Millville Data Center Site

Mission-Critical Power. High Power Density. Built for Redundancy and Uptime.

POWER

REDUNDANCY

SCALE

UPTIME

A Premier Campus for Mission-Critical Compute

Investment-grade platform for hyperscale and AI

The Millville Data Center Site is a 66-acre, power-rich campus in Millville, New Jersey, purpose-built for hyperscale, AI, and enterprise deployments. It delivers robust near-term power, layered redundancy, and exceptional scalability with entitlement certainty and tax advantages.

CAMPUS SYSTEMS

LAND
66 acres

POWER
59 MW now
100 MW near-term
1+ GW pathway

WATER
Pond + wells
redundant supply

FIBER
96 strands min
redundant routes

RAIL
84-car fuel agreement
future generation

- **Mission-critical power**
- **High power density**
- **Layered redundancy**
- **Scalable build program**

Strategic Location

Entitled, supported, and accessible

- 66-acre industrial site in Millville, New Jersey with strong municipal support and site approvals in place
- Redevelopment Agreement enables expedited permitting and up to a 15-year tax abatement (additional potential)
- Private airport within 5 minutes; Millville Airport within 15 minutes
- Philadelphia and Atlantic City approximately 35 minutes; NYC airports approximately 1.5-2 hours

Built for Power Density, Redundancy and Uptime

Mission-critical architecture across every utility

- Designed for high-density compute with redundancy and uptime as core requirements
- Utility stack engineered to support phased builds and vertical integration
- Single-campus platform suitable for hyperscale, AI, HPC, and colocation use cases

UTILITY STACK

POWER
Substation + on-site generation

GAS
Pressurized lines + dedicated turbines

WATER
Pond + wells, redundant cooling supply

FIBER
96 strands minimum, redundant routes

UPTIME
Multi-layer redundancy and resiliency

59 MW Online and Ready

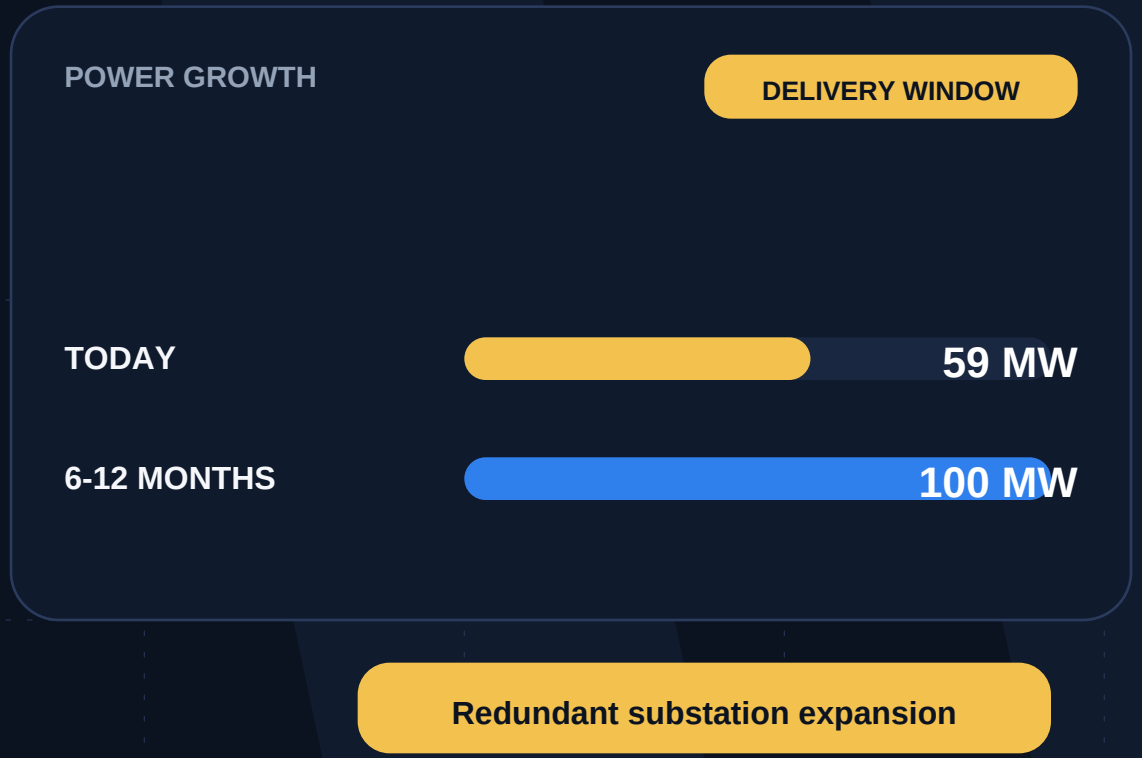
Immediate capacity to support large tenants

- 49 MW served from existing substation with redundancy
- 10 MW active and dedicated to on-site gas turbine generation
- 59 MW available today with a mission-critical design approach

100 MW Substation Power (6-12 Months)

Near-term expansion to 100 MW total substation power

- Additional 51 MW available with redundancy in the 6-12 month window
- Total substation capacity of 100 MW positions the campus for multi-tenant scaling
- Supports phased deployment and rapid tenant onboarding



Redundant substation expansion

Path to 1+ Gigawatt Generation

Long-duration pathway for hyperscale generation

1+ GW

POTENTIAL GENERATION CAPACITY

RAIL SUPPLY

84 propane rail cars
(secured agreement)

→

FUEL + STORAGE

On-site handling
and redundancy

→

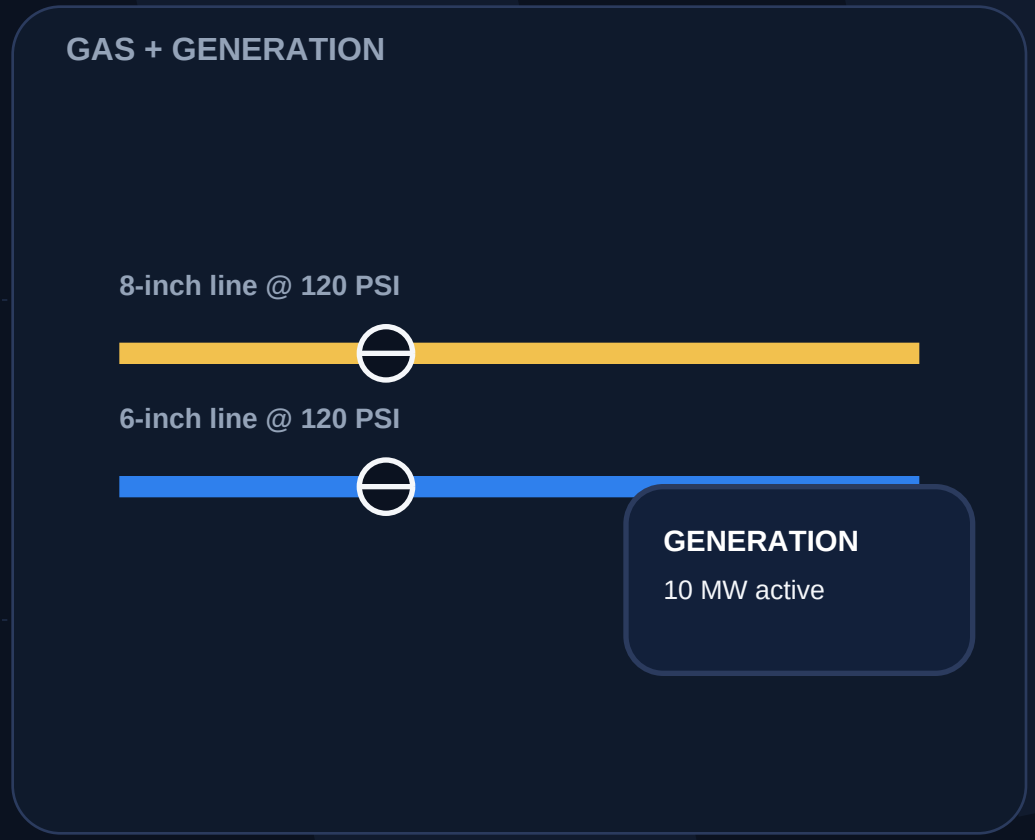
GENERATION

Dispatchable capacity
for high density

Gas Infrastructure

Redundant fuel supply supporting always-on operations

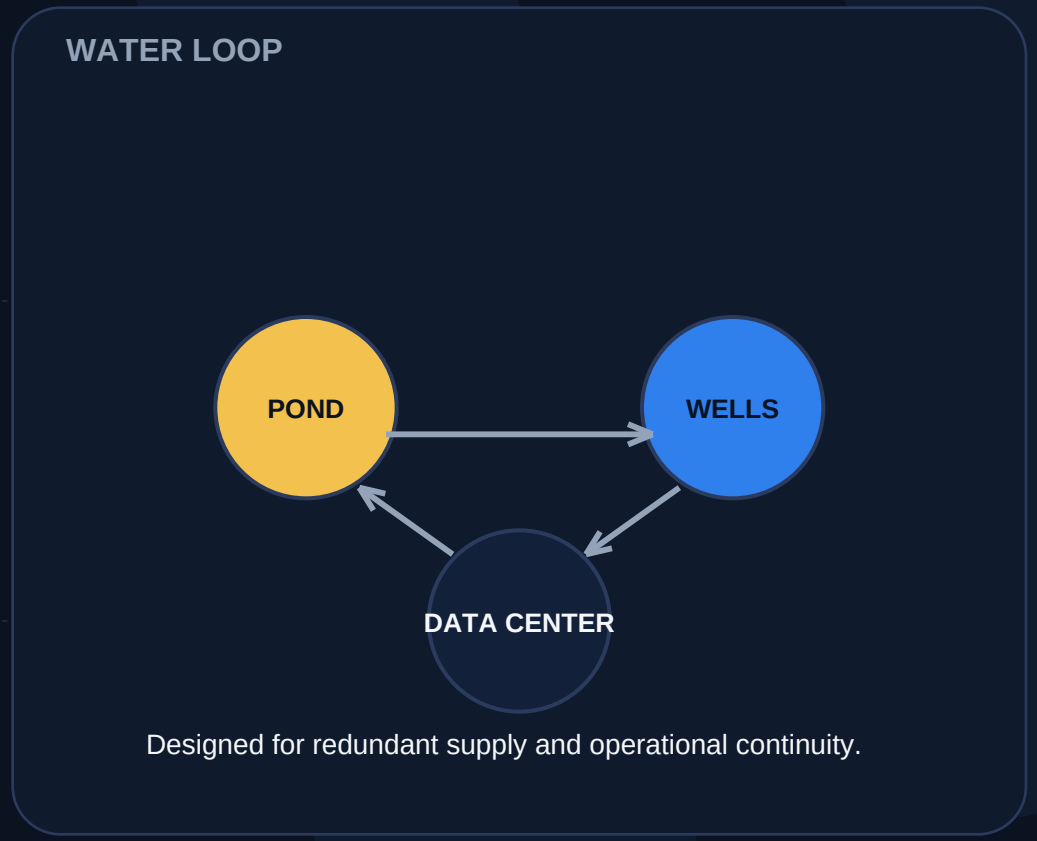
- Standby power design with redundancy
- Existing 8-inch gas line at 120 PSI
- Existing 6-inch gas line at 120 PSI
- 10 MW already active and dedicated to on-site generation



Water Infrastructure

Cooling reliability with redundant sources

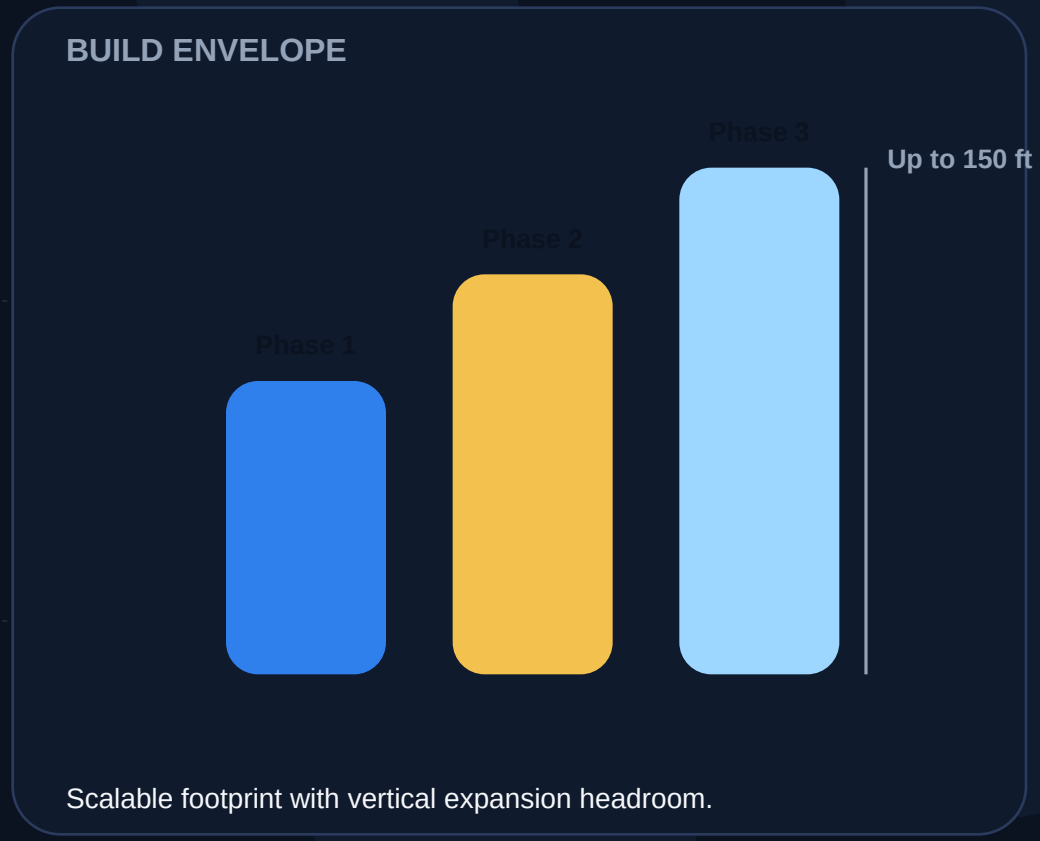
- High-pressure water system supporting mission-critical operations
- 5-acre fresh water pond reserve on-site
- Two on-site wells provide redundancy



Massive Build Capacity

Phased development with vertical flexibility

- Over 2,875,000 SF of buildable data center space
- Building height expandable up to 150 feet
- Designed for hyperscale, AI, HPC, and colocation deployments
- Phased build program supports rapid scaling and tenant mix

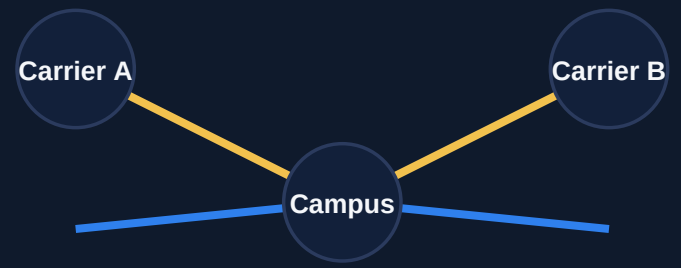


Carrier-Class Connectivity

Redundant fiber for enterprise-grade connectivity

- Minimum 96 fiber strands available with redundancy
- Architecture supports diverse routing and carrier options
- Designed for high availability and low-latency requirements

REDUNDANT ROUTES



96+ fiber strands minimum (redundant)

Why Millville

A mission-critical platform engineered for scale

Mission-critical power

Designed for hyperscale and enterprise requiremer

Exceptional power density

Designed for hyperscale and enterprise requiremer

Multi-layer redundancy

Designed for hyperscale and enterprise requiremen

Maximum uptime design

Designed for hyperscale and enterprise requiremer

Massive scalability

Designed for hyperscale and enterprise requiremer

Future-proof platform

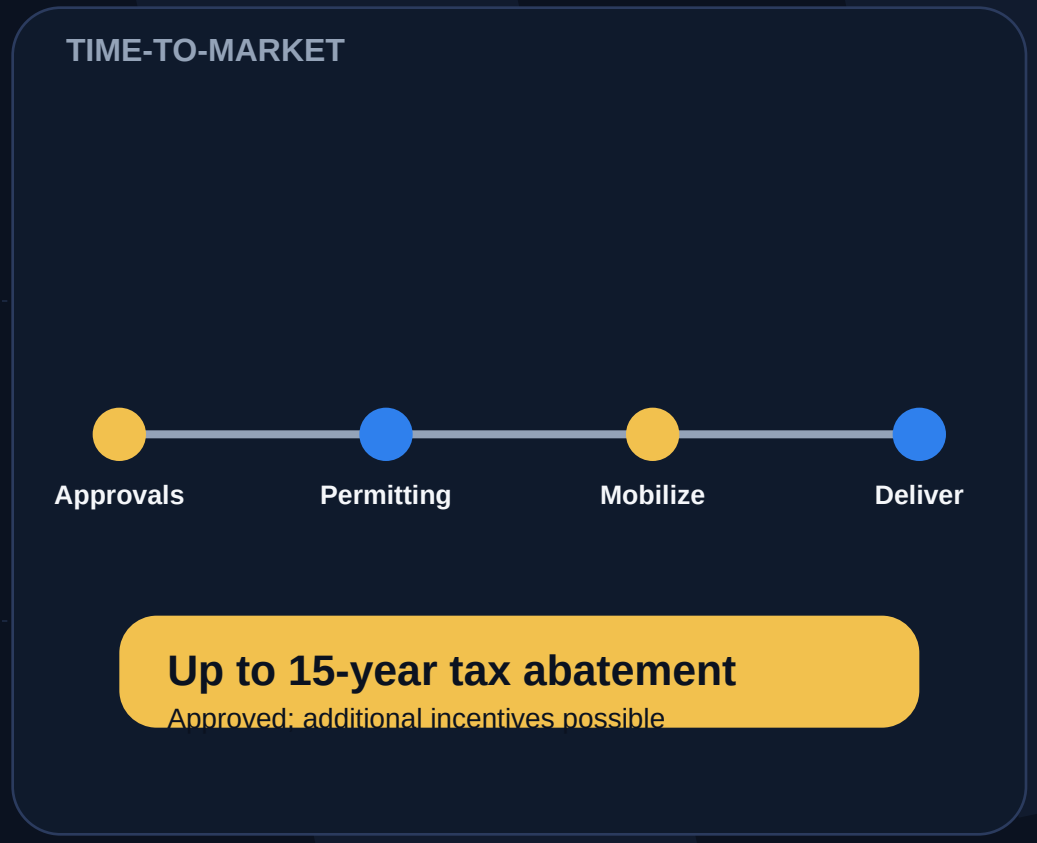
Designed for hyperscale and enterprise requiremen

Rare combination of immediate power, redundancy, incentives, and long-term scale

Development Certainty and Incentives

Speed, certainty, and compelling tax treatment

- Redevelopment Agreement in place supporting entitlement certainty
- Expedited permitting pathway
- Up to 15-year tax abatement approved; additional abatement potential
- Supports faster time-to-market and improved financial performance



Power-Rich Alternative to Congested Markets

Hyperscale advantages vs. constrained markets

FEATURE	MILLVILLE	ASHBURN	NYC/NJ
Power availability	High	Limited	Constrained
Expansion capacity	Massive	Limited	Minimal
Permitting speed	Fast	Moderate	Slow
Cost efficiency	Favorable	High	Very high

Your Success Starts Here

A rare combination of scale, power, reliability, incentives, and long-term growth.
Purpose-built for next-generation, mission-critical data center deployment.

- Scale
- Power
- Redundancy
- Incentives
- Future growth

POWER

UPTIME

CONNECTIVITY

SCALE