

150MW US Midwest AI Data Center



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A fully operational industrial facility located in the U.S. Midwest is available for sale and presents a compelling opportunity for rapid conversion into a high-capacity AI data center. The site was previously utilized for large-scale computing operations, providing a unique advantage in terms of expedited permitting, established infrastructure, and minimal community or regulatory friction. This enables near-term deployment of AI and cloud computing capacity.

Keypoints

- **Site & Building:** 21-acre site with an approximately 380,000 sq. ft. industrial facility
- **Immediate Power Availability:** 150MW of operational utility power, supported by over three years of stable performance
- **Expansion Capacity:** Approved pathway to scale total capacity to 299MW, including 149MW of incremental capacity confirmed by the utility
- **Electrical Infrastructure:** Dedicated, owner-operated substation with four 138kV to 13.8kV transformers
- **Utility Reliability:** No recorded history of brownouts or major outages; recognized as a priority customer by the utility provider
- **Development Timeline:** Utility upgrade expected within 24–28 months post-agreement; expansion subject to an estimated ~\$35 million standby letter of credit

Strategic Advantages

- **Strategic Location:** Positioned within a 600-mile radius of approximately 60% of the U.S. population, supporting low-latency deployment for AI and cloud services
- **Competitive Power Economics:** Industrial electricity pricing below the U.S. national average (approximately \$0.06/kWh based on a 24-month average), supporting cost-efficient operations
- **Sustainable Energy Profile:** Strong nuclear baseload generation (approximately 32% of regional supply), complemented by access to renewable energy sources including wind and solar
- **Robust Connectivity:** Access to an extensive regional fiber network, including availability of dark fiber, supported by a designated smart digital corridor
- **Favorable Regulatory Environment:** Existing zoning, flexible height allowances, and reduced permitting risk driven by prior large-scale computing use

Current Status

- Asset is actively being marketed for sale
- Load study has been completed; utility construction services agreement is in the final stages of negotiation
- Engineering plans, financial models, and site visits are available upon

TARGET PRICE

\$225,000,000

BUSINESS TYPE

Data Centers

COUNTRY

United States

BUSINESS ID

L#20261016

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