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Cedar Lane Technology Park

26271 - 27405 SMITHS FERRY RD, FRANKLIN, VA 23851



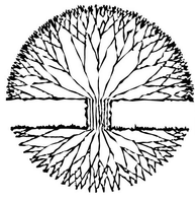
708 +/- ACRE INDUSTRIAL SITE

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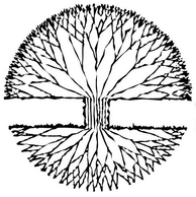
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PROPERTY FEATURES

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- **115kV transmission lines and substation; towers and ROW originally built to 230kV spec**
- Up to 708 acres total; 100 acres zoned light industrial (data center is a permitted use)
- MBC fiber backbone onsite; Uniti/Windstream fiber and MBC node (nearby)
- Municipal water/sewer located 1/3 mile from site (Progress Pkwy & South St/US-258)
- **Large load application filed in November 2024 for 1.6 GW data center project**

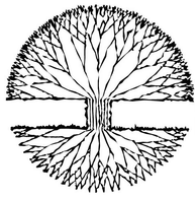


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CONCEPTUAL SITE PLAN

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LOCATION

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