

GREENSVILLE DATA & ENERGY CENTER

1853 - 2041 PLEASANT SHADE DR, EMPORIA, VA 23847



FOR SALE
860+/- ACRES



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PROPERTY FEATURES



PRICE WITHHELD

Property Type:	Rural Land
Proposed Use:	Industrial
Zoning:	A-1, R1-C, B-2
Total Acreage:	860 +/-

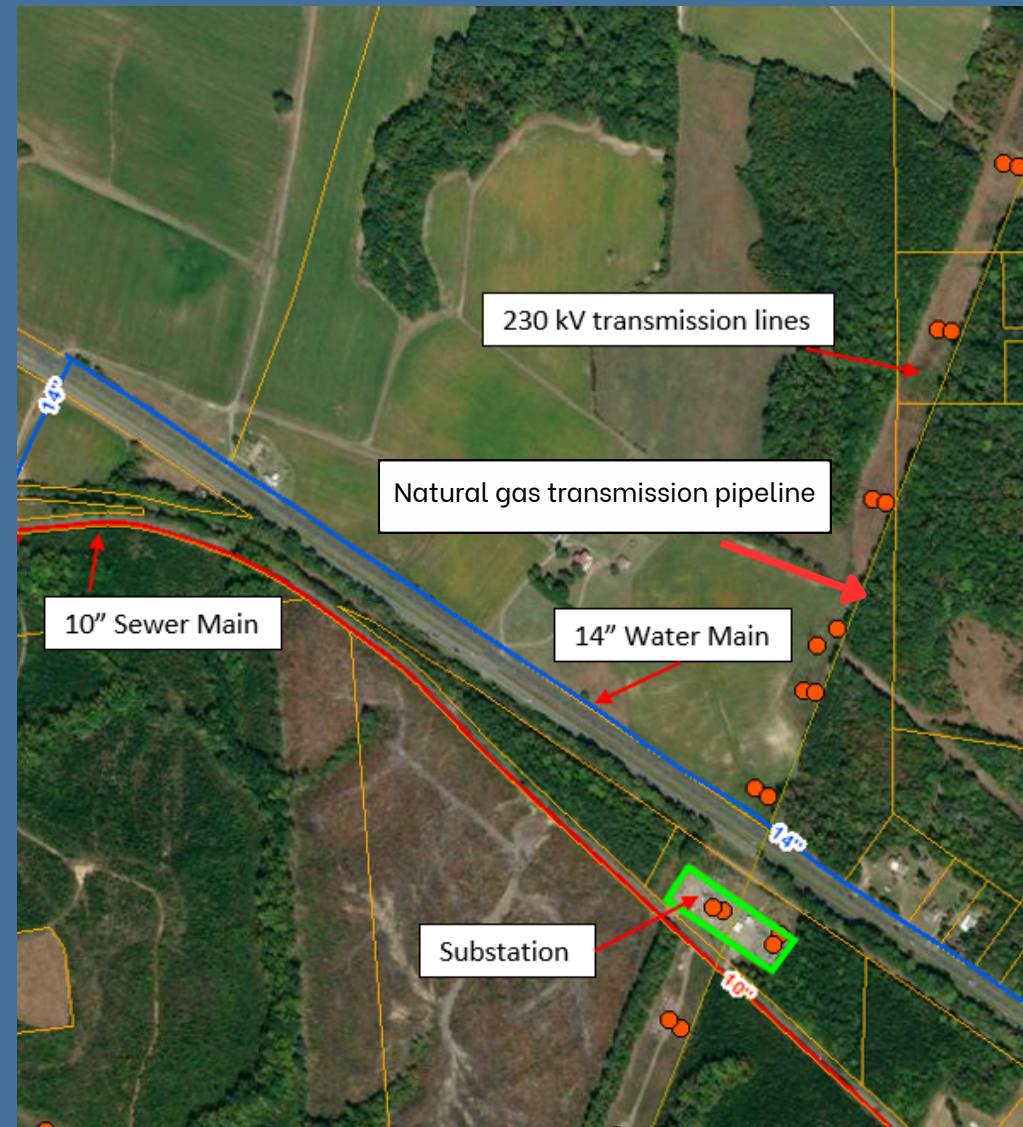
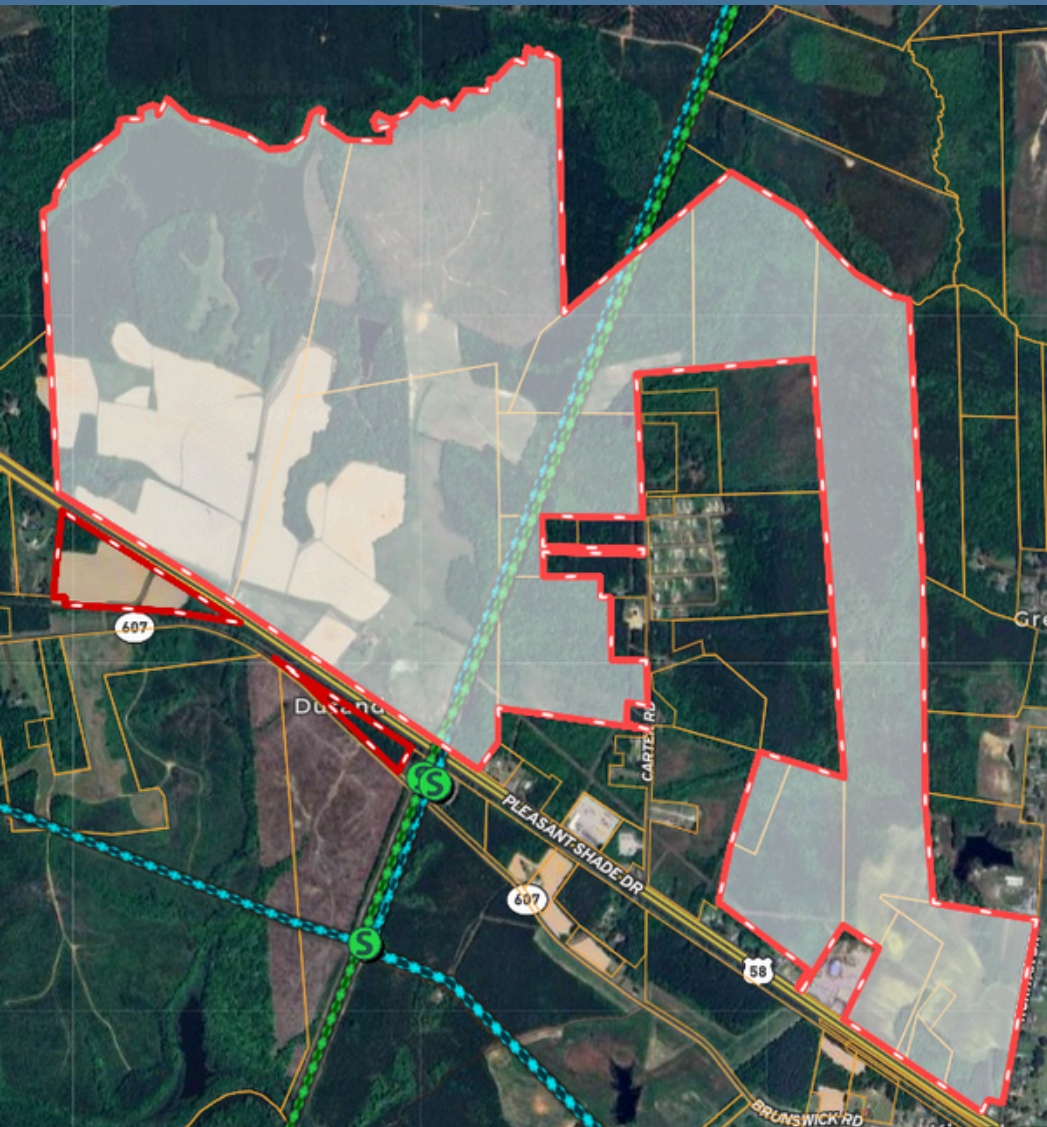
- **230kV & 115kV SUBSTATION & TRANSMISSION LINES ONSITE**

- * Up to 1,000 MW of transmission capacity (expansion)
- 860 +/- contiguous acres across 15 parcels
- Included in county's Technology Overlay District (pending)
- Redundant fiber backbones onsite (MBC, Windstream & others)
- 14" water main line (onsite); adjacent to 10" sewer force main
- Natural gas transmission pipeline onsite (Columbia Gas)

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SITE MAP & UTILITIES



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REDUNDANT FIBER

FiberL+ocator

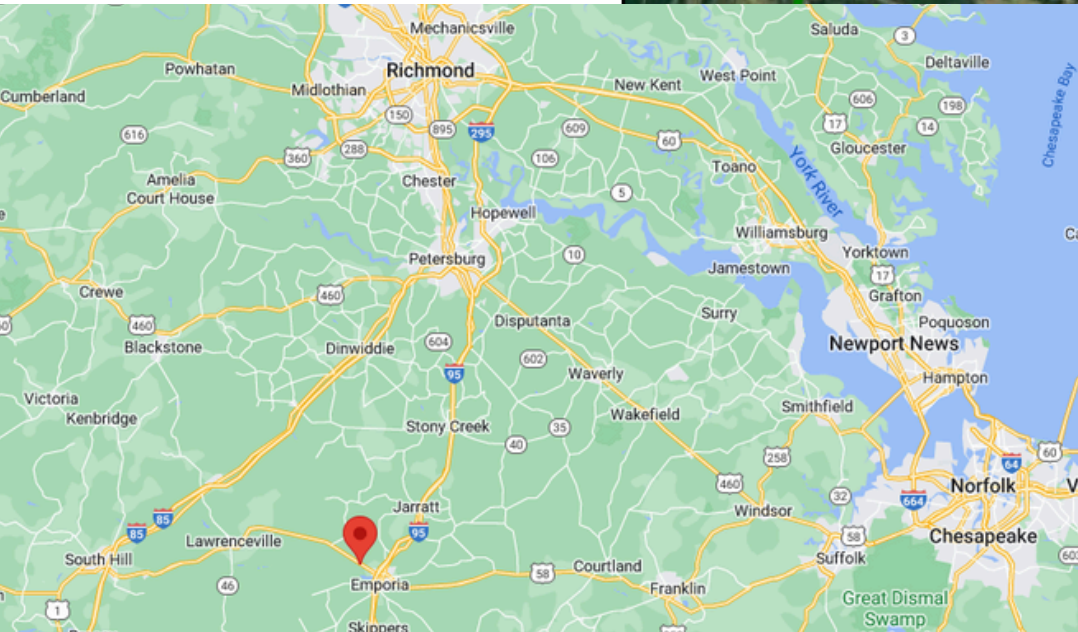
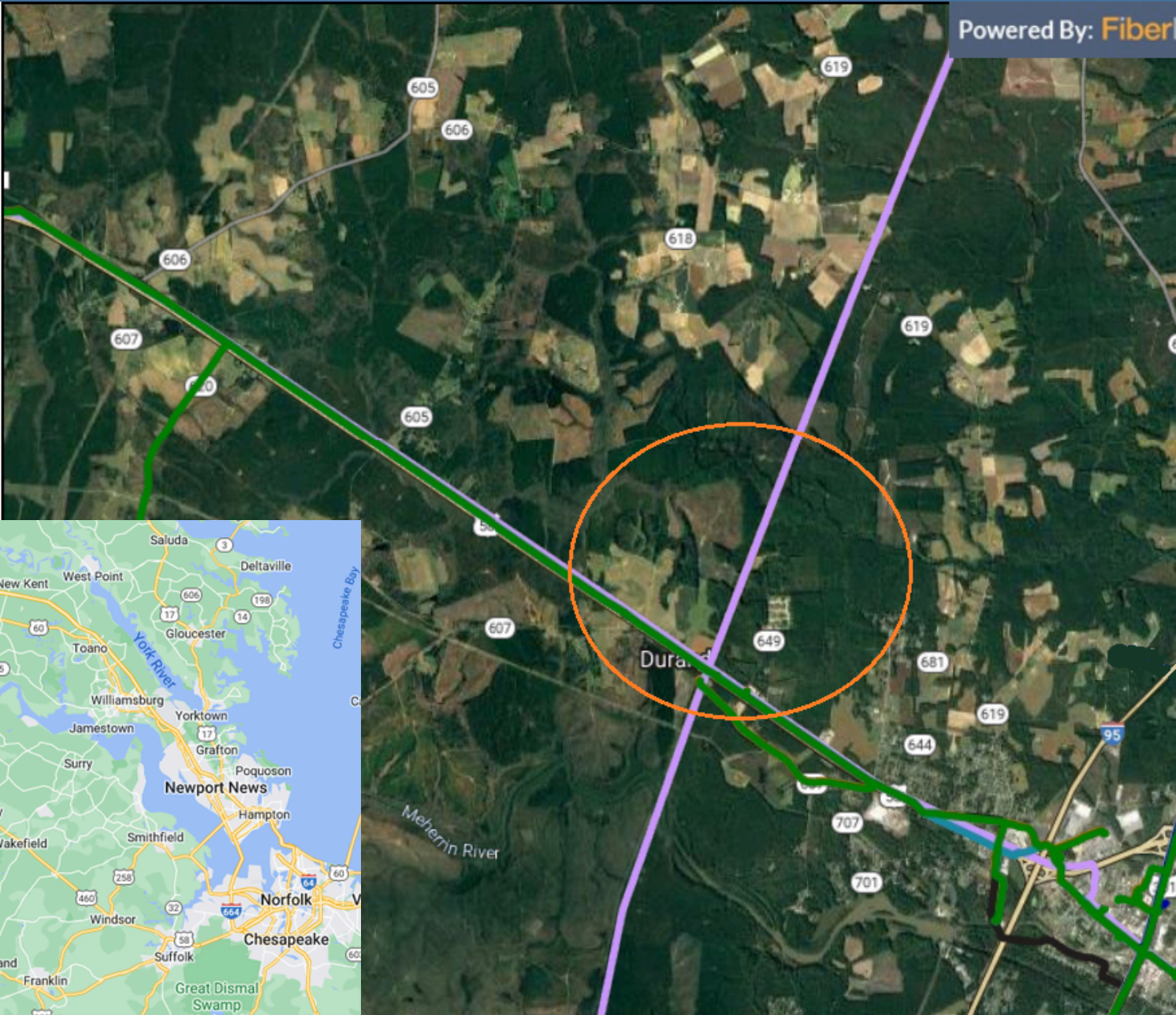
Greensville VA

Census Block: 510230403042

Metro Networks

- Crown Castle
- LIT Networks
- Mid-Atlantic Broadband
- Uniti Fiber
- Windstream
- Windstream - Dark

Available fiber capacity of 9-10 terabytes (source: MBC)

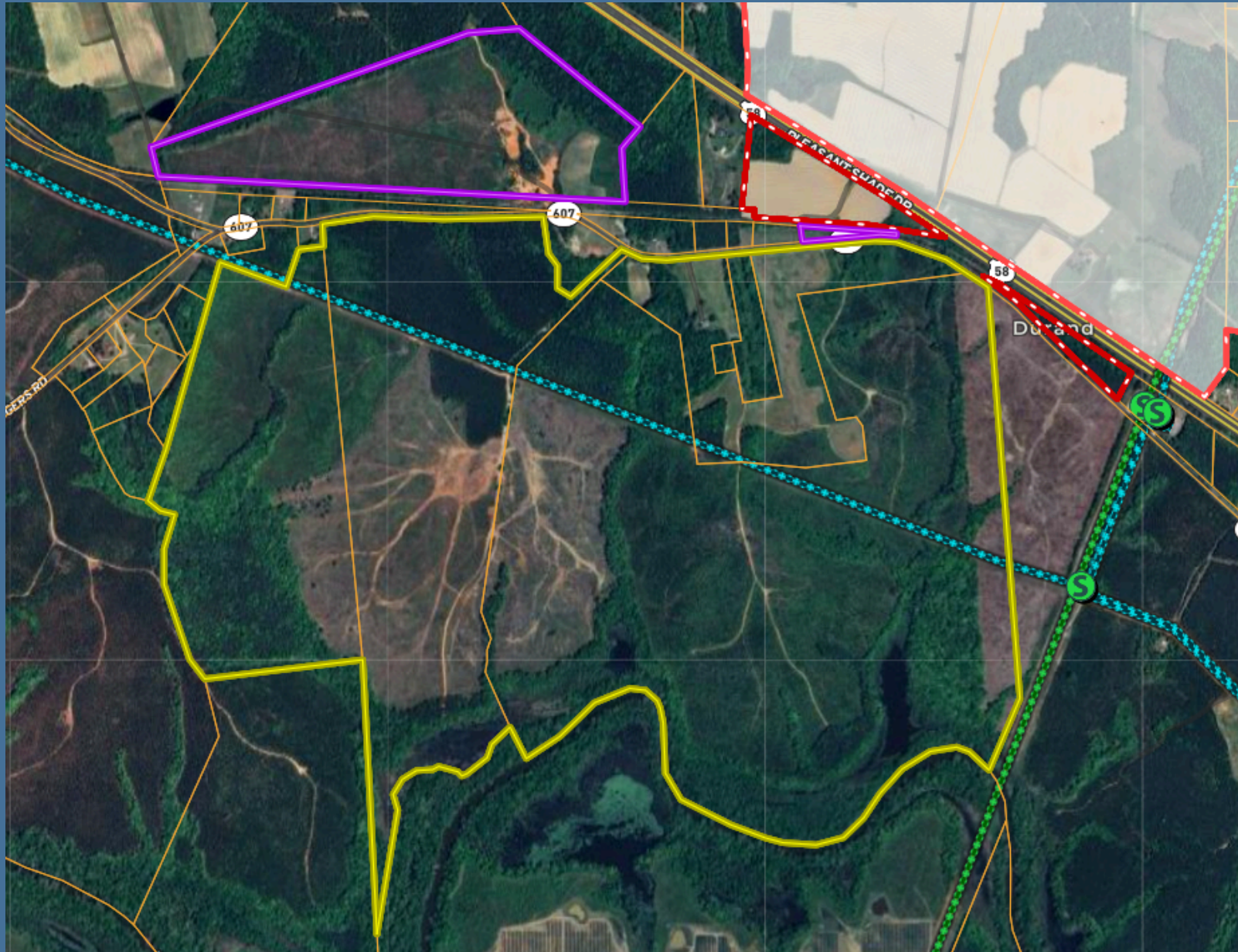


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SOLAR SITE & ADDITIONAL ACREAGE (780 AC)

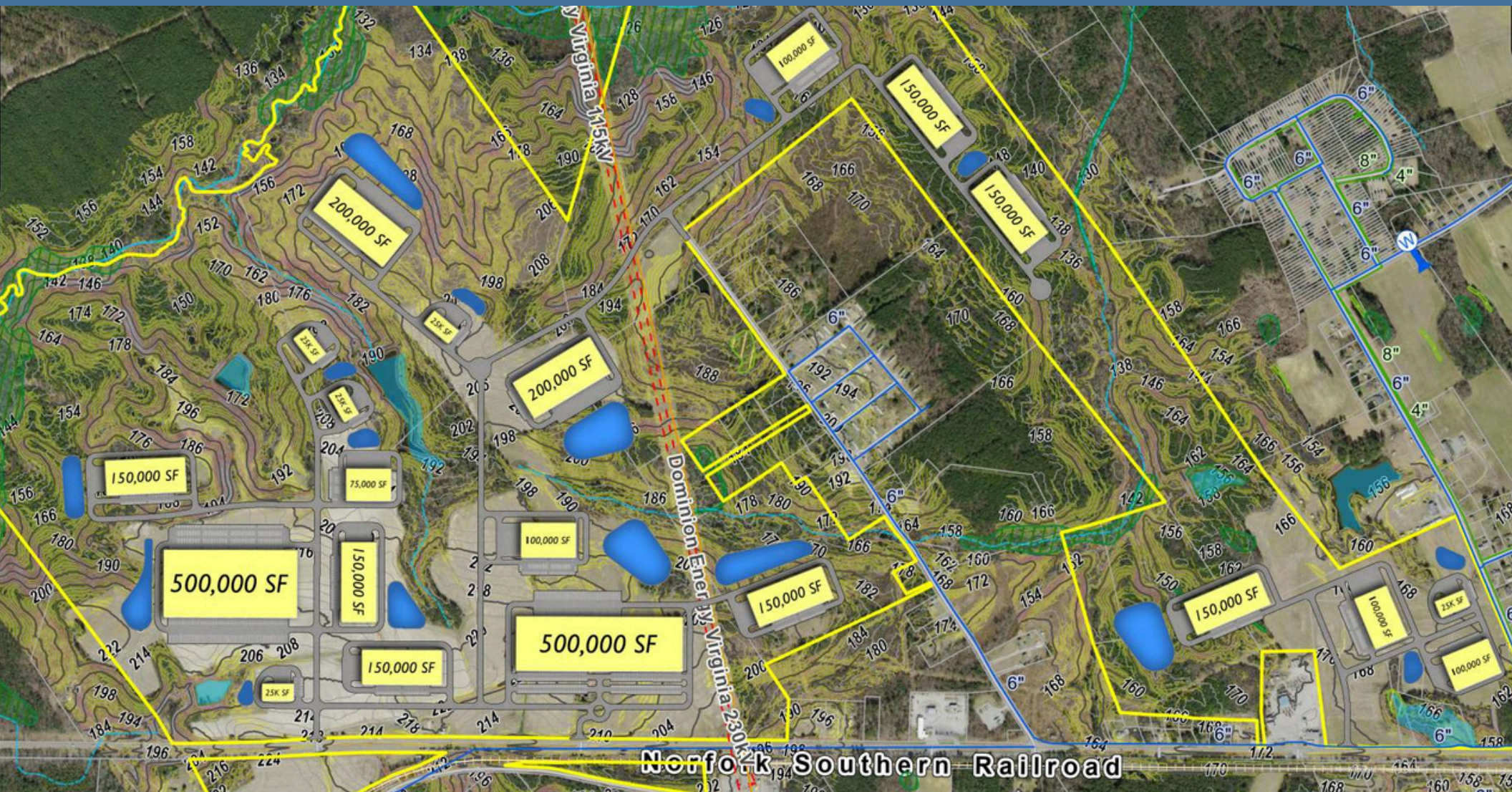


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SCHEMATIC BUILD-OUT (conceptual only)



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