

LOCATION Northern Illinois

TYPE Purpose-Built Data Center with Tier III Potential

BUILDING AREA 32,736 SQ FT (expandable)

DATA CENTER RAISED FLOOR 10,000 SQ FT

LAND AREA 6.06 ACRES

CAR PARKING 72 (expandable to 265)



Real Estate Group 6735 Vistagreen Way, Suite 100 Rockford, IL 61107 Tel 815.639.0034 Fax 815.639.0029

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## FOR SALE OR LEASE: DATA CENTER / CALL CENTER 1221 Research Pkwy. Rockford, Illinois



- Dual 2,500 kVA feeds (expandable to 3.5 MW)
- 10,000 square foot, 36" raised floor (expandable)
- Dual Fiber Feeds

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### DATA CENTER / CALL CENTER Rockford, Illinois

|                               | BUILDING HIGHLIGHTS   |
|-------------------------------|---|
| Zoning                        | I-1 Light Industrial District   |
| Raised Floor Height           | 36"   |
| Ceiling Height                | Floor to slab: 18'<br>Top of raised floor to ceiling: 15'   |
| Floor Loading                 | 1,000 lbs per square foot   |
| Column Spacing North to South | 22'4" to 33'5"  |
| Column Spacing East to West   | 19'6" to 24'6"  |
| Utility Power                 | Existing 2,500 kVA service to building<br>Second 2,500 kVA feed from separate sub station at property line<br>Blackhawk substation and Saebrook substation<br>Expandable to dual 3.5MW fees from separate substations                 |
| UPS Systems                   | Existing four 225 kVA UPS Liebert units<br>Proposed upgrade to five 500 kVA UPS units   |
| Generators                    | Existing 800 kw Caterpillar generator<br>Proposed upgrade to two 2MW generators   |
| Mechanical Systems            | Existing cooling is six 22 ton air cooled Liebert units<br>Proposed upgrade to fourteen 40 ton units<br>Under floor air distribution  |
| Construction                  | Two story frame and joists with elevated reinforced slabs and precast concrete panel exterior walls   |
| Roof                          | Concrete slab roof with built-up composition  |
| Dock                          | One elevated dock with leveler  |
| Elevator                      | One 4,000 lb capacity   |
| Fiber Providers               | AT&T and Sprint   |
| Parking                       | 72 spaces   |
| Life/Safety                   | Existing dry-pipe Halon fire suppression system<br>Existing Simplex heat, smoke and particle detection<br>Existing TraceDeck under floor water detection<br>Upgrade dry-pipe system to wet-pipe pre-action fire suppression<br>system |
| Security                      | Keycard access system<br>CCTV/Video system throughout building, data center, parking area<br>and common areas   |
|                               |   |



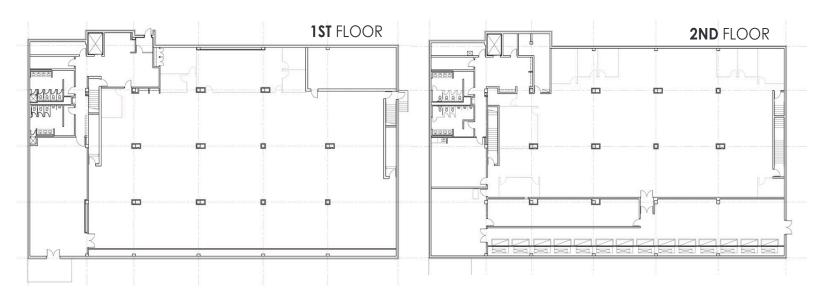


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### DATA CENTER / CALL CENTER Rockford, Illinois

#### **FLOOR PLANS**



Caledonia

31

Sturtevant

Racine

Kenosha

Waukegan

North Chicage

Niles Park Ridge

12 Franklin Park 41

Burbank

Elmhurst 50 64

larendon Hill

Evansto

Vernon Hills Highwood Highland Park

Pleasant Prairie Winthrop Harbor

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Wheaton Glen Ellyn Berwyn Cicero

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Shirland Rockton

WINNEBAGO

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Durand

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Frankli Grove

Amboy

62 BLIPEAU pyright@ai 213

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Lov Park BOONE

Rockford

Janesville

### **AERIAL MAPS**

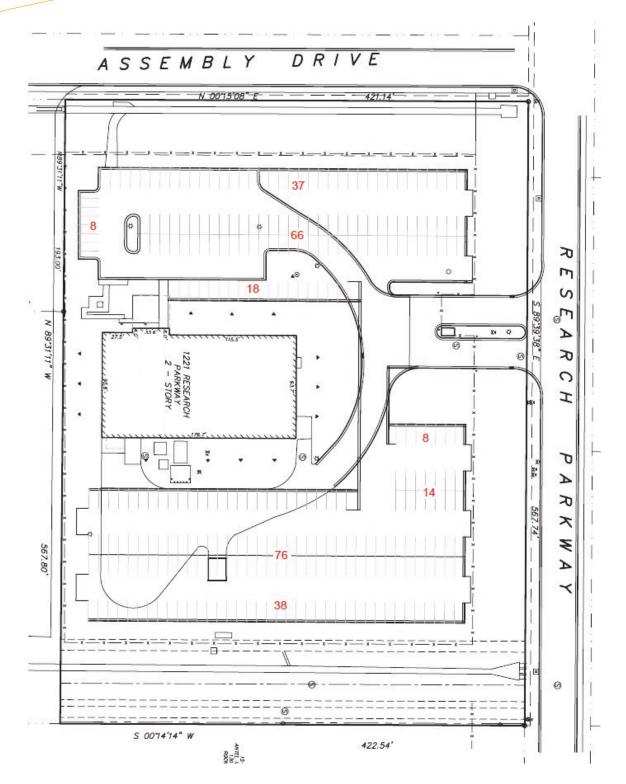


#### LM LandMark

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#### PARKING EXPANDABLE TO 265 STALLS





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