

2017

TECHNOLOGY PARK DRIVE
LEBANON, VA

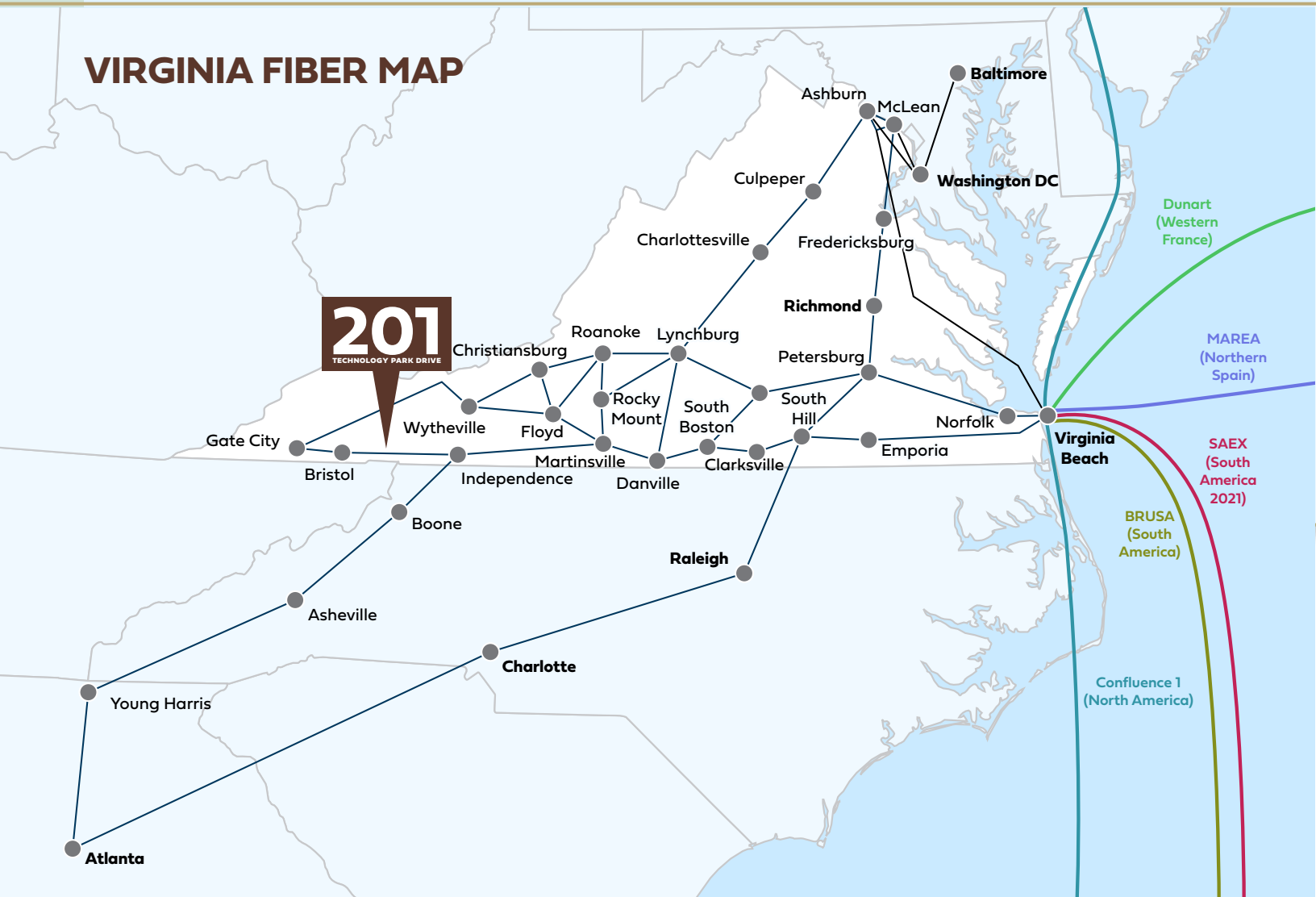
FOR LEASE OR SALE



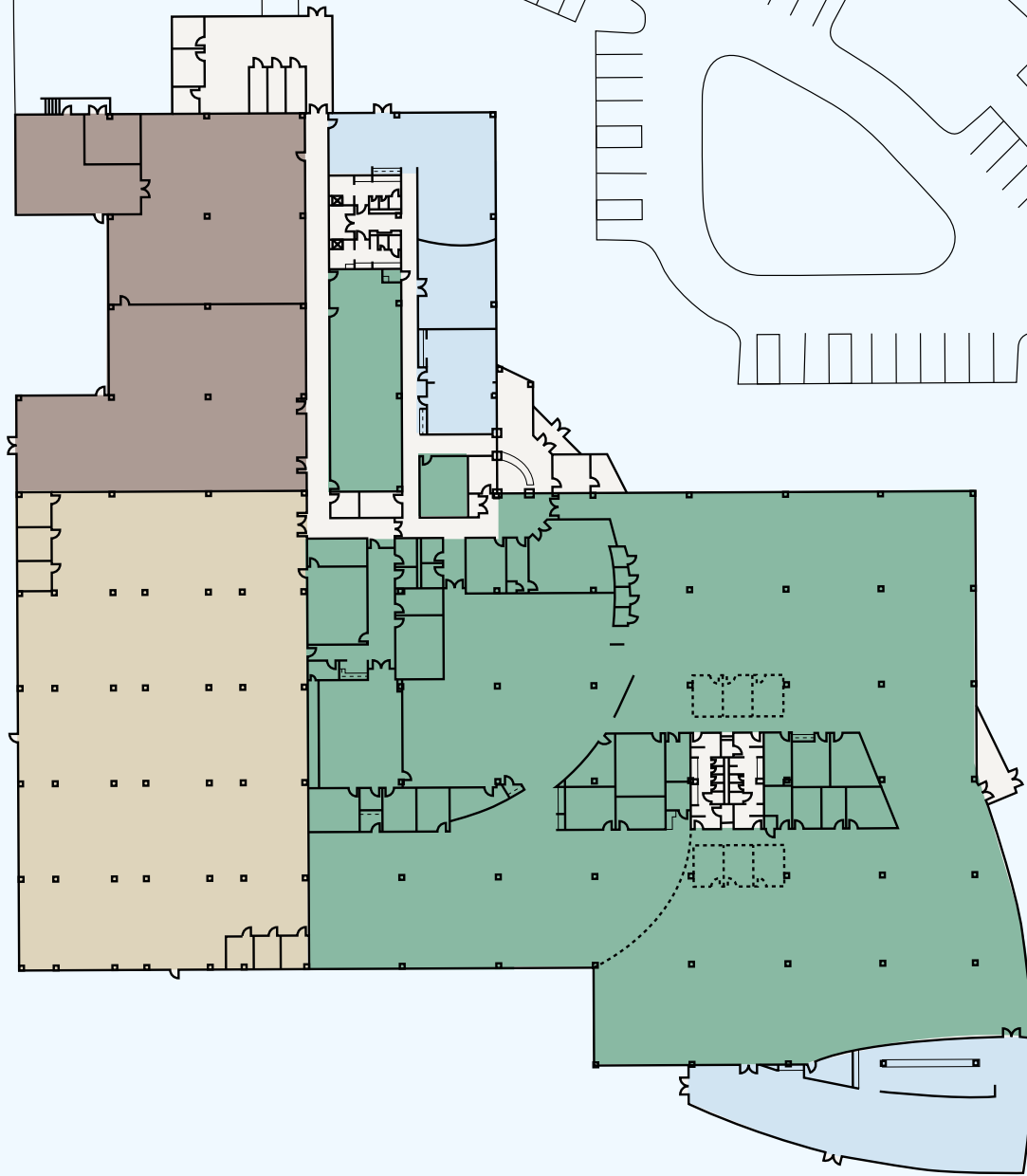
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PROPERTY OVERVIEW





Year Built	2007
Building Area	105,000 SF
Raised Floor Area	19,525 SF
Office Area	7,175 SF
Mechanical Area	14,300 SF
Lot Size	13.3.0 acres
Critical IT Load	4.5 MW
Raised Floor Height	48" raised floor
Fiber providers	Point Broadband



SITE PLAN



KEY

-  Data Center
-  Office
-  Amenity
-  Mechanicals

CONSTRUCTION DETAILS

HVAC Energy efficient HVAC system featuring 1,100-ton chiller plant.

Two (2) 510-ton chillers, with provisions for one (1) future 510-ton chiller.

An 1,100 ton cooling tower plant consisting of two (2) 510-ton cooling towers, with provisions for one (1) future 510-ton cooling tower.

Twenty four (24) 30-ton Computer Room Air Conditioning (CRAC) units providing approximately 720 tons of HVAC on the data center raised floor.

Modern, DDC control system.

Utility True Dual Feed. Incoming power fed from 2 Allegheny Power substations – Hansonville and Lebanon South.

Critical load supported by multiple UPS systems, two feed power management modules and redundant power systems with dual fuel tanks, each providing 72 hours of fuel support.

Electrical / Mechanical Baseline Tier III influenced N+1 electrical and mechanical topology.

Walls 6" thick precast concrete wall (with 2" insulation inside concrete) constructed to withstand winds up to 150 MPH.

Security 40' clear setbacks, except at the loading dock, which the drive abuts.

Security office to centralize the security management and monitoring of both sites (SESC & RESC).

Campus security uses Northrop Grumman's Security Analysis Management System (SAMS) to coordinate access and video surveillance using the latest "smart" technology to monitor the buildings' interior, exterior perimeter and parking areas.

Access control uses Northrop Grumman's access card, which uses a radio frequency identification device (RFID) chip technology and is zoned for "need to know" access and interfaces with SAMS; storage of SAMS data maintained for 30 days.

Security systems monitored at the security office or at the CMOC on a 24/7 basis. CCTV System to monitor weather and news alerts.

Fire Protection Combination of very early smoke detection apparatus (VESDA) system, a high-sensitivity smoke detection system (HSSD) and a double interlock pre-action sprinkler system.

Building Mgmt System All building systems are monitored and managed using a Building Management System (BMS) to provide proper function of the infrastructure equipment and timely response to failures.

Roof 60 mil EPDM roofing membrane over 3.5" rigid insulation over 1.5" metal deck over bar joist.

Parking 300 spaces.

Building Amenities A 1,000 SF computer training center, a 3,000 SF cafeteria, a 500 SF recreation room, and an outdoor patio adjacent to the café area.

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