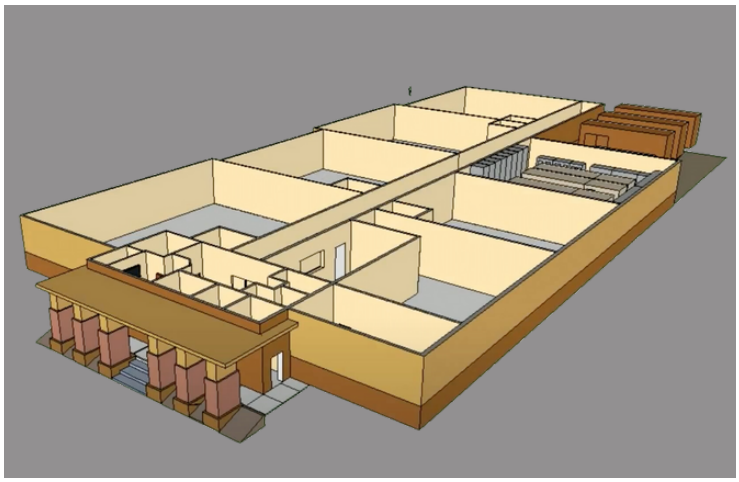
TONAQUINT DATA CENTERS

BUILT TO SUIT DATA CENTER AVAILABLE

1108 WEST 1600 SOUTH, ST GEORGE, UT 84770



PROPERTY HIGHLIGHT

- 1.65 Acres
- 15,000 SF Raised Floor
- 4MW Purpose-Built Facility
- 18-Month Construction Build
- Multiple Fiber Paths Onsite
- Ready to Build

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Introduction

Tonaquint Phase II Data Center with complete infrastructure for 4MWs of critical load in place. Available for build immediately. Ideal facility for primary colocation, edge, or disaster recovery applications. This 15,000 SF, purpose-built data center on approximately 1.65 acres of land is served by two, 15,000kVA (30,000kVA total) feeds of utility power. Four (4) MW of gross utility load serve the building. The existing configuration supplies the data center with two (2) 2MW feeds of redundant power from geographically diverse sub-stations provided by city utility. The data center has five (5) 3,000 SF contiguous data halls totaling 15,000 SF with 36” raised floor and 2.5 MW of UPS infrastructure.

SUMMARY

- 15,000 SF of 36" raised floor (five data halls)
- Adjacent to Tonaquint Phase I
- Build ready
- DIF Capital Partners Portfolio Company
- Multiple Fiber provider and southern Utah hub.
- Electrical / Mechanically designed at Tier III standards
- 24/7/365 NOC

Tier III Design with ample power

Premier Disaster Safe location

Low Electric costs 6.5 cents/kWh

Secure Campus with 24/7/365 NOC

DESIGN OVERVIEW

FACILITY SIZE - 24,000 Sq. Ft.

RAISED FLOOR AREA - 15,000 usable Sq. Ft.

FLOOR LOAD - 625 PSF

BUILDING ACCESS - 24/7 - 365

BUILDING SECURITY - Biometric security svstem/Video surveillance On-site personnel 24/7/365. Shipping & receiving dock with remote monitored gate and secured storage.

LOADING AREA - Finished 10 ft from raised floor

CARRIER NEUTRAL- Century Link, Zayo, Level3, TDS, Utopia, Cogent, Comcast

COMMERCIAL POWER - City Municipal power. 15 Megawatt primary substation. 15 Megawatt secondary substation. Total power capacity 4 Megawatts

FUEL TANK - Fuel storage at minimum 48-hour run time. 6,000 gallons on-site.

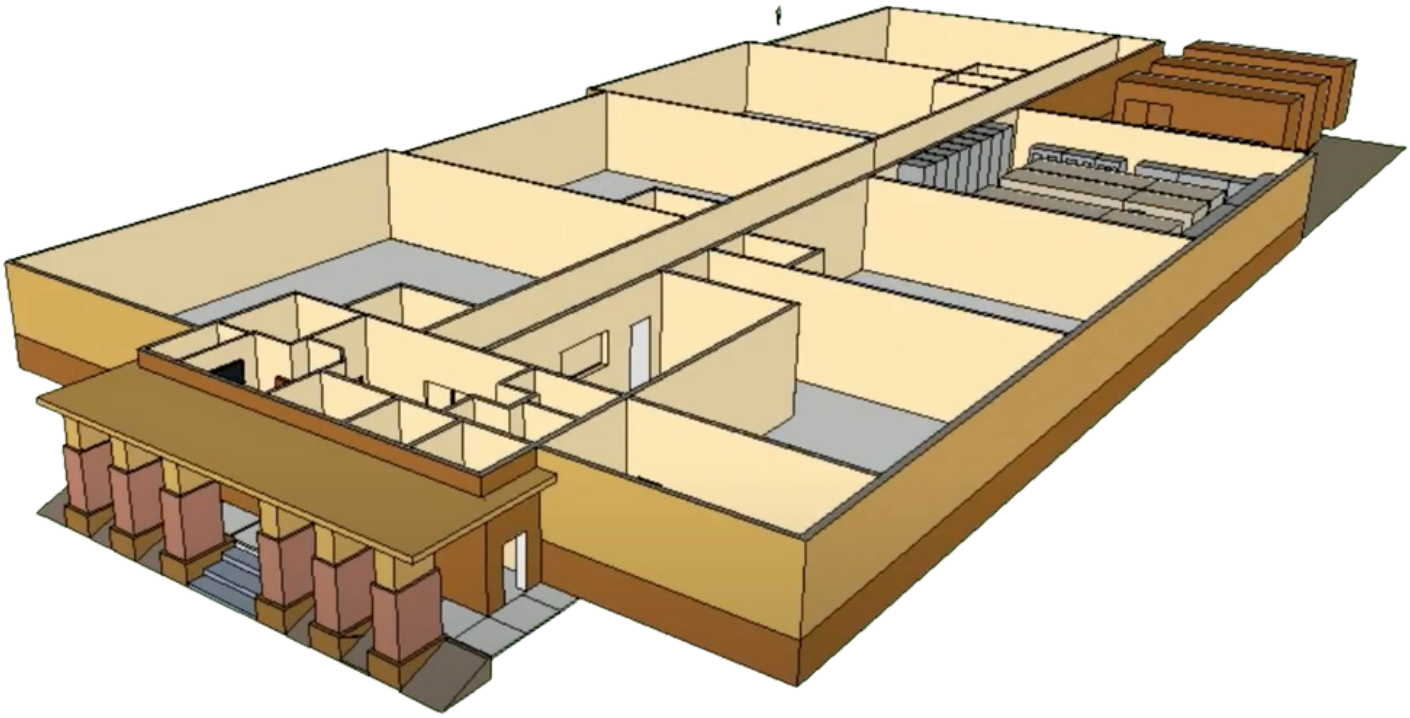
GENERATORS - Three (3) 2 Megawatt Caterpillars and eight (8) 750 KVA Liebert UPS units. Generator plant designed at minimum N+1 redundancy

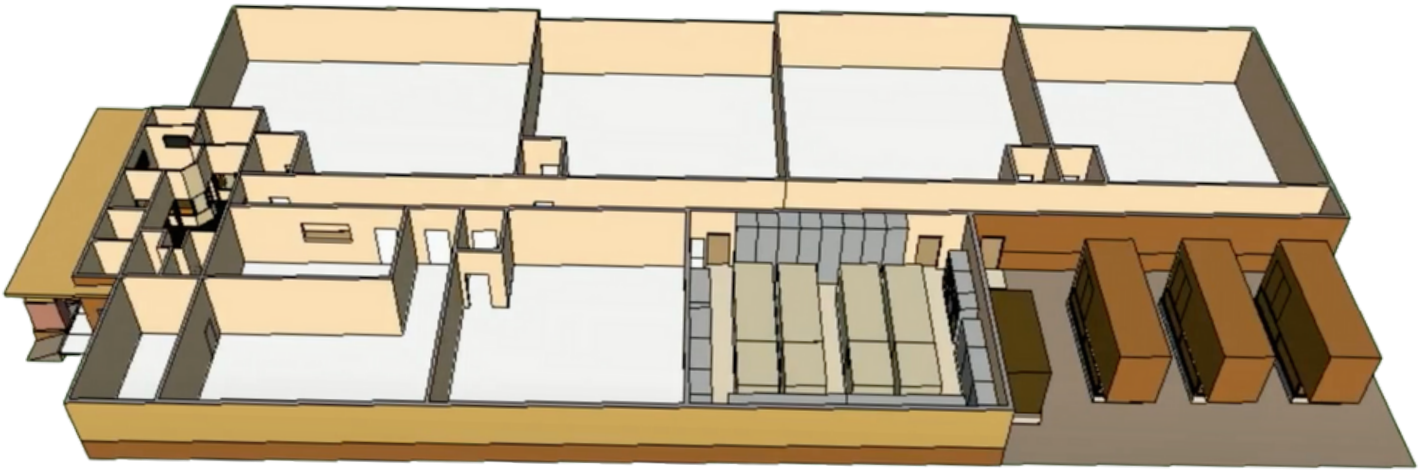
FIRE SUPPRESSION - VESDA double interlock pre-action throughout

HVAC - Forty (30+ton) DS, SX, DSE CRAC units

CUSTOMER WORKING SPACE - Secure staging/storage, offlce suites, conference room, work stations, TV entertainment lounge

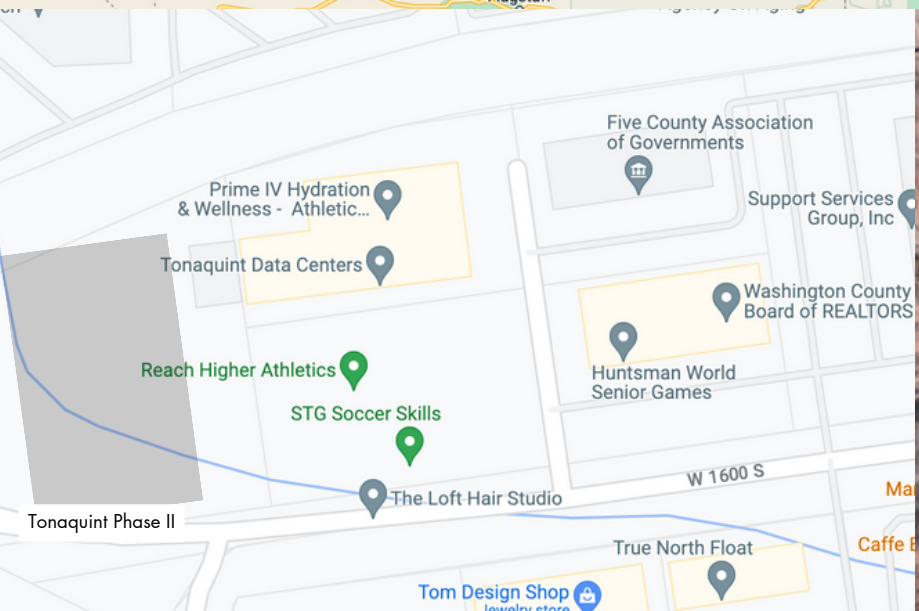
FLOOR PLAN





SITE PLAN: 1108 W 1600 S

LOCATION AERIAL & MAP



CONTACT INFORMATION

FOR MORE INFORMATION OR TO SET UP A
PROPERTY TOUR, PLEASE CONTACT:

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