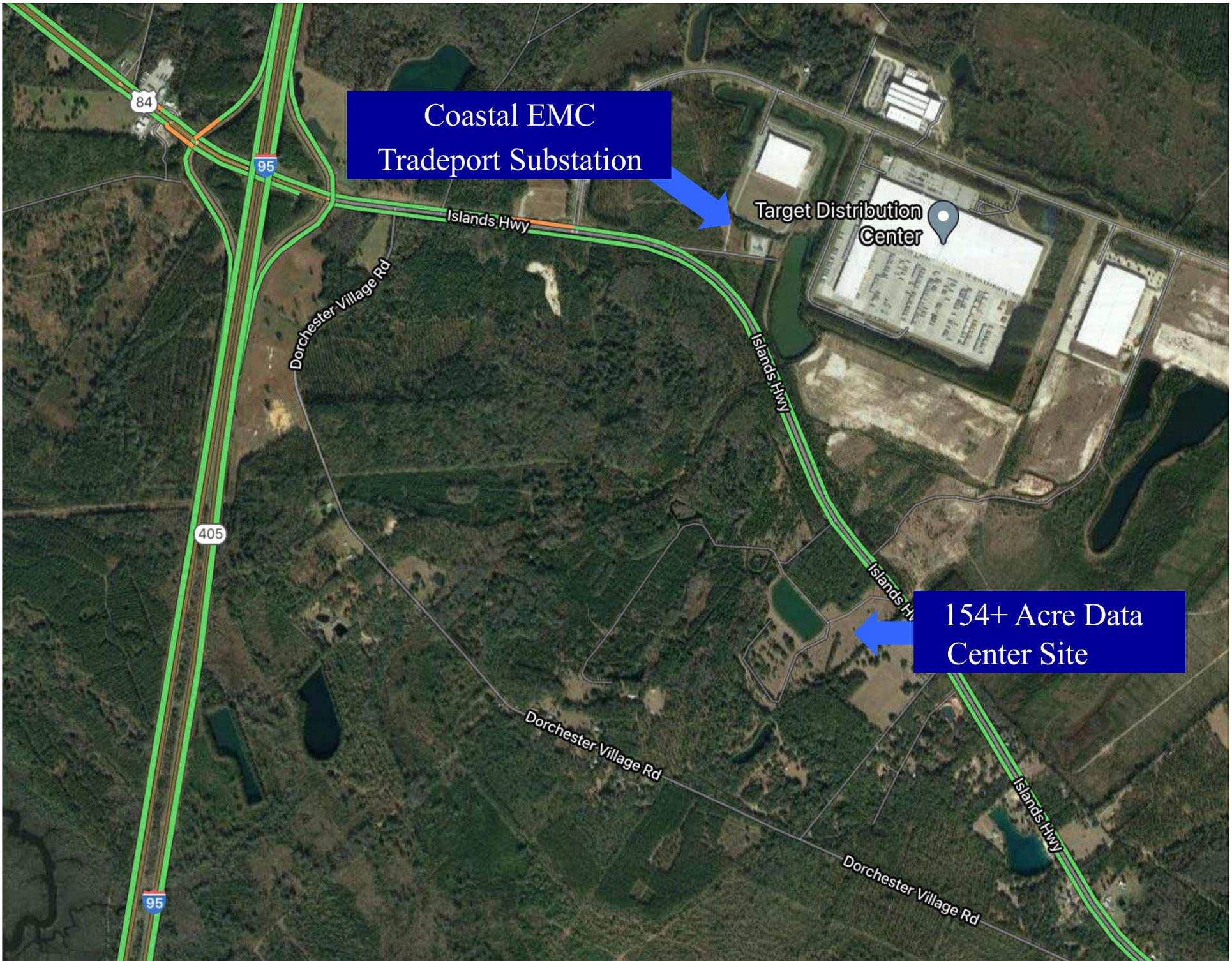
Bordered by Islands Hwy
Dorchester Village Road
and Brigdon Road

Earth
Up

ernicus

341

S. Navy, NGA, GEBCO



Coastal EMC
Tradeport Substation

Target Distribution
Center

154+ Acre Data
Center Site



HANKOOK
PACTRA

WPS
WESTERN
POWER SPORTS

BlueScope
Properties Group

SAFAVIEH
DEVELOPMENT GROUP

HOWMET
AEROSPACE

HOOKER
FURNISHINGS

TIRE RACK
.COM

TARGET

LIBERTY REGIONAL
SERVICES GROUP
Midway Campus

I-95 Exit 76 Tract

TRADEPORT EAST BUSINESS CENTER

1,400-ACRE PARK WITH ALL UTILITIES
LESS THAN 1 MILE FROM I-95

SAVANNAH

JACKSONVILLE

30 MILES

100 MILES

EXIT 76

U.S. 84

INTERSTATE 95

SUMBURY ROAD

LELAND HIGHWAY

154.58 Acre Site Entitlement Summary

- November 3, 2022 - Development of Regional Impact Report completed.
- November 9, 2022 - Phase I Environment Site Assessment completed.
- November 22, 2022 - Geotechnical Engineering Report completed.
- February 7, 2023 - Site rezoned to industrial.
- May 2, 2023 - \$25 million Islands Highway east of I-95 Exit 76 Improvement Project approved
- May 17, 2023 – U.S. Army Corps of Engineers Jurisdictional Determination issued.

Site Data:

- TOTAL SITE: 154.58 AC
- TOTAL WETLAND: 37.91 AC
- TOTAL WETLAND IMPACT: 0.00 AC
- TOTAL UPLAND: 116.67 AC
- TOTAL POND: 21.5 AC
- POND TO SITE PERCENTAGE: 18.4%
- TOTAL FOOTPRINT: ±944,000 SF

Data Center Site



PREPARED FOR:

CONCEPTUAL LAYOUT
DORCHESTER TRACT
LIBERTY COUNTY, GA

OCTOBER 18, 2023

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general site of the development which is for discussion purposes only, does not final or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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Liberty Data Center Overview

- Site: 154+ acres in Liberty County, Georgia
- Zoning: Industrial
- Location: Islands Highway 1.5 miles east of I-95 Exit 76
- Data Center Site Plan Assumptions:
 - 6 - 100,000 sf Facilities
 - 1,216 Cabinets/Facility
 - 2 - 140,000 sf Facilities
 - 1,656 Cabinets/Facility
 - 3 - 336,000 sf Facilities
 - 4,500 Cabinets/Facility
 - 11 total: 1,888,000 sf & 24,108 cabinets
- Electric Service: Coastal EMC
 - 3 MW Currently Available
 - 6 MW Available in 24 Months
 - 220 MW - 400 MW Available 4-5 Years
- Fiber Optic Network: Coastal Fiber/Darien Telephone
- Water/Wastewater: Liberty County Development Authority



**Liberty Data Center
Site Plan Assumptions**

Upland Acreage	116.7
Wetland Acreage & Ponds	37.9
Total Acreage	154.6

Total Data Center Facilities	11
Total Data Center Square Footage	1,888,000
Total Data Center Total Cabinets	24,108

Phase I - Data Center Facilities	
Phase I - Data Center Facility Average Square Footage Floor 1	50,000
Phase I - Data Center Facility Average Square Footage Floor 2	50,000
Phase I - Data Center Facility Square Footage	100,000
Phase I - Data Center Facility Cabinets Floor 1	608
Phase I - Data Center Facility Cabinets Floor 2	608
Phase I - Data Center Facility Cabinets	1,216
Phase I - Data Center Facilities	2
Phase I - Data Center Facilities Total Square Footage	200,000
Phase I - Data Center Total Cabinets	2,432

Phase III - Data Center Facilities	
Phase III - Data Center Facility Average Square Footage Floor 1	50,000
Phase III - Data Center Facility Average Square Footage Floor 2	50,000
Phase III - Data Center Facility Square Footage	100,000
Phase III - Data Center Facility Cabinets Floor 1	608
Phase III - Data Center Facility Cabinets Floor 2	608
Phase III - Data Center Facility Cabinets	1,216
Phase III - Data Center Facilities	4
Phase III - Data Center Facilities Total Square Footage	400,000
Phase III - Data Center Total Cabinets	4,864

Phase II - Data Center Facilities	
Phase II - Data Center Facility Average Square Footage Floor 1	70,000
Phase II - Data Center Facility Average Square Footage Floor 2	70,000
Phase II - Data Center Facility Square Footage	140,000
Phase II - Data Center Facility Cabinets Floor 1	828
Phase II - Data Center Facility Cabinets Floor 2	828
Phase II - Data Center Facility Cabinets	1,656
Phase II - Data Center Facilities	2
Phase II - Data Center Facilities Total Square Footage	280,000
Phase II - Data Center Total Cabinets	3,312

Phase IV - Data Center Facilities	
Phase IV - Data Center Facility Average Square Footage Floor 1	168,000
Phase IV - Data Center Facility Average Square Footage Floor 2	168,000
Phase IV - Data Center Facility Square Footage	336,000
Phase IV - Data Center Facility Cabinets Floor 1	2,250
Phase IV - Data Center Facility Cabinets Floor 2	2,250
Phase IV - Data Center Facility Cabinets	4,500
Phase IV - Data Center Facilities	3
Phase IV - Data Center Facilities Total Square Footage	1,008,000
Phase IV - Data Center Total Cabinets	13,500

Aerial Video I-95 Exit 76 Tract



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