



Colliers

Accelerating success.

For Sale/Lease

8000 Baymeadows Way, Building 3 | Jacksonville, FL 32256

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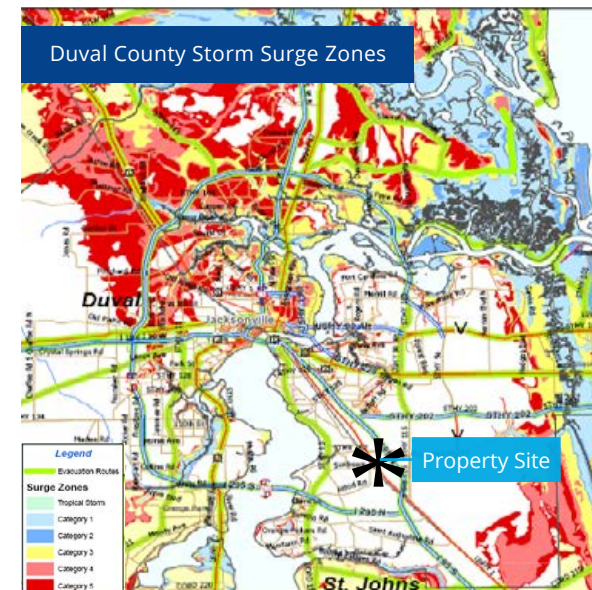
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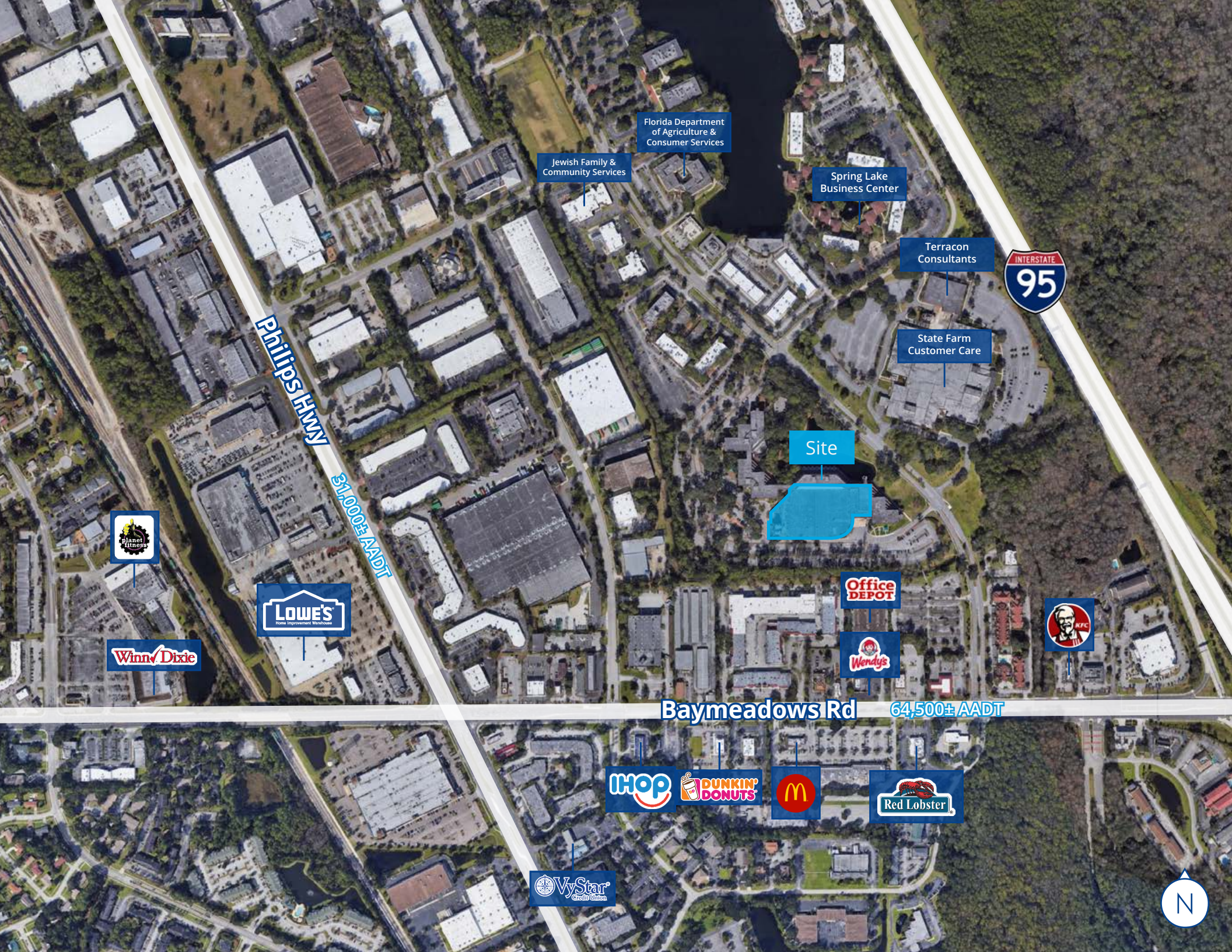
Location & Features

T-Systems Data Center Jacksonville is located in a business park, well separated from the downtown area. The site is readily accessible by staff via personal vehicle through a network of local roads and I-95.

- Located approximately 30 miles south of Jacksonville International Airport
- The T-Systems Jacksonville Data Center is outside of the flood surge for tropical storms and hurricanes of all categories
- 107,475± total building SF
- Zoning: IBP
- 34,123± SF of technology space (raised floor) with 1,998± SF of office space
- Fluorescent lighting
- Dry stand pipe sprinkler system
- Easy access for tractor-trailer deliveries, including seven loading docks
- 26' clear height conditioned warehouse space with concrete floors
- Ample on-site parking provided; 10 spaces/1,000 SF
- Robust infrastructure including four 1,360kW backup power generators

Asking Price: \$8,000,000 | Lease Rate: \$9.00 / SF NNN | NNN: \$3.75 / SF





Florida Department
of Agriculture &
Consumer Services

Jewish Family &
Community Services

Spring Lake
Business Center

Terracon
Consultants

State Farm
Customer Care

Site



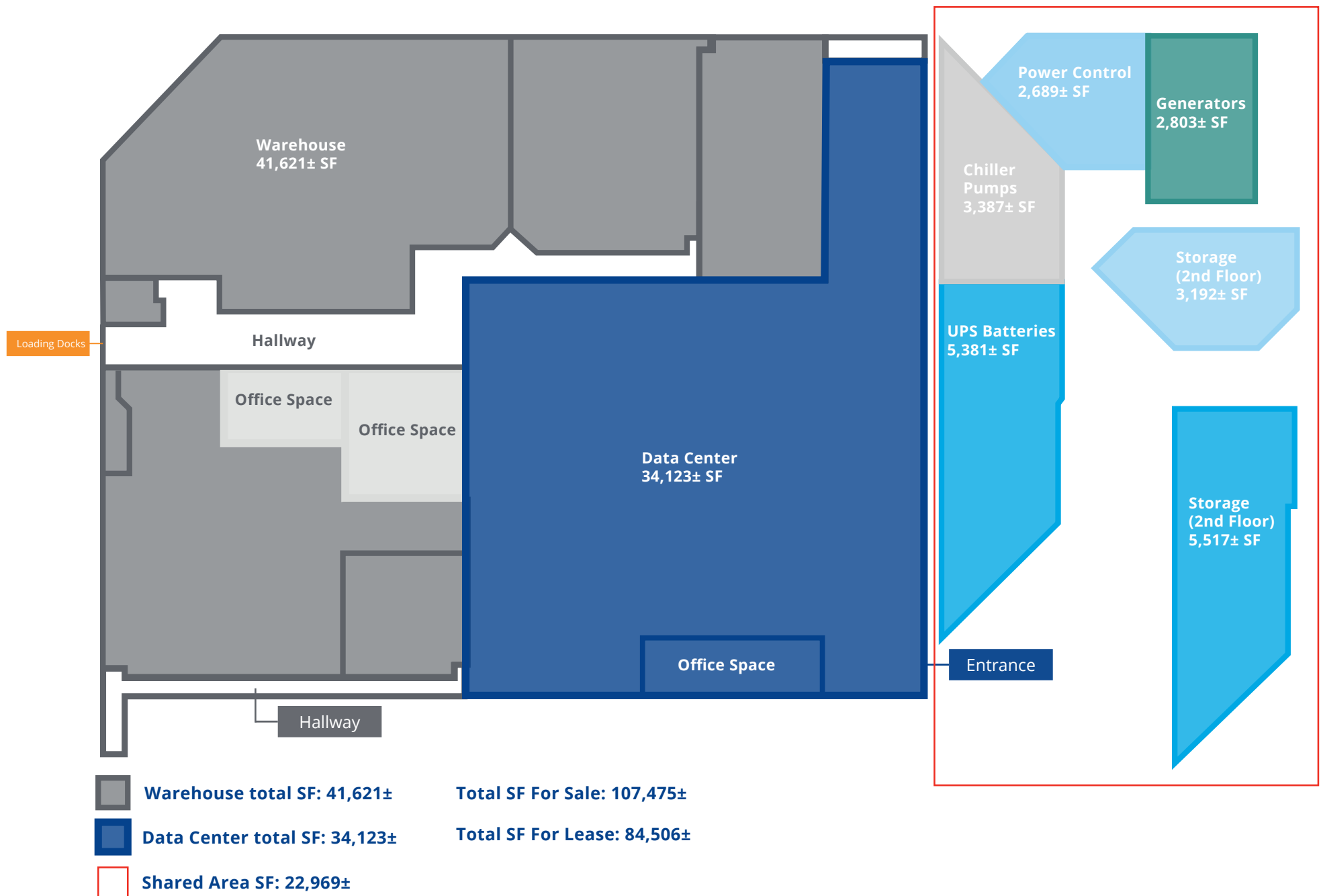
Philips Hwy
31,000±AADT



Baymeadows Rd
64,500±AADT



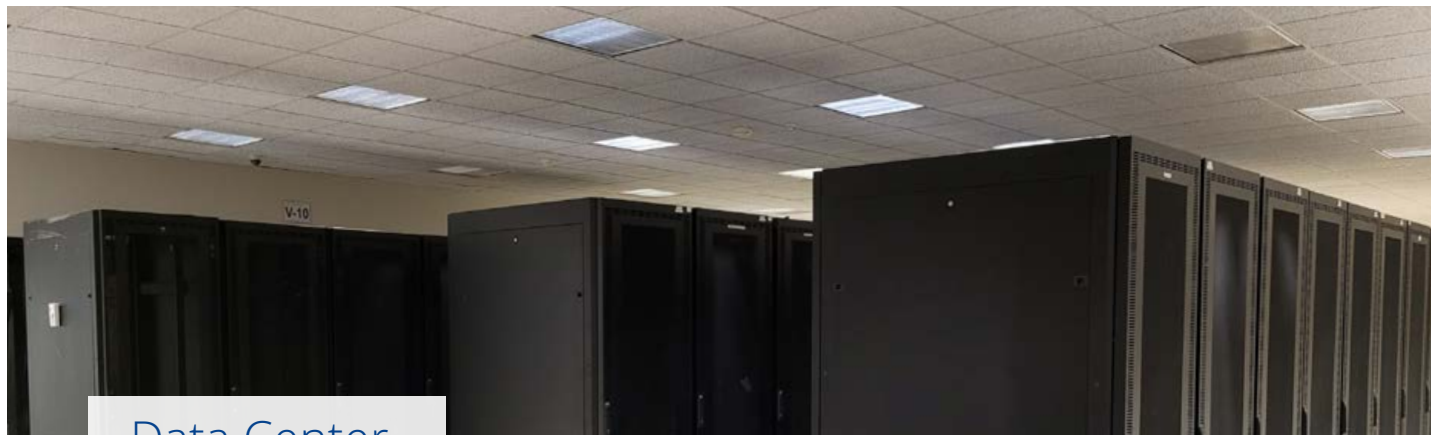
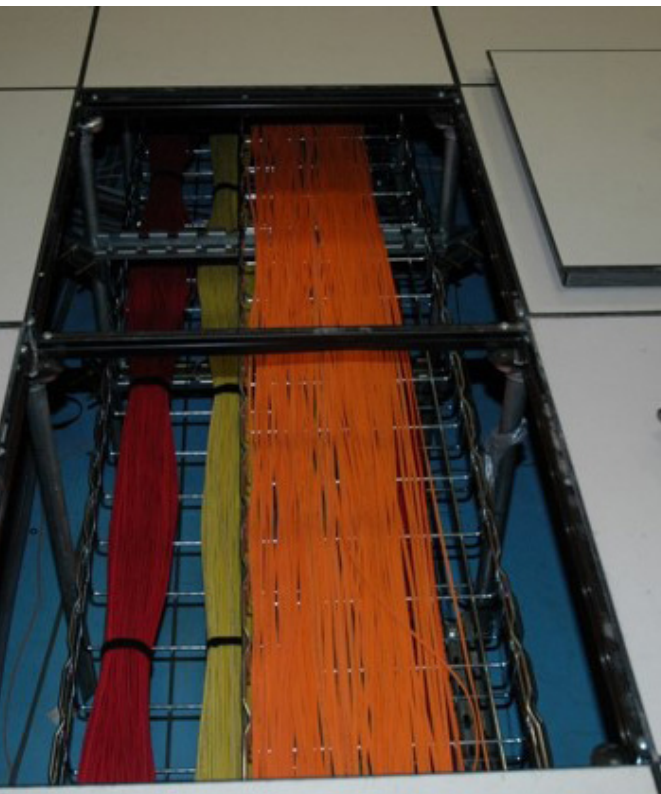
Site Plan





Power

- Standard power options of 120V 15, 20 or 30amp or 208V 20, or 30amps AC
- Dual-corded 0U vertically mounted PDU



Data Center

- The Data Center comprises a total of approximately 34,123± SF
- The technology space is built on a 36" raised floor
- A 3-tier cable management system is used to separate copper, fiber and power

Standard Cabinets

- Front /rear access
- Ability to support 44U in a single cabinet
- 24"W x 48"D x 86" H
- Key locks
- Multiple cable management options



Uninterruptable Power Supply

Redundant / Emergency Power Systems

- Emergency power generation is provided by four, 1360kW Caterpillar diesel generators configured in an (N+1) arrangement
- Three 750kVA (600kW) UPS in a redundant (N+1) configuration provides sufficient back up power to keep facilities operational at maximum load
- In the event of a power outage from the utility power provider, automatic transfer switches ensure a smooth transition to backup power
- Diesel fuel supply for 48-72+ hours and contracts in place with fuel suppliers to constantly deliver diesel if fuel level falls below minimum threshold



Central Chilled Water Plant

Redundant Cooling Systems

- Building complex employs four 500-ton chillers in an (N+1) configuration providing chilled water to distributed air handling units located within the technology space and UPS room
- Data Center humidity level maintained between 40% and 60%
- Data Center temperature maintained between 69° and 72° F



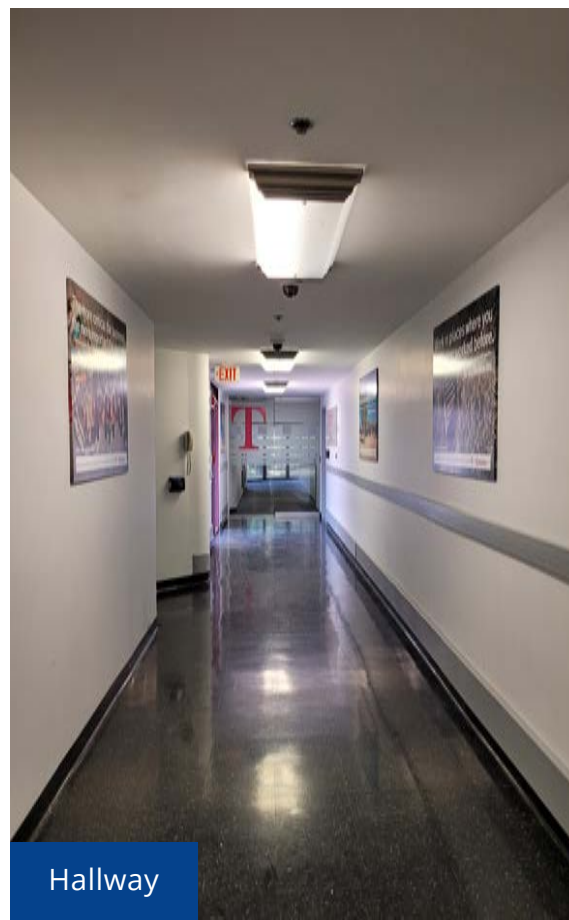
Warehouse



Outdoor Seating



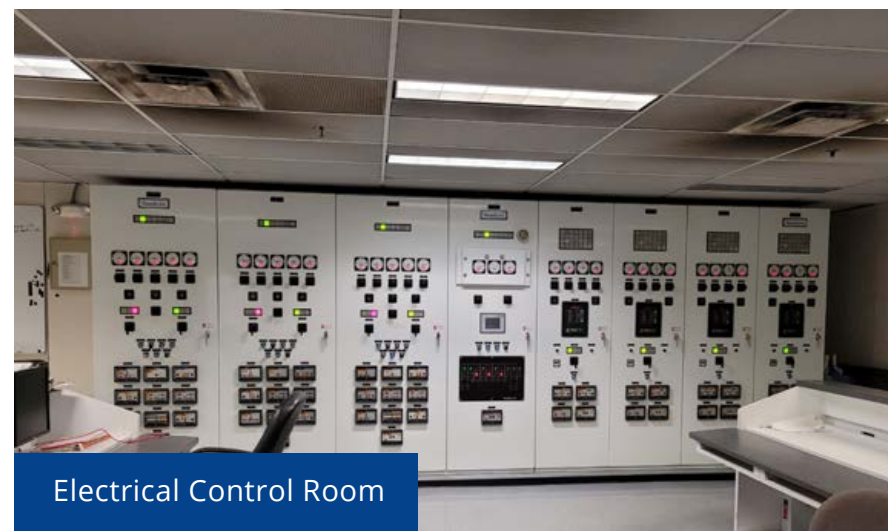
Office Space



Hallway



10,000 Gallon Tank



Electrical Control Room



Loading Docks



Chiller System



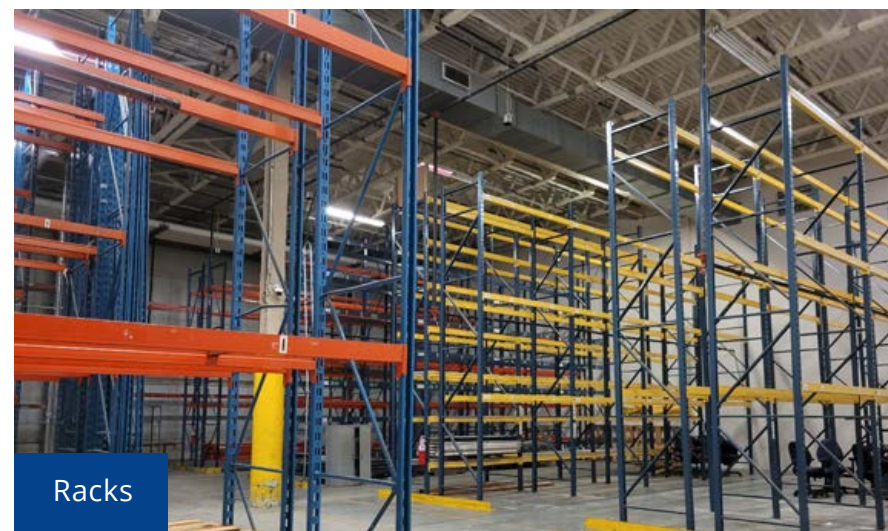
Main Switch Gear



UPS Batteries



Generators



Racks

The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a blue rectangular box with rounded corners. A thin horizontal line runs across the middle of the box, passing behind the text.

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