



Roanoke County Center for Research & Technology

AEP Qualified Data Center Site – Roanoke County, Virginia

Address

Glenmary Drive, Salem, Virginia (Roanoke County)

Property Description

All utilities have been extended to the property boundary. Excellent candidate for a mission critical facility and is very favorable for future growth. There are 211 acres available across five lots. Existing zoning designation allows for data center use and outdoor equipment. Highly accessible and located in an area offering tax incentives.

Data Center Modeling

The pre-qualification analysis modeled a data center with 100,000 square feet of white space. **It has been deemed appropriate for colocation and enterprise users.**

Site Details

Available Acres: 211
 Zoning: Plan Technology Development
 Topography: Level to gently rolling
 Setting: Technology Park
 Elevation: Varies between 883 – 1,740 ft.

Available Utility Resources

Power

- Electric Service Provider – Appalachian Power
- Cost of Power \$.0591/kWh (assumes 10 MW)
- 138kV Transmission service – 12-18 months delivery date
- Dual circuit 138kV service available from two diverse substations
- 12.47kV existing service voltage
- Data center analysis design load capacity in excess of 20MW

Fiber and Telecommunications

- Several long haul fiber carriers in close proximity
- Major corridor connecting Washington DC and Charlotte, NC
- Adequate bandwidth

Gas

- Gas Service Provider – Roanoke Gas Company
- 4" high pressure gas line (40PSI) service the technology park

Water

- Water Service Provider – Western Virginia Water Authority
- 12" water main at a static pressure of 82PSI
- 3 MGD available water capacity for entire park

Sewer

- Wastewater & Sewer Service Provider – Western Virginia Water Authority
- 8" sewer main – Peak day capacity 90 million gallons

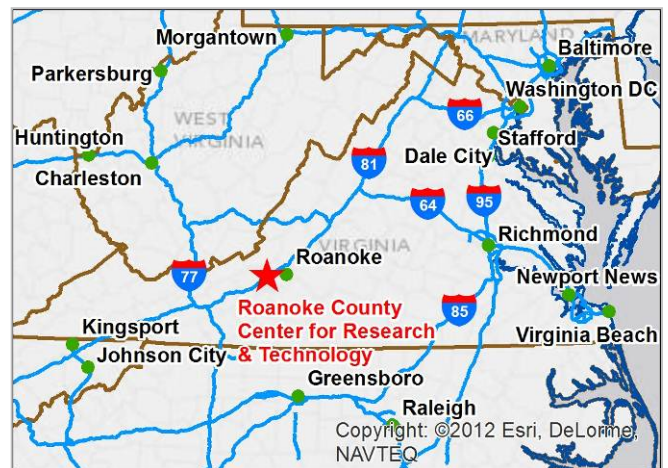
Available Acres: 211 across 5 lots



Aerial view with lot development overlay

Contact

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Roanoke County Center for Research and Technology is located in an unincorporated area just outside of the city limits of Salem, VA approximately 19 miles southwest of downtown Roanoke, VA.

The closest major metropolitan hub is Greensboro, NC which is approximately 117 miles away. Other nearby hubs for data centers and telecommunications include Ashburn, VA (220 miles) and Charlotte, NC (182 miles).



Location

- Site fronts I-81 on the southern border; I-81 is the main artery connecting Washington DC, via the SR 17 Exchange, to Charlotte, NC via I-77
- Site free from obstruction by streams, ponds, or woods.
- Outside 100-year flood plain
- Additional acreage available; several lots; subdividable
- Roanoke-Blacksburg Regional Airport – 15 miles



Rendering of data center at site

State Tax Structure / Incentives*

- Sales Tax – 5%
- Sales Tax Exemption – Yes
- Business Personal Property Tax – Yes
- Personal Property Tax Exemptions – Yes
- Property Tax Abatements for Data Centers – Limited
- TIF Agreements – Yes
- Job Training – Yes
- Corporate Business Tax/Apportionment – Double weighted sales
- Possible Incentive Programs – VIP, Governor’s Opportunity Fund, Enterprise Zone, Major Business Facility Tax Credit



Aerial view of data center at site

*subject to qualifications and availability



Panoramic view of lot 1 scanning west to east

The AEP Data Center Site Qualification Program

This site has been designated an AEP Qualified Data Center Site. It has passed a rigorous, independent on-site review of requirements needed to support a major data center. Biggins Lacy Shapiro & Company, a location economics and site selection firm, served as lead consultant for the program, together with its affiliated energy services company, Sugarloaf Associates, and Intelligent Building Solutions, a facilities consulting firm.

This designation has been provided without any representations or warranties regarding the suitability of the property for a particular project or with respect to the property’s compliance with applicable federal, state or local laws including, without limitation, environmental laws, or regarding the presence of infrastructure, including, without limitation, electrical service, fiber availability, and water service.

An in-depth site prospectus is available upon request.