



FOR SALE
ATLANTA
POWERED DATA CENTER
DEVELOPMENT SITES

- 1 ±28 Acres
- 2 ±24 Acres
- 3 ±55 Acres

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1 1213 JOHN BELT DRIVE DOUGLASVILLE, GA

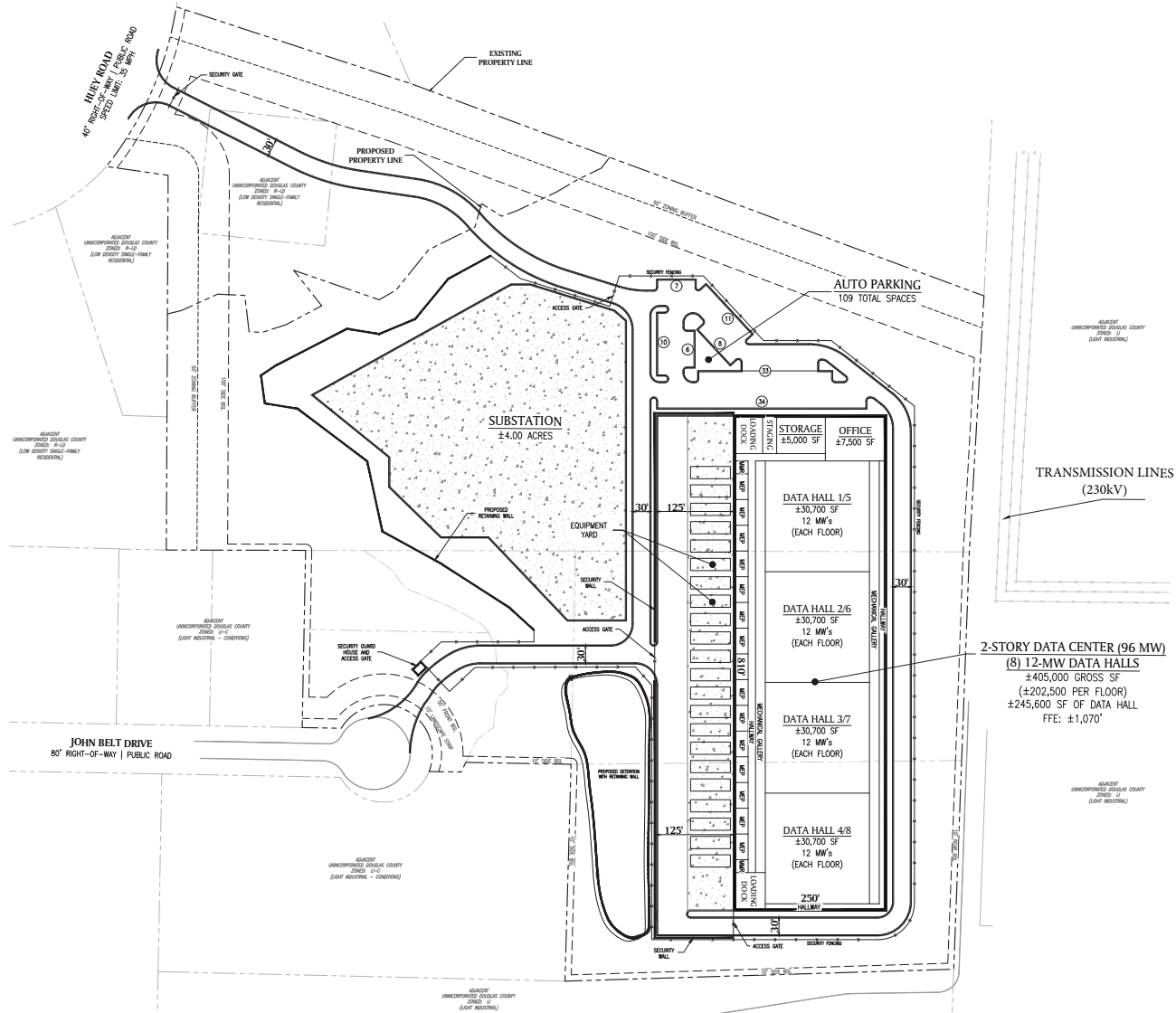


DOUGLASVILLE SITE

| | |
|------------------------|---|
| Address | 1213 John Belt Dr. Douglasville, GA |
| Total Acreage | ±28 Acres |
| Zoning | Light Industrial |
| Utilities | Georgia Power & Light - 230 kV lines adjacent to the property Ample room for on-site substation Water and Sewer to site Diverse Fiber Connectivity |
| Area Attributes | Large data center development area; Local and state tax incentive opportunities |

LEGEND

 230 kV transmission lines



SAMPLE SITE PLAN

2 227 PROMENADE PARKWAY FAYETTEVILLE, GA



FAYETTEVILLE SITE

Address 227 Promenade Pkwy.
Fayetteville, GA

Total Acreage ±24 Acres

Zoning Light Industrial

Utilities Georgia Power & Light
- 500 kV and 230 kV
lines running adjacent
to property


Utilities Ample room for
on-site substation

Utilities Water and Sewer
to site

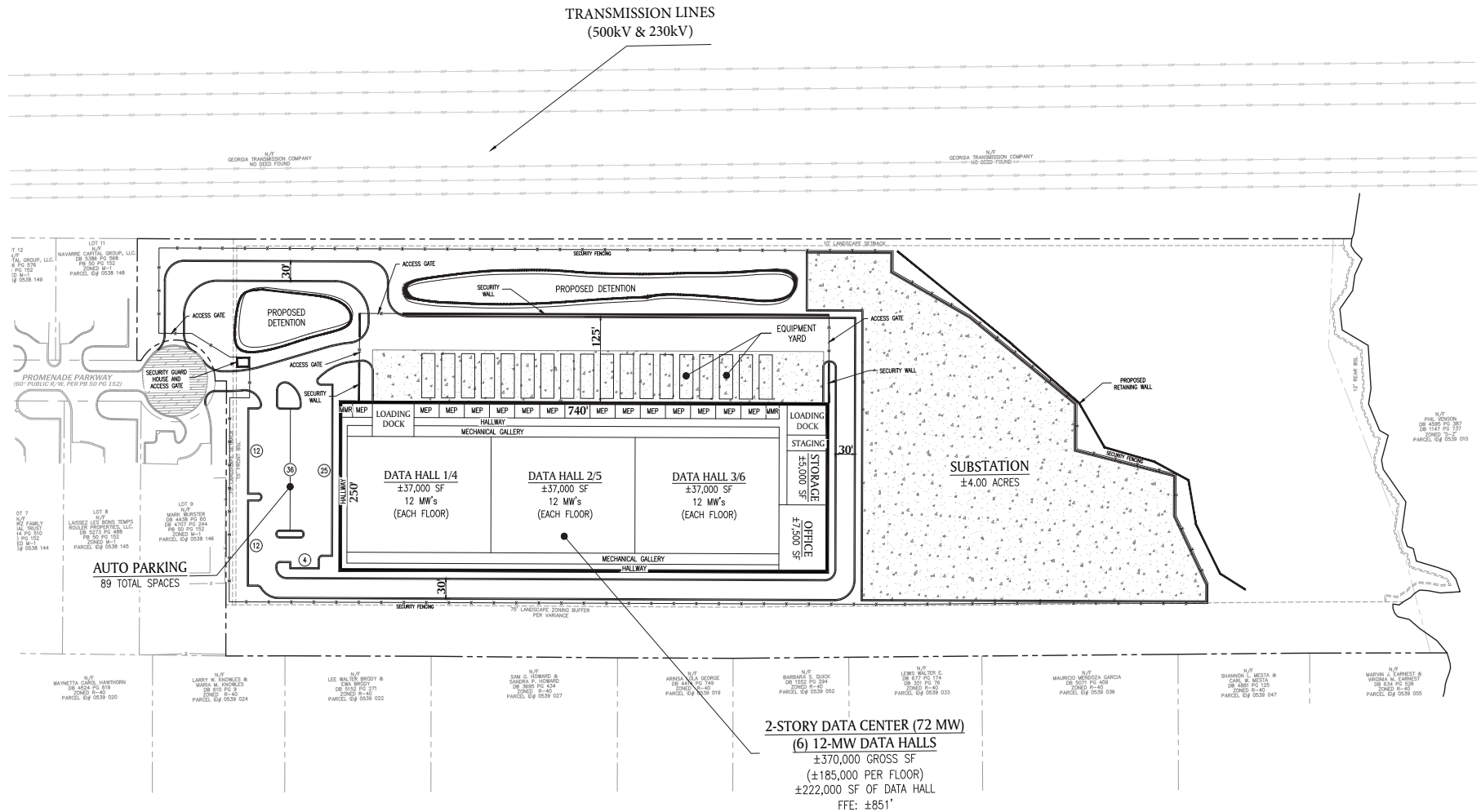
Area Attributes QTS Data Centers:
±6 miles away;
Trilith Studios: ±7 miles;
Hartsfield-Jackson
Atlanta Int'l Airport:
±12 miles; Local and
state tax incentive
opportunities



LEGEND

 500 kV transmission lines

 230 kV transmission lines



SAMPLE SITE PLAN

3 647 MOORE STREET COVINGTON, GA



COVINGTON SITE

| | |
|------------------------|---|
| Address | 647 Moore St. Covington, GA |
| Total Acreage | ±55 Acres |
| Zoning | Heavy Industrial (M-2) |
| Utilities | Georgia Power & Light - 115 kV line bisects the property Ample room for on-site substation Water and Sewer to site |
| Area Attributes | Large Facebook data center campus development ±10 miles East; Local and state tax incentive opportunities |

LEGEND

 115 kV transmission lines

ATLANTA

DATA CENTER REPORT H1 2023



KEY INDICATORS

TOTAL ABSORPTION

H1 2023

121 MW

IN OPERATION

480 MW

UNDER CONSTRUCTION

670 MW

VACANCY RATE

2.9%

MARKET OVERVIEW

Atlanta has seen a surge in absorption in 2023 with the delivery of a substantial amount of data center space that the market had been starved for over the second half of 2022. By the end of H1, Atlanta's 121MW absorption has already exceeded the 110MW of absorption for the entirety of 2022. Looking forward, the market continues to have a significant pipeline as both established clusters like Lithia Springs and Douglas County grow along with more emergent clusters in surrounding areas.



FOR MORE INFORMATION, PLEASE CONTACT:

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