

AMSTON DATA CENTER CAMPUS

**SECURE 17 ACRES WITH 18 MW ON-SITE POWER, A 40K-80K SQ. FT. PAD,
AND A \$1/YEAR LEASE, POWERED BY CLEAN ENERGY STARTING AT
\$.07/KWH BELOW LOCAL GRID PRICES.**

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PROPERTY OVERVIEW

Location

0042 Old Amston Road,
Colchester, CT 06415

Total Campus Size

17+/- acres

Lease Terms

Ground lease at \$1/year

Power Purchase Agreement (PPA)

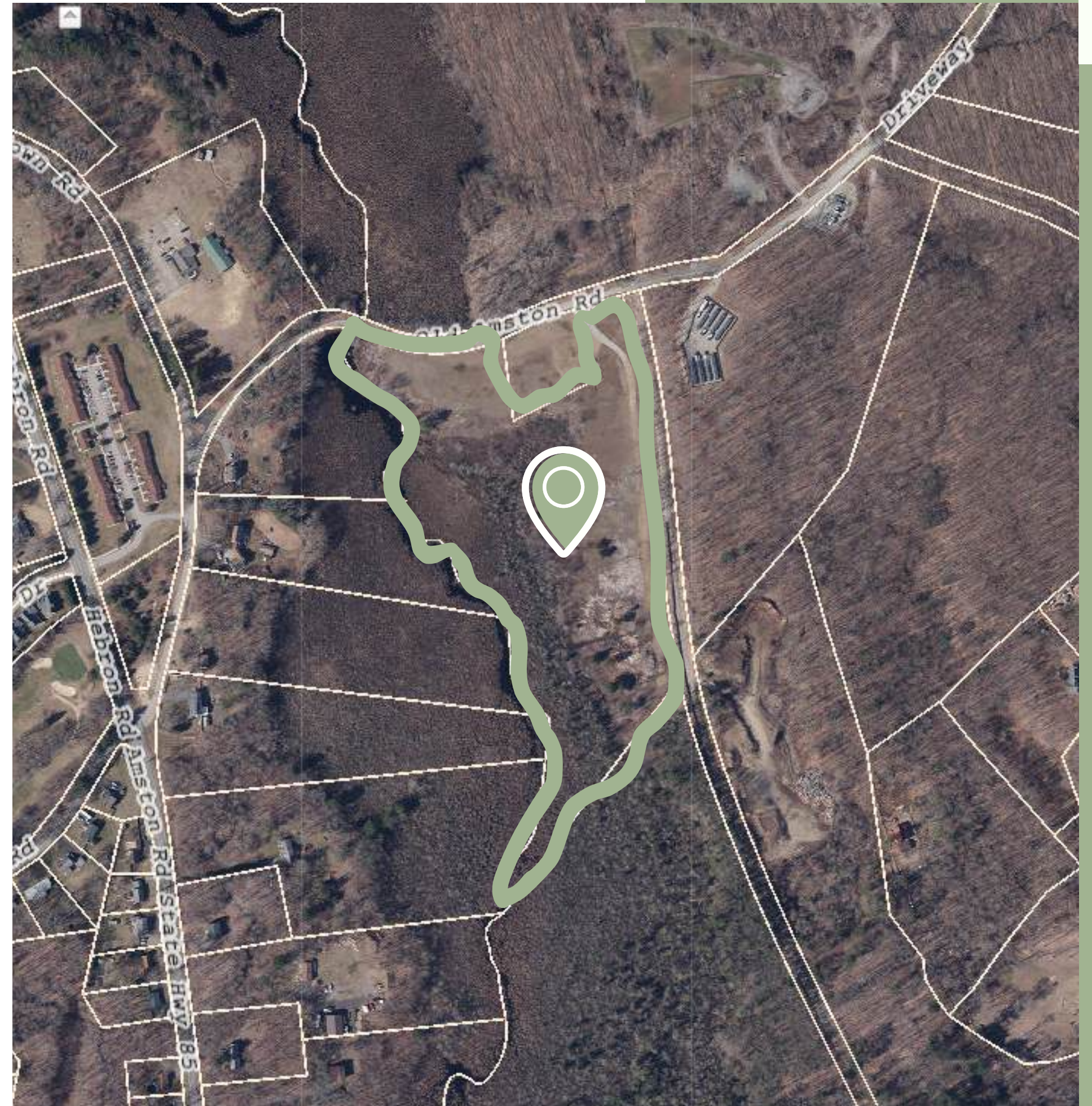
Starting at \$0.15/kWh, escalating at 3% annually

Available Space

40,000 sq. ft. data center pad (expandable to
80,000 sq. ft. with a second floor)

Power Capacity

18 MW on-site power generation facility, permitted for
natural gas-fed Bloom Energy fuel cells





KEY HIGHLIGHTS

Speed-To-Market

Behind-The-Meter

Fully approved by the Connecticut Siting Council for 18 MW behind-the-meter power generation.

Shovel-Ready

Shovel-ready site with all necessary power permits secured, enabling rapid deployment.

Connectivity

Fiber

Carrier-neutral with Spectrum, Verizon, Frontier, Crown Castle, and Nutmeg Network.

Latency

Sub-20ms latency to Tier 1 markets like New York City, Boston, Hartford, and Providence.

Cost Savings

Energy Cost Advantage

Local grid rates average \$0.24/kWh (supply + delivery + public benefits charges). The PPA offers a significant discount, translating to potential annual savings of \$10M+ for operators.

Tax Incentives

Eligible for Connecticut's 20-30-year data center tax exemption programs, including sales, property, and financial transaction tax exemptions.

Sustainability

On-site natural gas-fired sustainable generators (e.g., fuel cells or linear generators). We send waste heat and stormwater from the power facility to a colocated hydroponic farm to donate fresh produce to local charities.

SITE FEATURES

Power Infrastructure

On-Site Generation

18 MW microgrid power facility.

Reliable Supply

Natural gas-fired generators ensure consistent and sustainable energy.

Redundant power options are available to the tenant.

Scalability

Seller has more land in the area permitted for on-site behind-the-meter power generation, thus providing expandable power capacity to meet future demands.

Connectivity

Fiber Providers

Spectrum, Verizon, Frontier, Crown Castle, Nutmeg Network, and other carrier-neutral options.

Latency

Hartford, CT: 0.5ms RTT

Boston, MA: 2.08ms RTT

Providence, RI: 1.22ms RTT

New York City: 1.5ms RTT

Infrastructure

Public Utilities

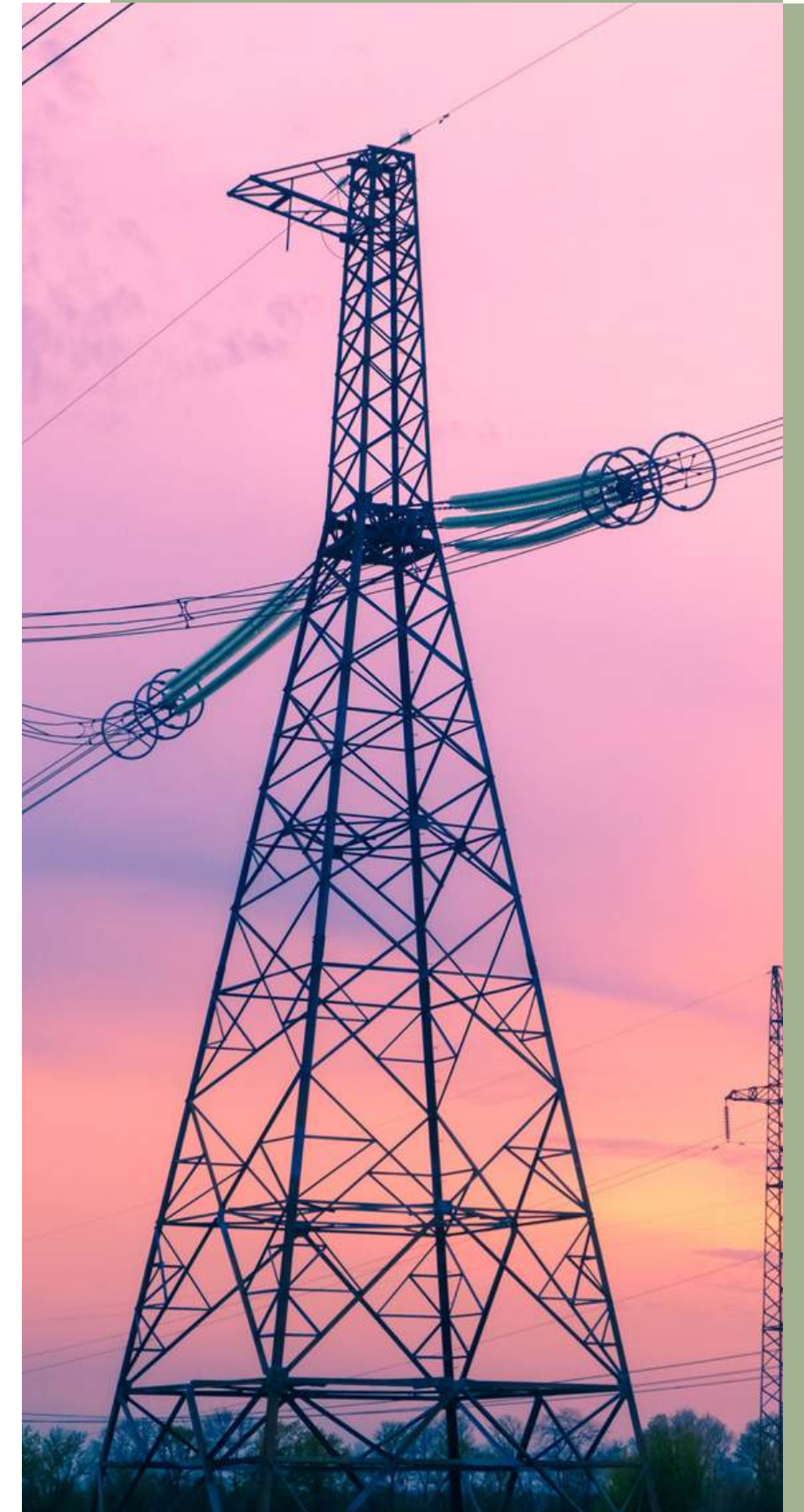
Access to public water and Yankee Gas. Septic and well can be added on-site.

Stormwater Management

Grass-lined basins and underground infiltration systems.

Security

Perimeter fencing, gated access, and 24/7 monitoring options.





DEVELOPMENT PLAN

Phase 1

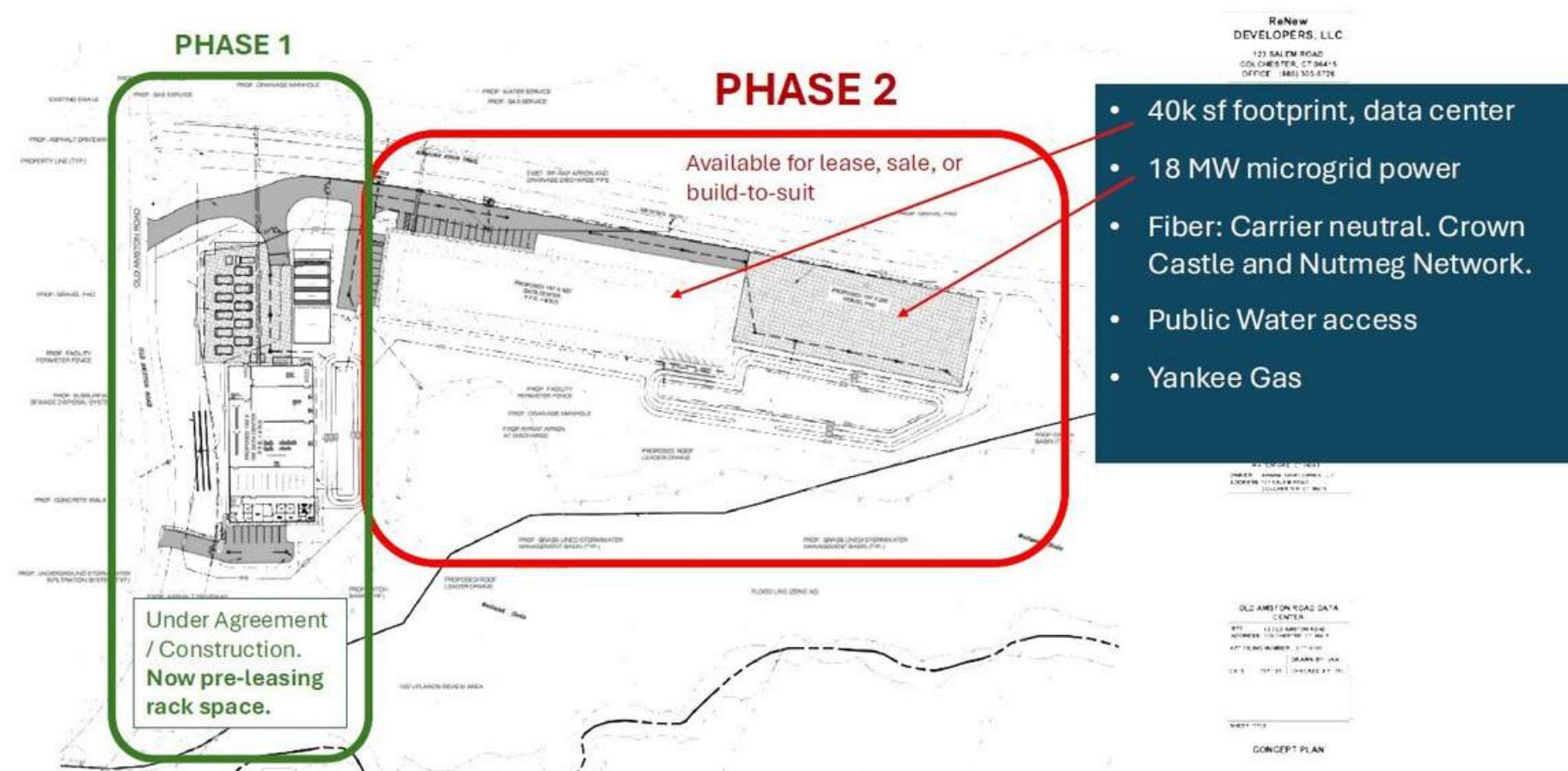
- Leased up data center pad and Power PPA, with construction starting.

Phase 2

- **Data Center pad available for Lease. Build-to-Suit:**
 - 40,000 sq. ft. data center pad (expandable to 80,000 sq. ft.).
 - Adjacent to the fully permitted, 18 MW on-site power generation facility.

Build To Suit

17+/- acres







STRATEGIC LOCATION

Address

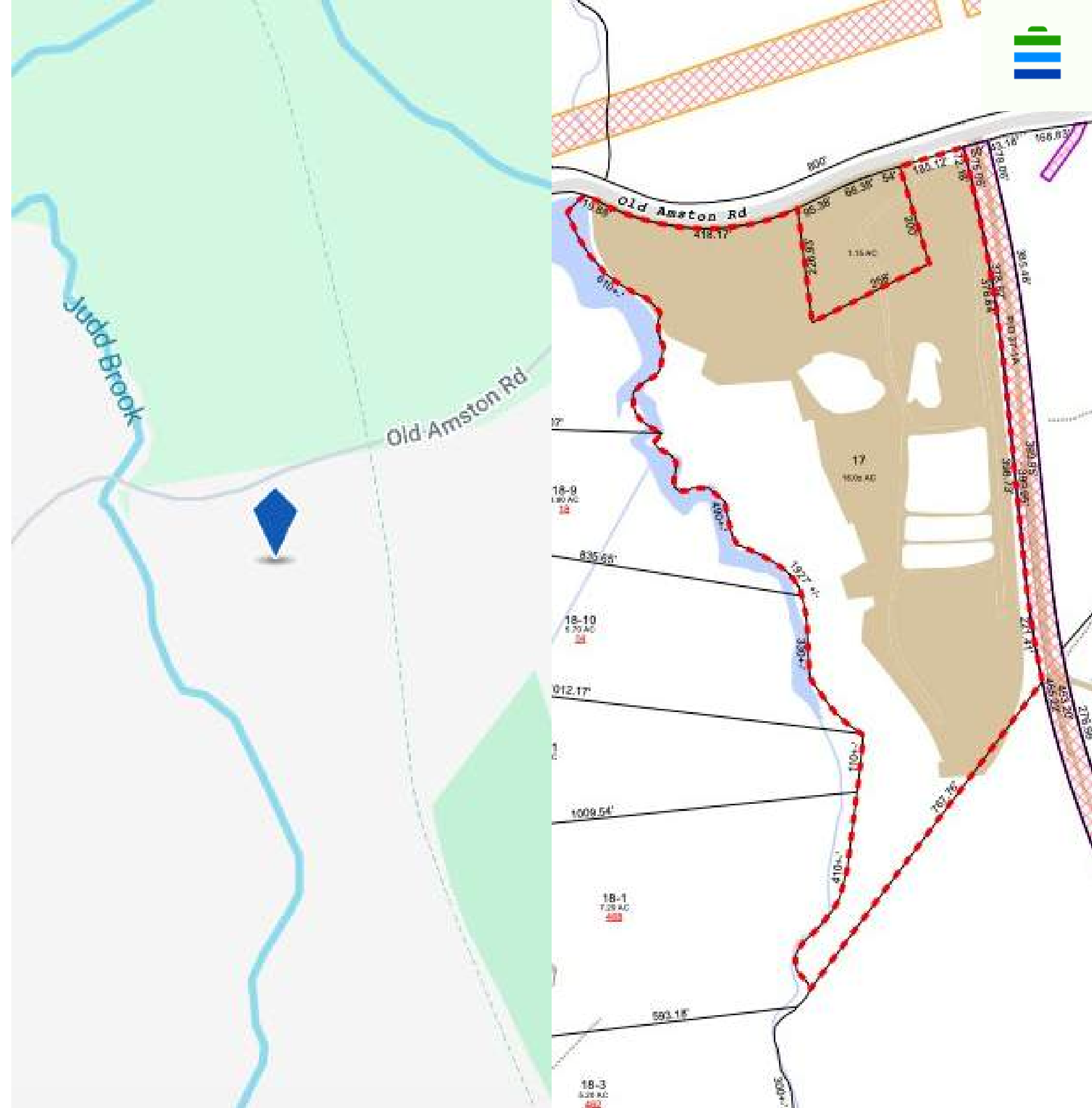
0042 Old Amston Road, Colchester, CT 06415

Proximity To Major Markets

-  Hartford, CT: 25 Miles
-  Boston, MA: 104 Miles
-  Providence, RI: 61 Miles
-  New York City: 145 Miles

Transportation Access

- Easy access to I-91 and I-95 corridors.
- Close to major airports and rail lines.





SUSTAINABILITY COMMITMENT

Accelerating Sustainable Energy

The site can be dedicated to accelerating the green economy through sustainable energy solutions. If the tenant desires, the Amston Data Center campus can incorporate:

- Renewable Natural Gas (RNG)
- Rooftop Solar and Carbon Capture System
- Battery Storage
- Heat and Water Recycling

WHY CHOOSE AMSTON?

Unmatched Cost Savings

\$1/year ground lease, and save up to \$.07/kWh vs. the grid.

Speed-To-Market

Fully permitted on site power and shovel-ready site.

Strategic Location

Low-latency connectivity to major Northeast markets.

Sustainability Leadership

- Easy access to I-91 and I-95 corridors.
- Close to major airports and rail lines.





CONTACT US

Interested in leasing or learning more about the Amston Data Center Campus? Let's talk. Whether you're exploring energy-efficient data center solutions or looking for a strategic location in the Northeast, we're here to help you take the next step.

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