

# ATLANTA METRO AREA

AI DATA CENTER | BTC MINING | 10 MW CAPACITY (expandable)

**\$65M** ASSET ACQUISITION OPPORTUNITY

**CLIENT BUILDS OUT (SHELL)**

Currently no revenue or tenants

## INVESTMENT OVERVIEW

An exclusive, off-market chance to acquire a strategically positioned data center facility in the Atlanta Metro—one of the nation's most business-friendly and infrastructure-rich regions. This asset benefits from favorable acquisition metrics, low entry and expansion costs, and access to some of the lowest utility rates in the Southeast. Situated near key network corridors and major enterprise demand centers, it offers robust connectivity and operational efficiency. Georgia's economic development incentives further enhance return potential, making this an attractive proposition for investors focused on digital infrastructure. With limited institutional-grade supply in the region, this is a compelling opportunity to establish or expand a long-term presence in a high-growth, cost-advantaged market.

### BUILDING:

- T3 Classification
- 1985: Year Built / Remodeled 2012 / Class A
- 45,000 sq. ft. (22 - 23K per floor)
- 18" Raised Floors / Heavy Floor Loads (On Grade)
- 8-12 Month Construction time

### POWER:

- 6MW available now
- An Additional 2 MW available in 6 months
- An Additional 6 MW available in 1-2 years
- Additional will need engagement with Georgia Power



## GEORGIA



Atlanta is emerging as a top data center market with significant growth driven by factors like inexpensive and reliable power, strategic location, and a growing tech ecosystem

Situated in the southeastern United States, Atlanta serves as a strategic hub with excellent connectivity to major metropolitan areas on the East Coast. Its location provides low-latency connections to key markets such as Miami, New York, and Chicago

## ATLANTA METRO AREA



Atlanta offers more affordable colocation services than markets like Silicon Valley or NYC, with lower costs for real estate, utilities, and labor—ideal for cutting IT expenses.

Atlanta offers a cost-effective, business-friendly environment with strong infrastructure and diverse industries, making it ideal for companies seeking affordable, reliable IT and colocation solutions.