

FOR SALE

DFW

DATA CENTER

13701 Independence Pky
Fort Worth, TX 76177

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OVERVIEW

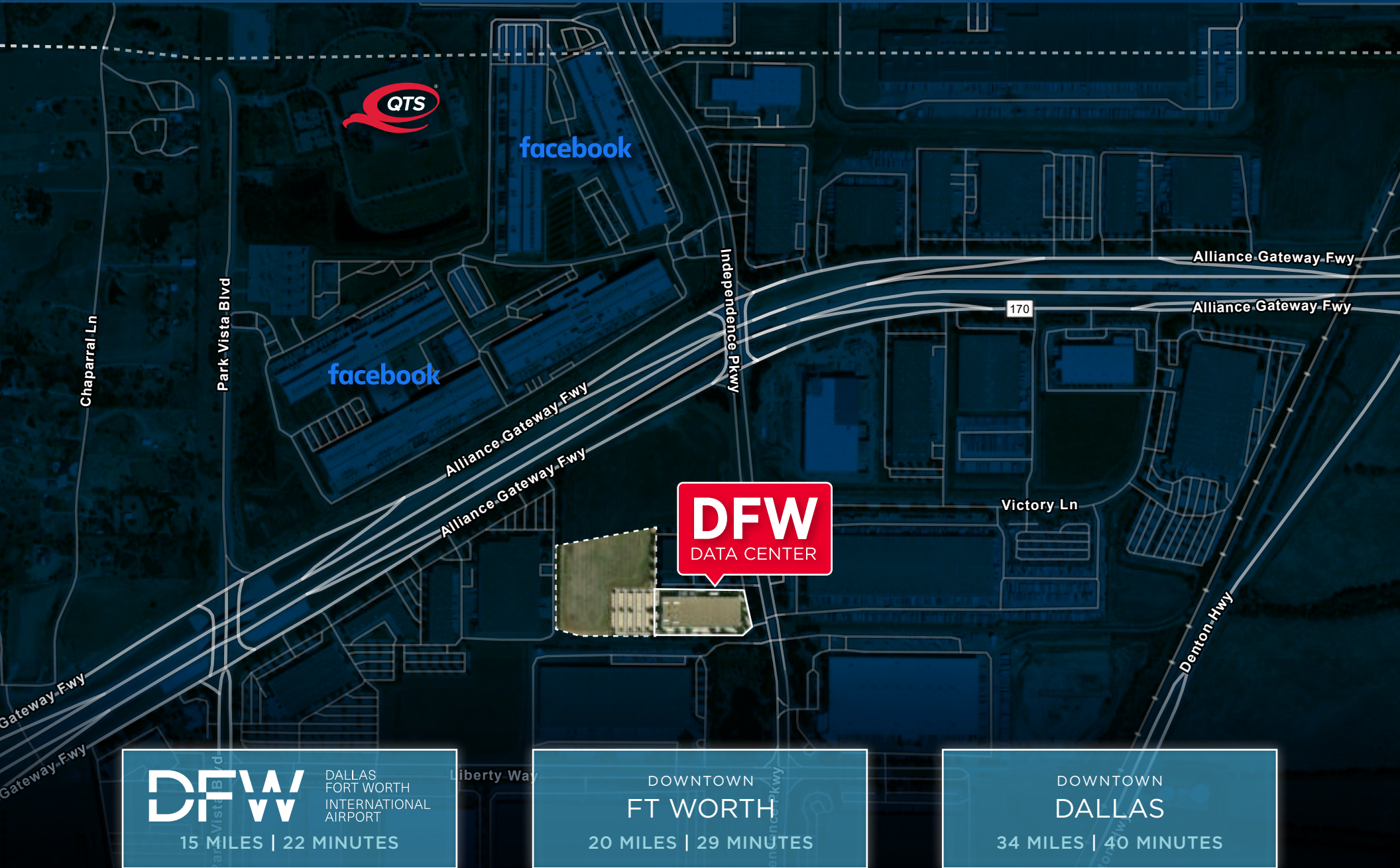
3.8 MW Data Center with
Expansion Capability

±45,000 SF Critical
Space

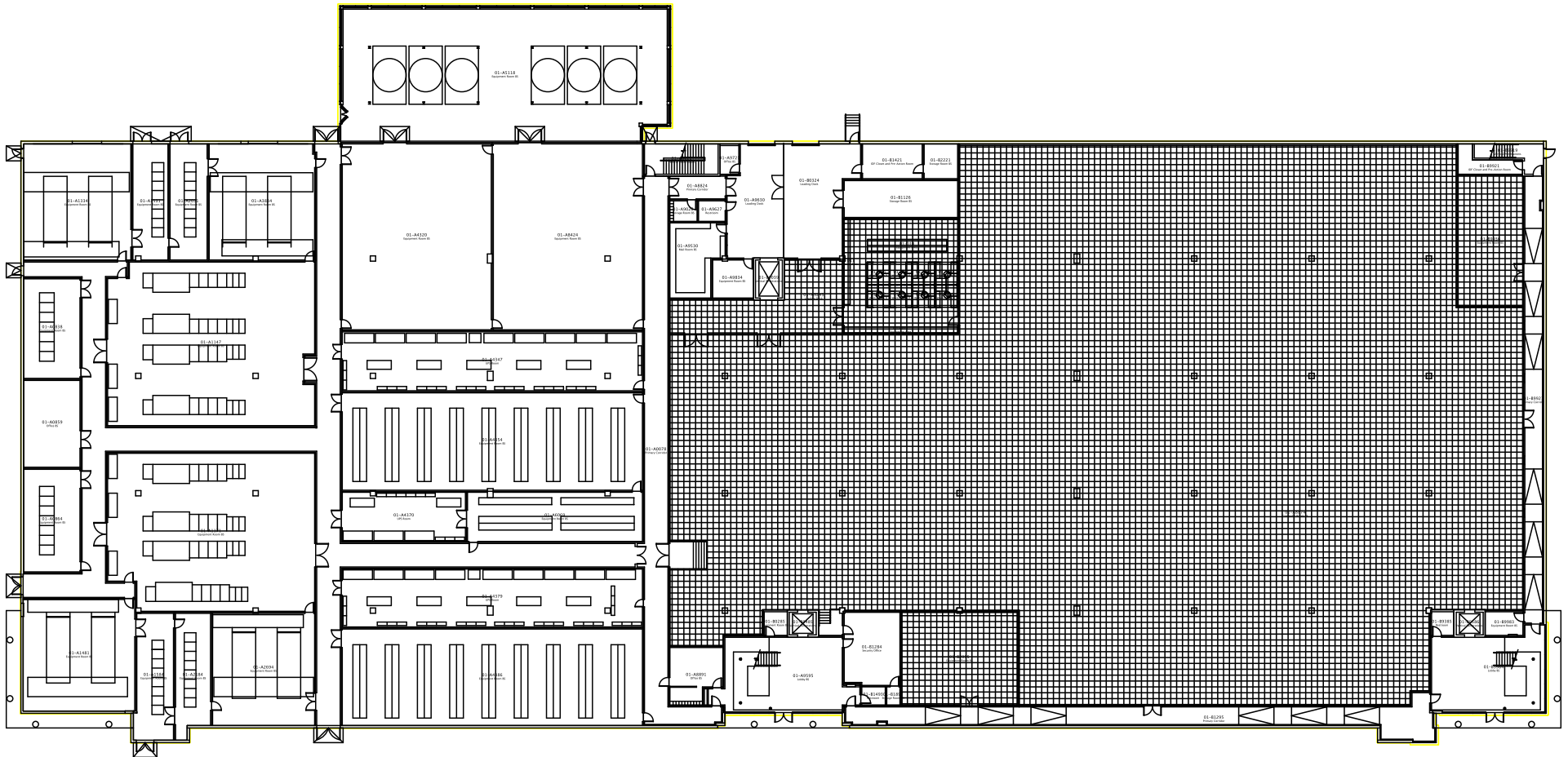
ADDRESS	13701 Independence Pky Ft. Worth, TX 76177	EXPANSION LAND	±9.313 acre (included in Total Site)
TOTAL SITE	±15.52 acres	CRITICAL SPACE	±45,000 SF
YEAR BUILT	2003 / 2005	OFFICE SPACE	±80,000 SF on 2nd floor
DATA CENTER REDUNDANCY	Tier III (Uptime Institute Certified) N + 1	OCCUPANCY	To be vacated by Mid-Year 2024
BUILDING SIZE	±208,000 SF (2-story)	TOTAL UTILITY POWER	Two (2) diverse 25 kV feeds from separate substations



LOCATION

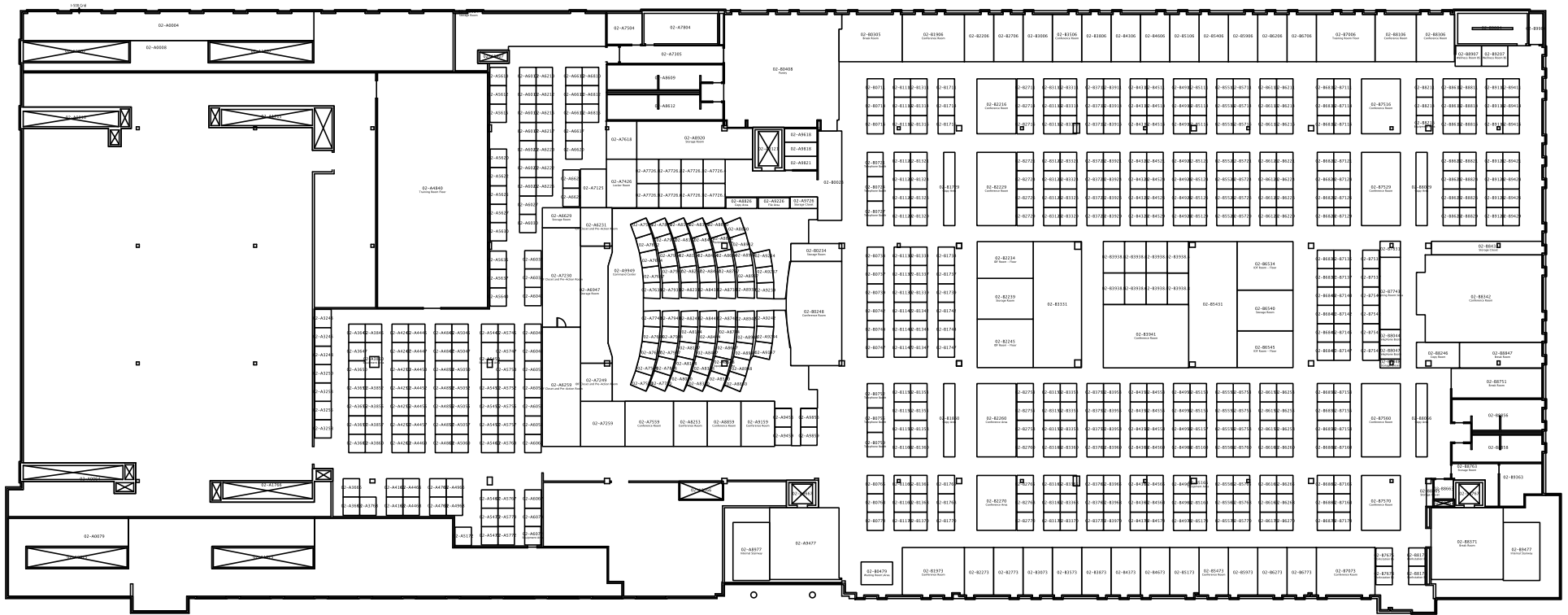


BUILDING LAYOUT



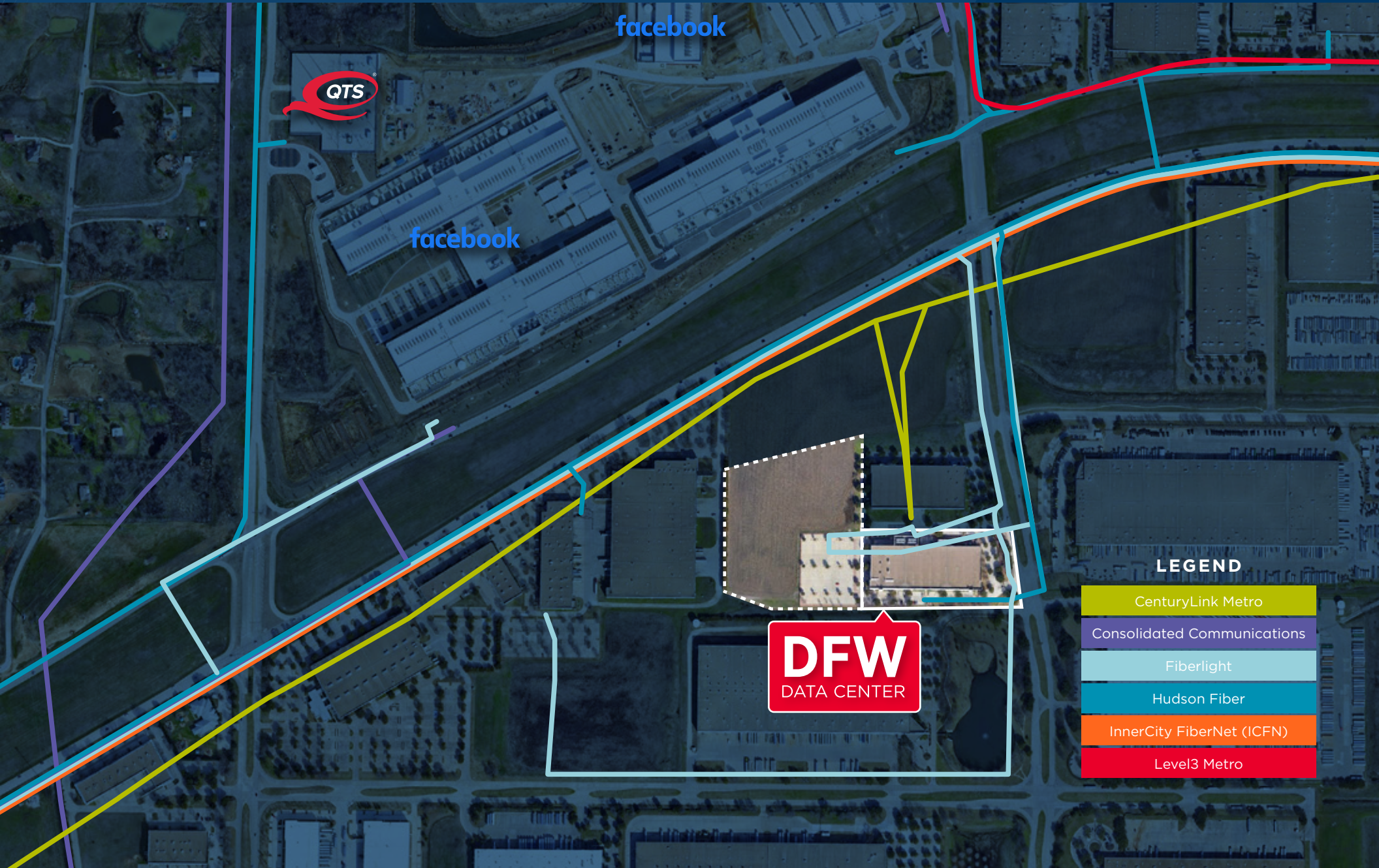
FLOOR 1

BUILDING LAYOUT



FLOOR 2

FIBER



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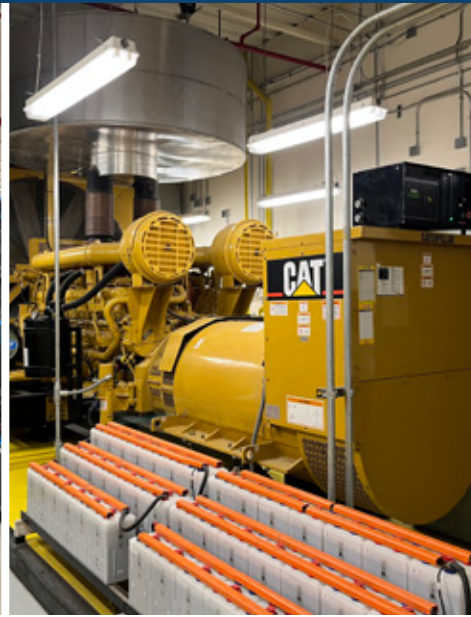
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DFW
DATA CENTER

LEGEND

- CenturyLink Metro
- Consolidated Communications
- Fiberlight
- Hudson Fiber
- InnerCity FiberNet (ICFN)
- Level3 Metro

ELECTRICAL



UTILITY FEEDS

Two (2) diverse 25 kV feeds from separate substations

UTILITY TRANSFORMERS

Eight (8) 25 kV transformers over 2 data halls

UPS'

Twenty-one (21) 750 kVA UPS modules in an N+1 configuration

GENERATORS

Eight (8) 2.2 MW Cat Generators with 40k gallons of fuel storage on-site

LOAD BANKS

Four (4) on the roof

MECHANICAL & MONITORING



CAHU'S

Seventy (70) 20-ton units in DC Hall 1
Twenty-Five (25) 30-ton units in DC Hall 2

CHILLERS

Six (6) 675-ton chillers

COOLING TOWERS

Six (6) 604-ton Baltimore air cool units (BAC)

MONITORING

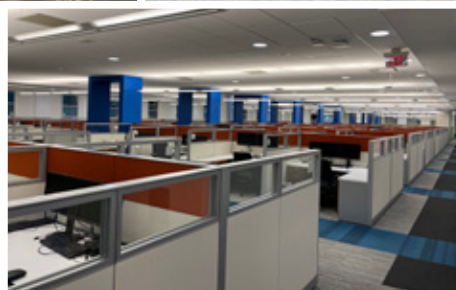
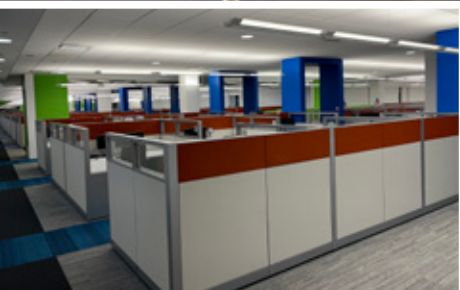
PME for power, BTECH for batteries,
Siemens Disego for BMS

WATER STORAGE

120k gallon emergency tank



INTERIOR PHOTOS



MARKET OVERVIEW

Regarded as one of the top data center markets in the U.S., Dallas-Fort Worth (DFW) has seen significant growth in the last several years. In 2022, the DFW data center market recorded the highest absorption in its history. Through the first half of 2023, demand has remained strong with nearly 70 MW absorbed. Strong demand coupled with a robust construction pipeline that is experiencing sky high levels of preleasing signal a continuation in the market's upward trend. Targeted for its low-cost of power and favorable business environment, DFW is widely recognized as a Tier 1 data center market and is consistently ranked as a top-5 data center market in the U.S.

DEMAND

Demand in DFW is primarily driven by major cloud providers and social media companies, who pre-lease large swaths of capacity across the market before facilities even break ground. The balance of demand in DFW mirrors the market's diverse mix of businesses. Enterprise users spanning Financial Services, Insurance, and Technology industry verticals. In 2023, AI computing began to leave its mark on the market, with the first large block of space leased to an AI Cloud GPU company, and adding to the metro's mix of industries. Recognizing its positive market fundamentals and anticipating increased future demand, major data center operators have targeted DFW for new expansion, fueling increased interest for data center land sites in the metropolitan area.

SUPPLY

Like most of the nation's top data center markets, DFW is currently experiencing a severe imbalance of supply and demand. As of mid-year 2023, vacancy sits under 6%, made up of small pockets of mostly second generation space. Despite a robust construction pipeline (140 MW under construction), vacancy rates show no signs of rising in the near future because of the pre-leasing trends the market is currently experiencing. With such tight supply, interest from operators and developers in new buildings and land sites for expansion will continue in areas of the metro with available land and the ability to supply power.



FAST FACTS

\$.059/kWH
AVERAGE UTILITY RATES

5.97%
VACANCY RATE

68.18 MW
2023 YTD ABSORPTION

\$100/kW + E
AVERAGE WHOLESALE RENTAL RATES

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