



Data Center Opportunity

4325 S. 30th St. | Phoenix, AZ

For Lease or Purchase | Turn-key data center | ±4 MW

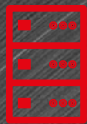


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Property Features



**±4 MW of UPS
power**



**Two data
halls**



**Four fiber
providers**



**±68,699 SF
turn-key space**



**Dual electric
feeds**



**Within minutes of Sky
Harbor International**

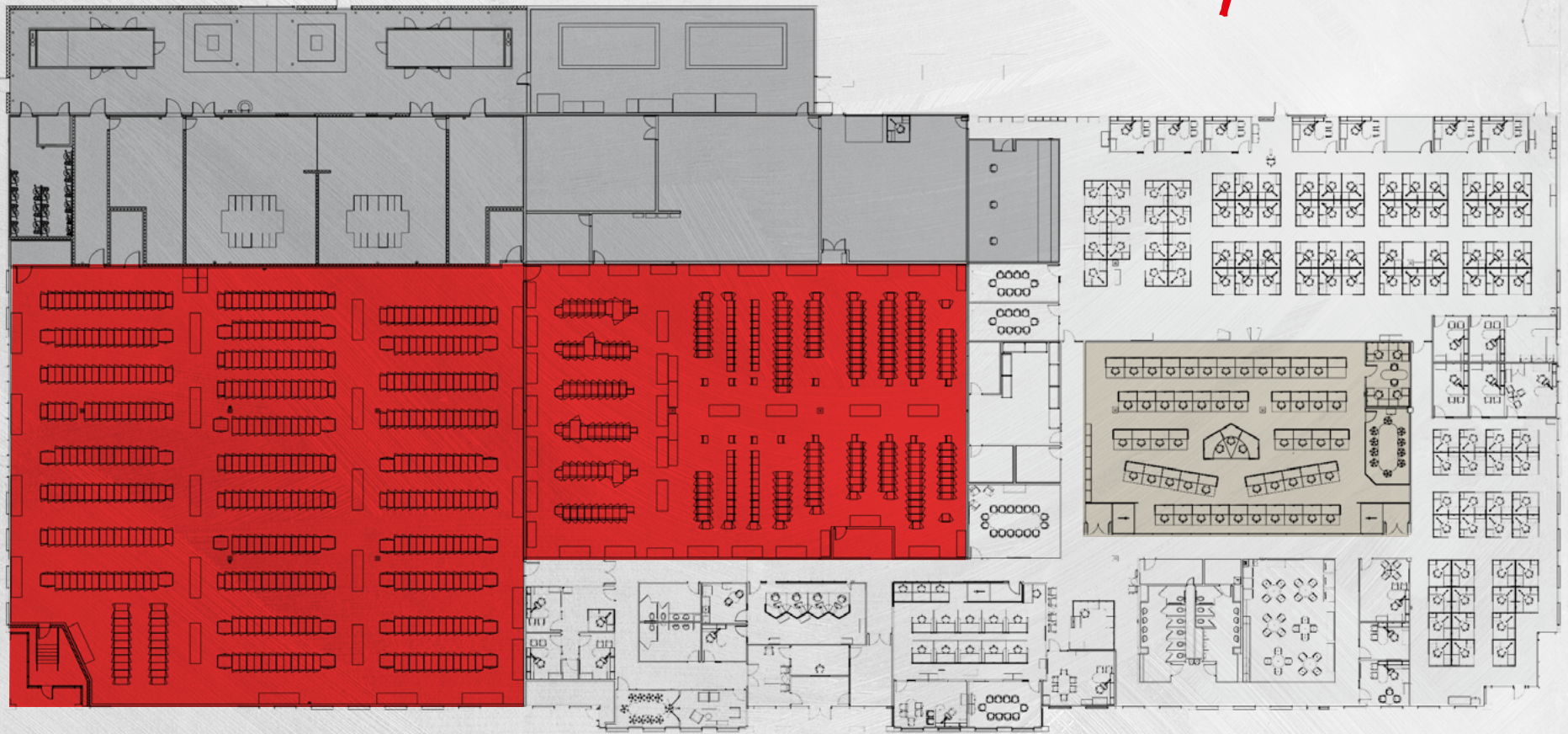


**In the heart of
Metro Phoenix**



**Located in an
opportunity zone**

Floorplan



- Infrastructure/back plan
- Data halls
- State-of-the-art NOC
- Admin/security/support

Why Arizona

for data centers

Extremely low risk from natural disasters

Arizona's location gives it a low risk of earthquakes, tsunamis, hurricanes and wildfires, according to data from the National Oceanic and Atmospheric Administration, University of Miami, and U.S. Geological Survey. Arizona offers less risk of downtime and greater physical security.

Great place to do business

The cost of doing business in Arizona is below the national average, according to PriceWaterhouseCoopers. Greater Phoenix scores below the national average in cost of living categories, including groceries, housing, utilities, transportation and healthcare. The Greater Phoenix Economic Council (GPEC) point to the lure of affordable and diverse housing and low personal income and property taxes.

20-year exemption from sales tax

With Arizona's premier Tax Incentive program, companies can qualify as a "sustainable redevelopment project" and their tenants can receive a 20 year sales tax exemption on IT equipment if they contract for at least 500 kW per month for over two years.

Reliable and affordable power supply

Arizona public utilities generate power from a variety of stable sources and charge substantially less per kWh than other Western states, according to the U.S. Energy Information Association. They also have tariffs specifically designed to allow for renewable energy supply to specific consumers.

Connectivity is strong

Internet connectivity is robust with a heavy concentration of top-tier telecommunication providers. According to the Ookla Net Index, Internet speed and mobile networks in the greater Phoenix region are among the country's fastest. Plus, a high concentration of network providers engenders competition.

Contact us

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