



Ignition Park

AEP Qualified Data Center Site – South Bend, Indiana
(St. Joseph County)

Address

Ignition Drive South, IN 46613

Property Description

Part of a mixed use commercial and industrial real estate development in a downtown location. Existing co-location data center in park. Four miles south of Notre Dame University, close proximity to Interstate 80/90, and about 91 miles east of Chicago. South Bend is located on the primary long haul fiber route that runs between New York and Chicago. Site has strong utility infrastructure.

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: 28

Type of Site: Mixed Use Corporate Park

Zoning: Commercial or Industrial

Topography: Flat

Available Utility Resources

Power

- Electric Service Provider – Indiana Michigan Power
- Cost of Power \$.0475/kWh (assumes 10 MW)
- 138kV Transmission service – 12-18 months delivery date
- 138 kV circuits are presently passing the property, with significant capacity
- Design load capacity – service in range of 10 to 20MW

Fiber and Telecommunications

- Several long haul fiber carriers in close proximity
- High bandwidth at property line
- South Bend is a major fiber connection point for multiple networks
- Major points of presence (POPs) in South Bend

Gas

- Gas Service Provider – NIPSCO
- 10", 12" & 24" domestic water in streets surrounding the site

Water

- Water Service Provider – City of South Bend Water Department
- Adequate size gravity main at property line

Sewer

- Wastewater & Sewer Service Provider – City of South Bend Sewer Department
- Capacity in excess of 300,000 GPD

Available Acres: 28



Aerial view of lot layout

Contact

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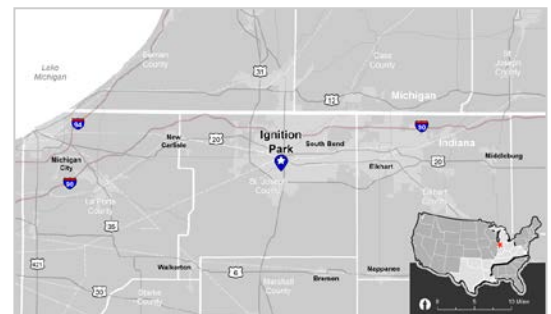
AEP - Indiana Michigan Power

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Ignition Park is located in the north, central part of Indiana, in South Bend. The site is approximately 7 miles from the Michigan border. It is about 91 miles east of Chicago and 139 miles north of Indianapolis.



Location

Site Logistics

- 91 miles east of Chicago
- 139 miles north of Indianapolis
- 7 miles from the Michigan border
- 25 miles east from the coast of Lake Michigan
- 4 miles south of Notre Dame University
- Site is at an elevation of 30 feet
- Site is cleared and level with several new developed roadways
- Surrounded by industrial, commercial and residential users in a downtown urban location
- 5 miles from I-80/I-90
- 5 miles from South Bend Airport and about 100 miles from Chicago O'Hare and Midway International airport



Rendering of data center at site



View of 100,000 square foot data center on site

State Tax Structure / Incentives*

- Sales Tax – 7%
- Sales Tax Exemption – No
- Business Personal Property Tax – Yes
- Property Tax Abatements for Data Centers – Varies by county
- TIF Agreements – Yes
- Job Training – Yes
- Corporate Business Tax/Apportionment – Sales
- Possible Incentive Programs – IRBS

*subject to qualifications and availability



View from east corner looking southwest



View from south center looking north

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.