

NOW AVAILABLE • DATA CENTER

Charlotte Data Center

1612 Cross Beam Drive, Charlotte NC

An 18,068 SF free-standing equipped data center in network-dense Charlotte — 1.5 MW in place today with a clear path to 5 MW by Dec 2026, fiber-rich interconnection, Duke Energy power, and NC tax incentives. Available immediately.



THE OPPORTUNITY

A Charlotte Mission-Critical Asset

A free-standing, fully built-out data center in fiber-dense Charlotte — 1.5 MW operational today with a ramp to 5 MW by December 2026 via Duke Energy, multi-layer security, and N+1 cooling in-place.



18,068

SF BUILDING

Free-standing equipped facility

1.5 → 5

MW POWER PATH

Operational today → 5 MW

N+1

POWER & COOLING

Multi-layer redundancy

DEC '26

5 MW DELIVERY

Utility ramp in process

Power expansion path

Duke Energy 2,000 kVA today; Rider ED tariff eligibility subject to qualifications

Fiber-dense interconnection

On-site MMR with metro & long-haul carriers, connected to the Charlotte CBD carrier hotel.

Tax & incentive friendly

NC data center incentives apply subject to qualifications; pro-business climate and competitive power rates.

Overview

Snapshot of the critical property, power, and operational attributes for 1612 Cross Beam Drive.

ADDRESS

1612 Cross Beam Drive
Charlotte, NC

BUILDING

Free-standing one-level
18,068 SF hardened structure

PARCEL

±1.42 acres on-grade
free-standing parcel

CONDITION

Equipped data center
turn-key infrastructure

HISTORY

Operated as a data center
for prior tenant

ZONING

Commercial — historic
use as data center

CLEAR HEIGHT

±16' interior
clear height

PARKING

34 dedicated
on-site parking spaces

AVAILABILITY

Available immediately
For sale or lease

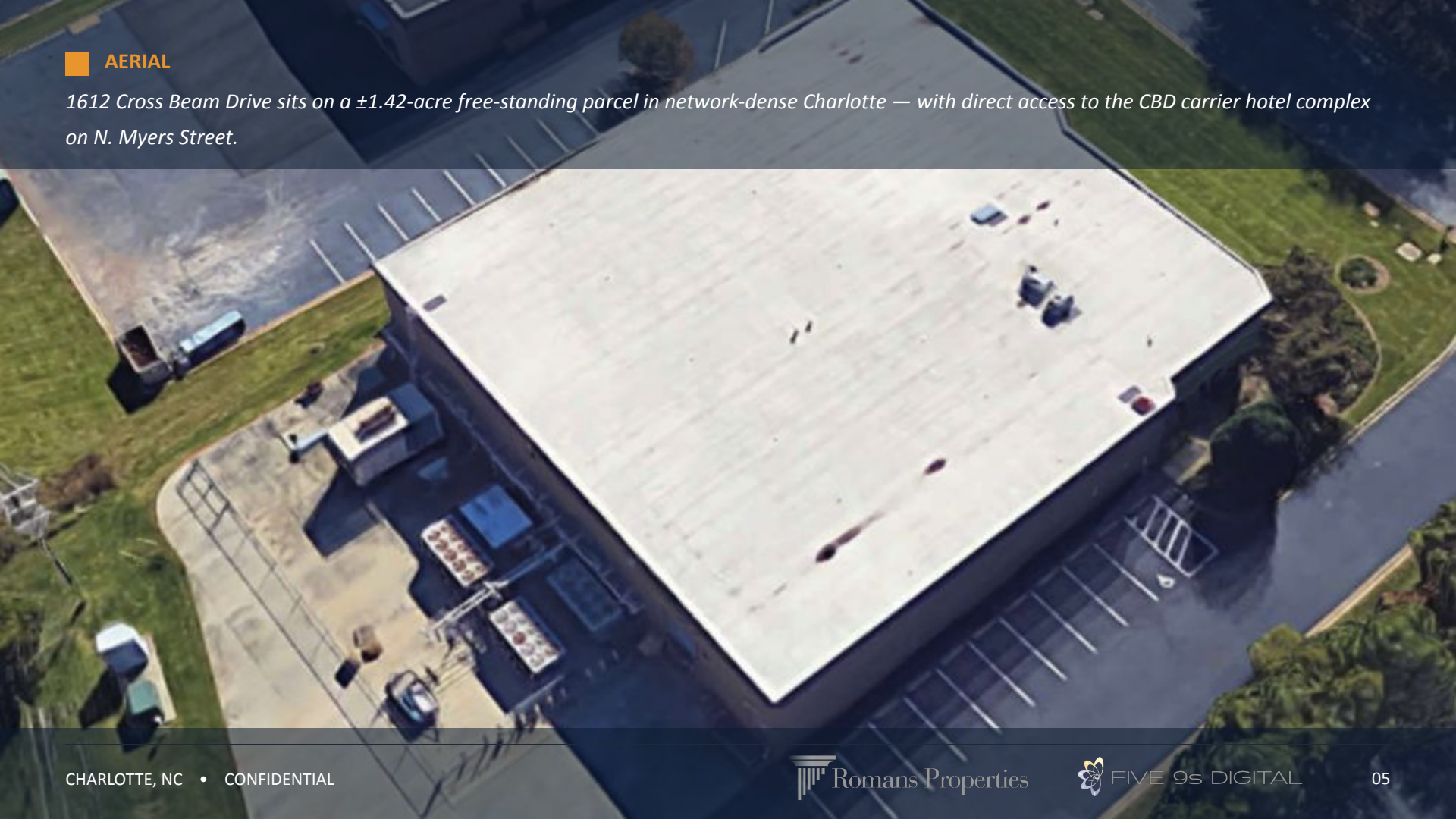
Turn-Key Equipment In Place

1.5 MW of operational data center infrastructure, redundant power and N+1 cooling, carrier-rich Meet-Me Room, and multi-layer security — ready for occupancy.

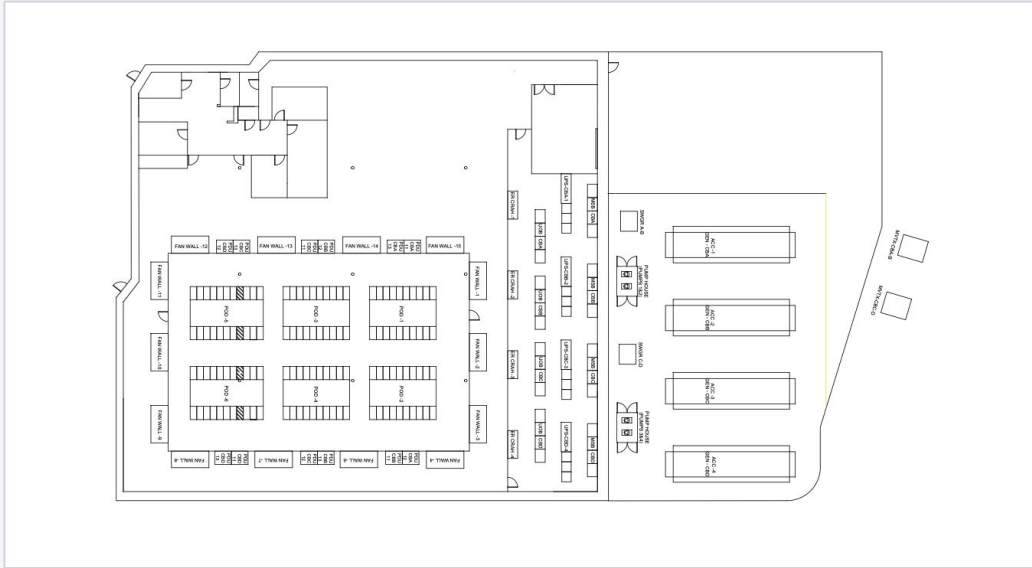
GENERATOR	1.5 MW generator with 1,500-gal diesel storage	UPS	500 kVA UPS A1 + 250 kVA UPS A2 (Toshiba G6900s)
TRANSFORMER	2,000 kVA dedicated on-site transformer	PDU's	5 × 125 kW PDUs (United Power PDM4) + 1 PDI PP2
FIRE SUPPRESSION	Pre-action dry-pipe sprinkler, dual-detector activation	DC PLANT	1,200 A DC plant
DATA CENTER	12,000 SF on-grade with overhead distribution	COOLING	N+1 — 8 Liebert CRACs on glycol loop, 3 × 100-ton dry coolers
CONNECTIVITY	On-site MMR connected to metro & long-haul fiber	SECURITY	Multi-layer with dual-auth, biometric, 24×7 CCTV

AERIAL

1612 Cross Beam Drive sits on a ±1.42-acre free-standing parcel in network-dense Charlotte — with direct access to the CBD carrier hotel complex on N. Myers Street.



Conceptual 3.3 MW IT Load Design

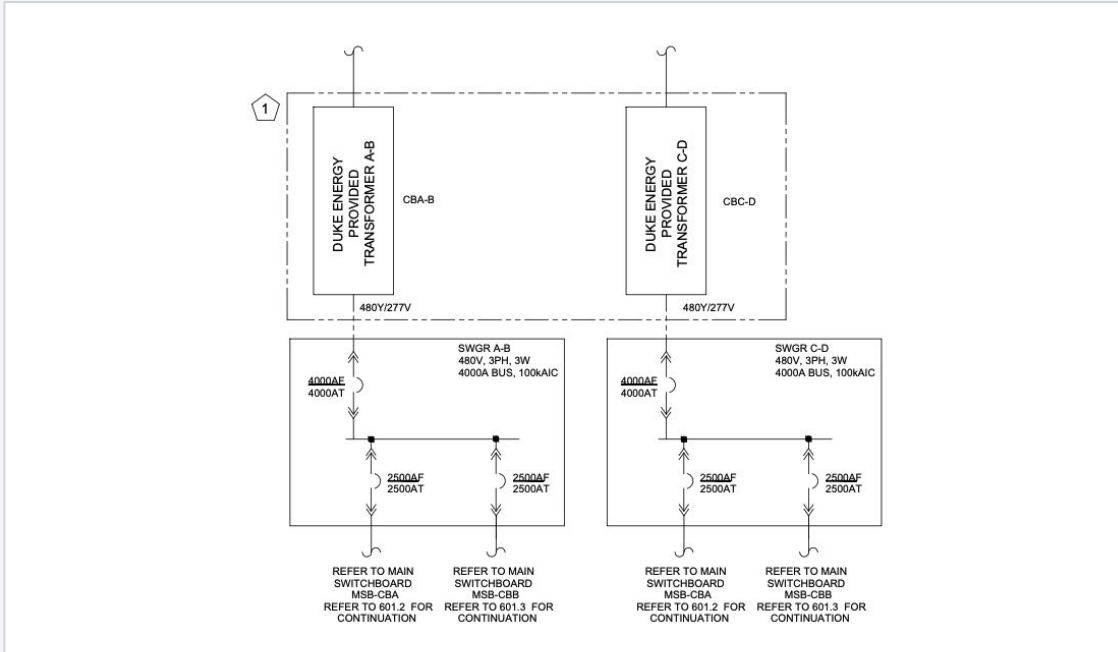


CONCEPTUAL 3.3 MW IT LOAD LAYOUT



SITE OVERLAY - CONCEPTUAL LAYOUT

Built for Scale — 1.5 MW to 5 MW



EXISTING

1.5 MW Operational

Live data center equipment fed by a 2,000 kVA Duke Energy transformer on-site today.

RAMP IN PROCESS

5 MW Utility Delivery

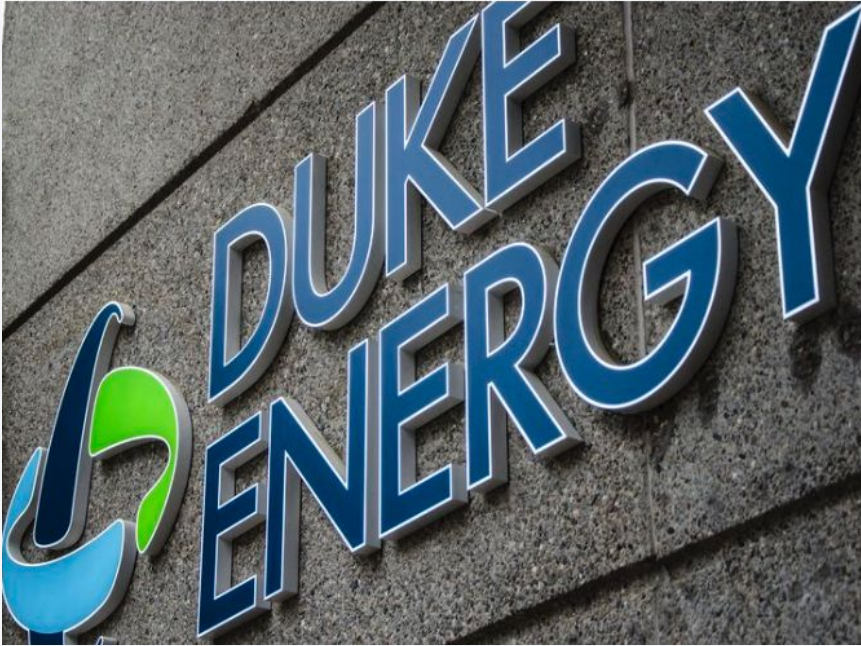
Permitted utility expansion underway — delivery scheduled by December 2026.

TARGET

3.3 MW IT Load

Conceptual design supports 3.3 MW IT load

Power Profile



EXISTING

2,000 kVA Existing Transformer

Duke Energy feed serving 1.5 MW of operational equipment today.

RAMP

Path to 5 MW - New Transformers

Duke Energy utility ramp — delivery scheduled by December 2026.

EXPANSION

Equipment Yard Capacity

Fenced yard sized for additional transformers, generators, and cooling.

INCENTIVE

Rider ED Tariff Eligible

Power-cost incentives for qualifying high-load consumers.

Carrier-Rich Interconnection

NETWORK DENSITY

Fiber-Rich Charlotte Location

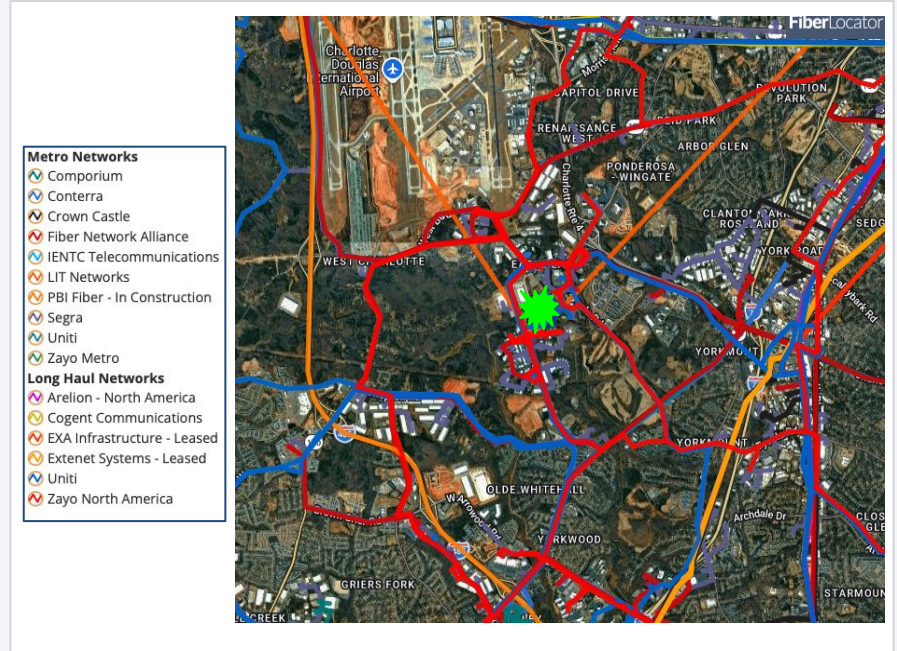
On-site Meet-Me Room with access to numerous metro and long-haul fiber providers, plus direct connectivity into the Charlotte CBD carrier hotel complex on N. Myers Street — one of the Southeast's most carrier-dense interconnection points.

ON-SITE INFRASTRUCTURE

Meet-Me Room (MMR) in-building · Diverse metro & long-haul routes · Direct path to N. Myers carrier hotel

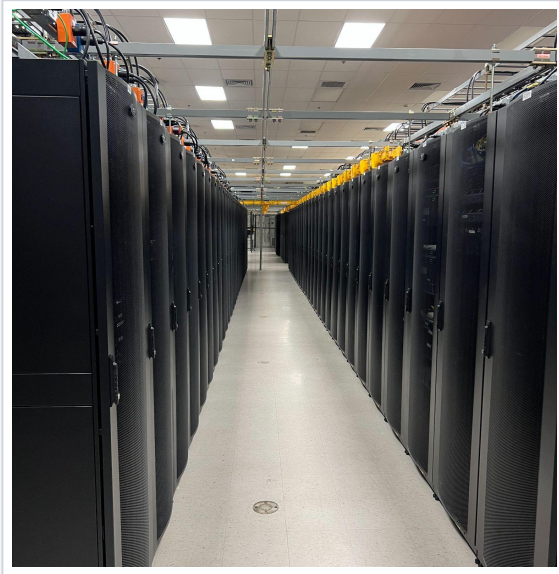
INTERCONNECTION

Multi-carrier MMR ready for tenant cross-connects on day one.



Inside the Data Center

12,000 SF of equipped data hall — overhead distribution, multi-layer security, and active cooling.



Additional Interior

Electrical and cooling serving the active 1.5 MW data center load.



UPS & Battery Plant

UPS plant — 500 kVA UPS A1 and 250 kVA UPS A2 with battery backup.



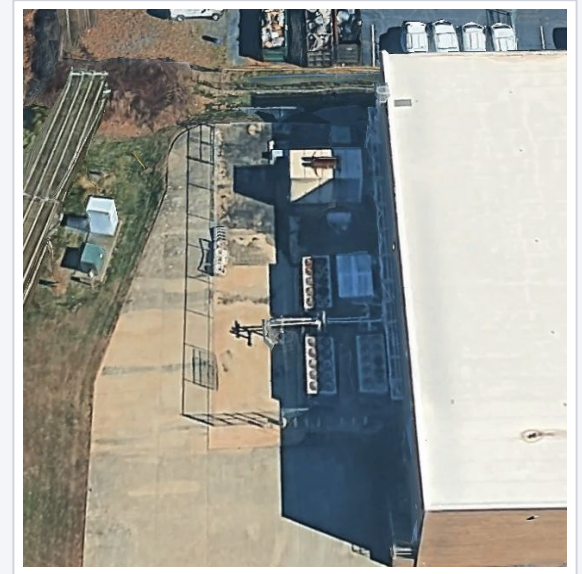
Office, Security & Operations

Office, conference, and security entrance — multi-layer access with biometric authentication.



Building Exterior & Yard

Hardened single-tenant structure with fenced equipment yard for generator, fuel storage, and cooling plant.



GET IN TOUCH

Contact

Reach out for questions, tours, technical packages, or transaction terms.



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