

TIER 2 DATA CENTER

4920 CAMPBELLS RUN ROAD, PITTSBURGH, PA 15205 PITTSBURGH MSA

OFFERING BROCHURE







INVESTMENT HIGHLIGHTS

OFFERING:

TIER 2 DATA CENTER

134,744 SF GBA

LOCATED ON 7.65 ACRES

96,914 SF

DATA CENTER FLOOR AREA

23 KV

BUILDING & MECHANICAL POWER

6.260 MW

WITH N+1 REDUNDANCY GENERATOR CAPACITY

OFFERING MEMORANDUM





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BUILDING DETAILS	
Property Address	4920 Campbells Run Road,
Gross Building Area	134,744 SF Total
Building Details	Building 1: Single-story (built 1983) Building 2: Single-story (built 1990)
Lot Size	7.64 acres
Frontage	900' on Campbells Run Road
Zoning	C-4, Planned Office/Limited Industrial district
Parking	112 spaces

Natural Gas: People's Natural Gas Electric: Duquesne Light

Water: Municipal Authority of the

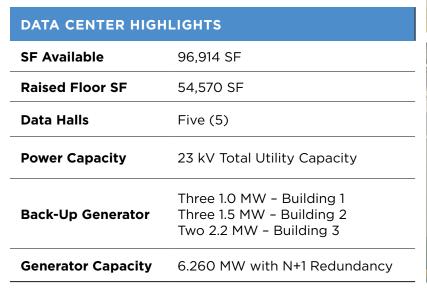
Township of Robinson

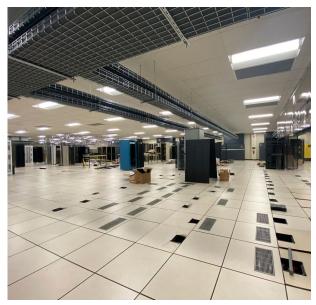
Sewer: Municipal Authority of the

Township of Robinson Telecommunications:

Utilities

Multiple fiber carriers including: AT&T, Verizon, CenturyLink, Level3, and Comcast. There are four feeds from AT&T and the others are presumed to single feeds.









OFFERING MEMORANDUM



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FOR THE FULL OFFERING MEMORANDUM, PLEASE CONTACT:

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