




# AMPLify

6505 W Chandler Blvd., Chandler, AZ



Jones Lang LaSalle Americas, Inc.  
License #: CO508577000

# Building features



8,000 Amps of 277/480 volt power in place



New I-10/Loop 202 Interchange within ±0.25 Miles



±550 Existing parking spaces (with the possibility of expansion)



Up to 40' clear height in the new expansion space



100 percent AC facility



Four dock doors, three grade level doors



Up to six additional loading dock doors available in the new expansion space

# About AMPLify

157,014 SF high tech manufacturing headquarters delivering in Q3 of 2020 with ability to expand up to 260,000 SF (Building can be demised)

Work has started on expanding power up to 12.4MW N+1 with the option to make it N+2 in the future

I-1 zoning, City of Chandler

Permits high tech manufacturing, manufacturing, industrial, office, and data center uses

Optional 50MW on-site dedicated substation (SRP design and load study completed)

Existing site: 157,014 SF on 11.4 Acres

# AMPlify Fiber Map



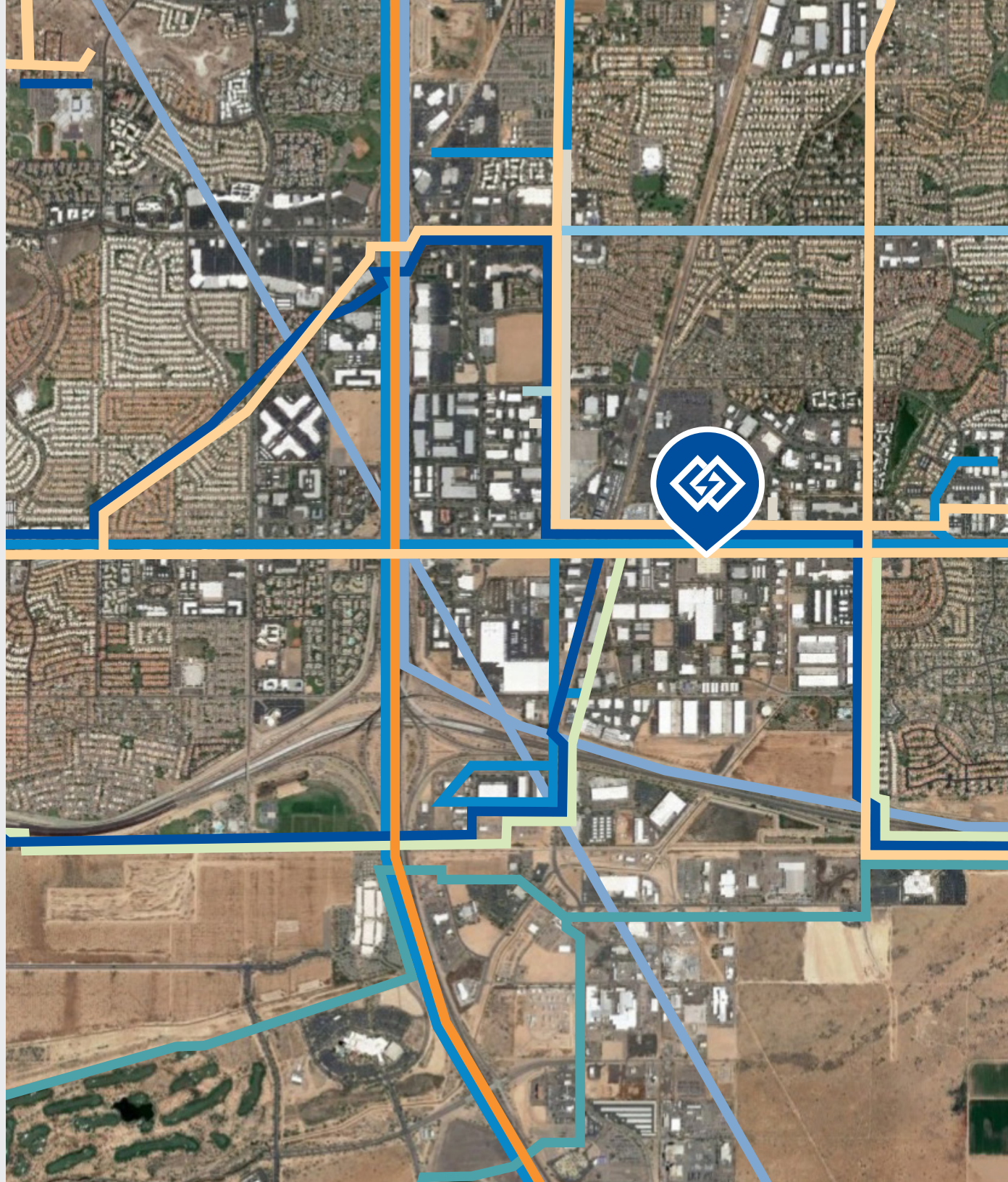
6505 W Chandler Blvd,  
Chandler, AZ 85226

## Metro Networks

- Alluvion Communications
- Electric Lightwave (Integra)
- Integra
- SRP
- Zayo Metro
- Zayo Planned Routes

## Long Haul Networks

- Electric Lightwave Long Haul
- Sprint Long Haul
- redIT





# WHY ARIZONA FOR DATA CENTERS

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## 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 taxes 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.

## Phoenix Market

- + The Phoenix Market boasts unique, compelling reasons to host a data center in the metropolitan. A few of them below:

## Cost of Power

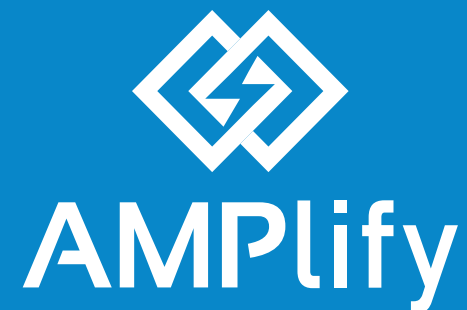
- + The cost of electricity across Greater Phoenix is an approximate range of \$.065 to \$.069 per kilowatt hour. With the power rates in Silicon Valley, California is ranging from \$0.11 to \$0.15 per kilowatt hour, Arizona offers more than 50% in power cost savings.

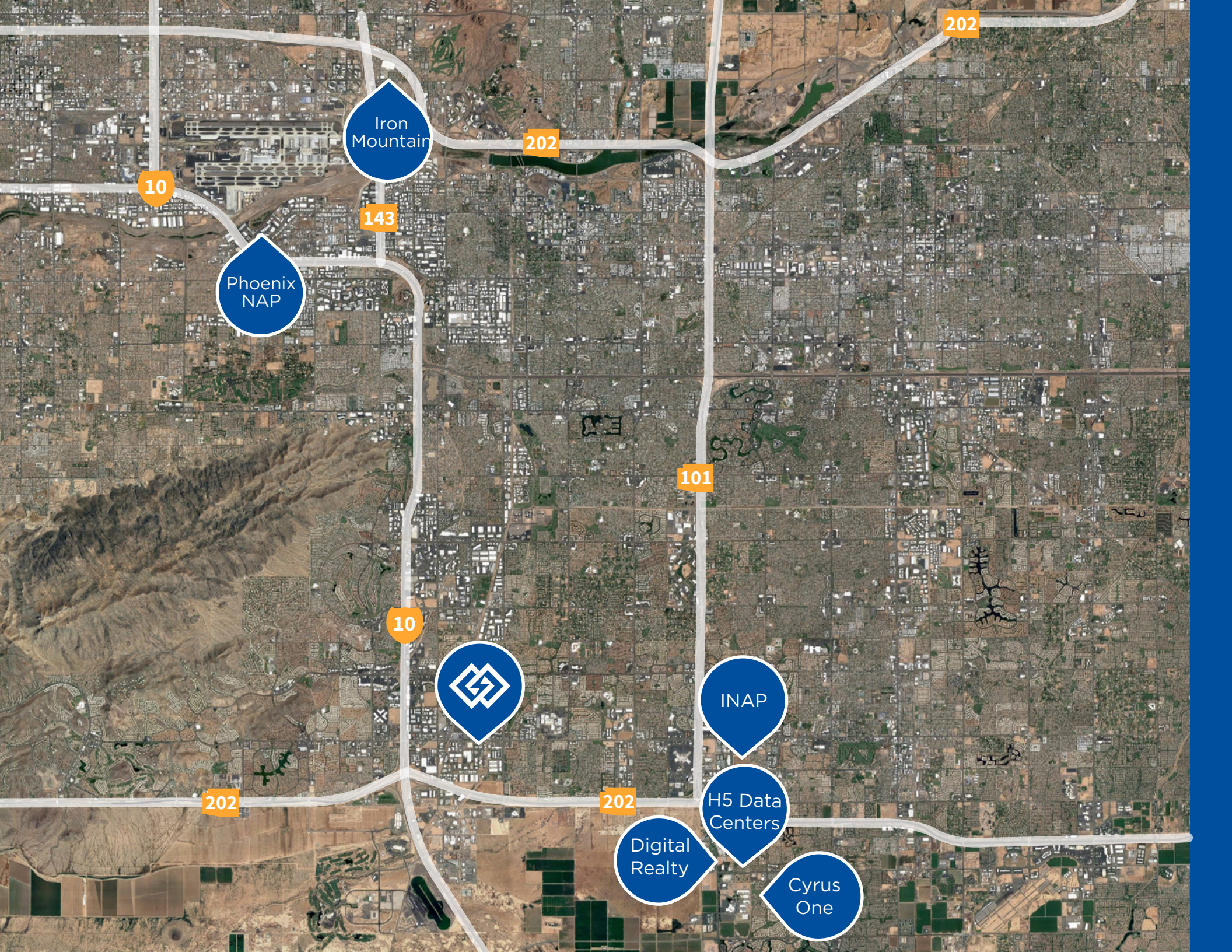
## Phoenix Energy Supply

- + Arizona's diverse fuel supply mix decreases the risk of fuel unavailability, smooths our prices and safeguards against regulation. The Palo Verde Nuclear Generating Station just outside of Phoenix is the largest nuclear facility in the country rated 3,937 net MW per year.

## Taxes

- + Sales tax exemptions for sales and use taxes are provided for data center equipment for owners, operators and colocation tenants of computer data centers who are certified by the Arizona Commerce Authority (ACA).





Iron Mountain

Phoenix NAP



INAP

H5 Data Centers

Digital Realty

Cyrus One

10

143

202

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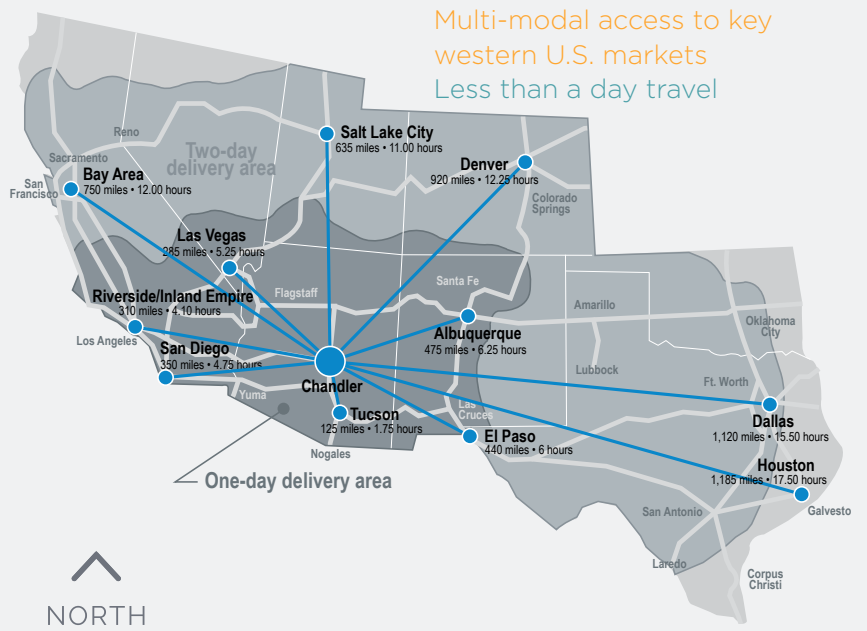
202



## 30-Minute Drive Time Demographics

Population	1,820,910
Households	681,826
Families	416,294
Average Household Size	2.62
Owner Occupied Housing Units	393,595
Renter Occupied Housing Units	366,350
Median age	34.4
Media Household Income	\$63,784
Average Household Income	\$88,209
Population 25+ with a bachelor's degree or higher	434,035

## Regional Drive Times from Site



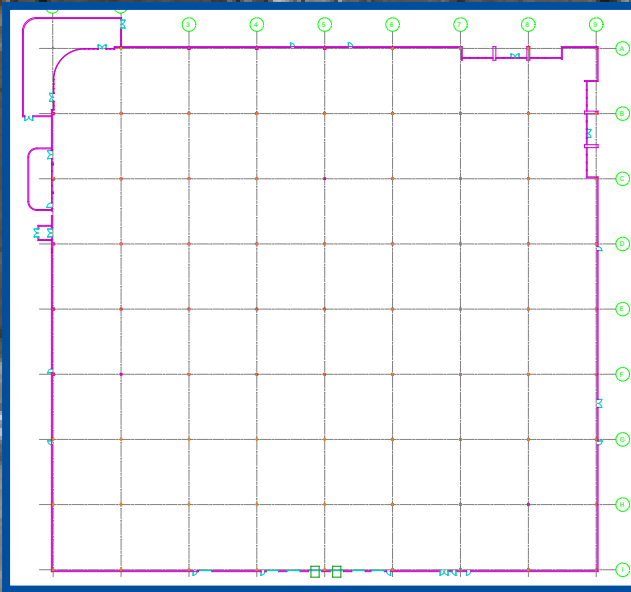
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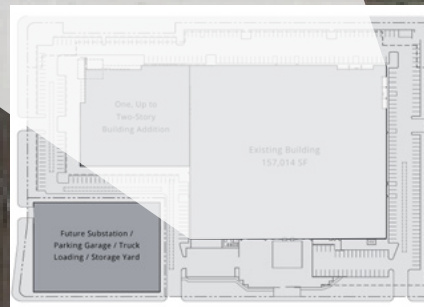
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