



Industria Centre Site #17

AEP Qualified Data Center Site – Muncie, Indiana

Address

South Cowan Road, Muncie, IN 47302

Property Description

The Industria Centre Site's (ICS) orientation is favorable for data center development. It offers strong utility infrastructure. The site is part of an industrial park with a total of 906 acres. ICS #17 has ≈96 acres of land available. Interstate 69 is 8 miles away and Interstate 70 is 23 miles away. Logistically, the Muncie area offers a temperate climate ideal for "free cooling" for data centers.

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: 96
 Type of Site: Industrial Site
 Zoning: Industrial – Heavy
 Topography: Flat
 Setting: Industrial Park

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
- Dual circuit 138kV service available from two diverse substations. 34kV service also available.
- Existing service voltage – None
- Data center analysis design load capacity in excess of 20MW

Fiber and Telecommunications

- Several long haul fiber carriers in close proximity
- Adequate bandwidth
- Muncie is a major fiber connection point for multiple networks
- Major points of presence (POPs) in downtown Muncie

Gas

- Gas Service Provider – Vectren Energy
- 4" medium pressure (50 PSI)

Water

- Water Service Provider – Indiana American Water
- Capacity for park is 20 million GPD with 500,000 GPD for the site

Sewer

- Wastewater & Sewer Service Provider – Muncie Sanitary District
- Capacity in excess of 500,000 GPD

Available Acres: 96



Site Aerial

Contact

Ashley Savieo, CECD
 AEP - Indiana Michigan Power
 110 E. Wayne Street, Fort Wayne, IN 46802
 Phone: 260-408-3629
 E-mail: ansavieo@aep.com
 Web: aeped.com and indianamichiganed.com



Industria Centre Site #17 is located in Muncie, Indiana. It is approximately 48 miles northeast of Indianapolis, IN. Chicago, IL, a major hub for data centers and telecommunications, is approximately 228 miles northwest.



Location

- Park bordered by industrial facilities, farmland and residential
- 488 of the park's 906 acres are currently developed
- Additional lots adjacent to the Industria Centre are available
- State Rt. 67 (Muncie Bypass) – ½ mile south
- I-69 – 8 miles west
- Delaware County Regional Airport – 3 miles
- Indianapolis International Airport – 74 miles
- 48 miles northeast of Indianapolis
- Strategically located within a day's drive of 60% of the U.S. population and retail trade market



Rendering of data center at 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



Relationship to major data center market hubs



Panoramic view scanning northwest to the south

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.

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.