

**AVISON
YOUNG**

Land Bay 3
41.23 acres | PD-IP

Map Key

 **SUBSTATIONS**

TUSCARORA CROSSING

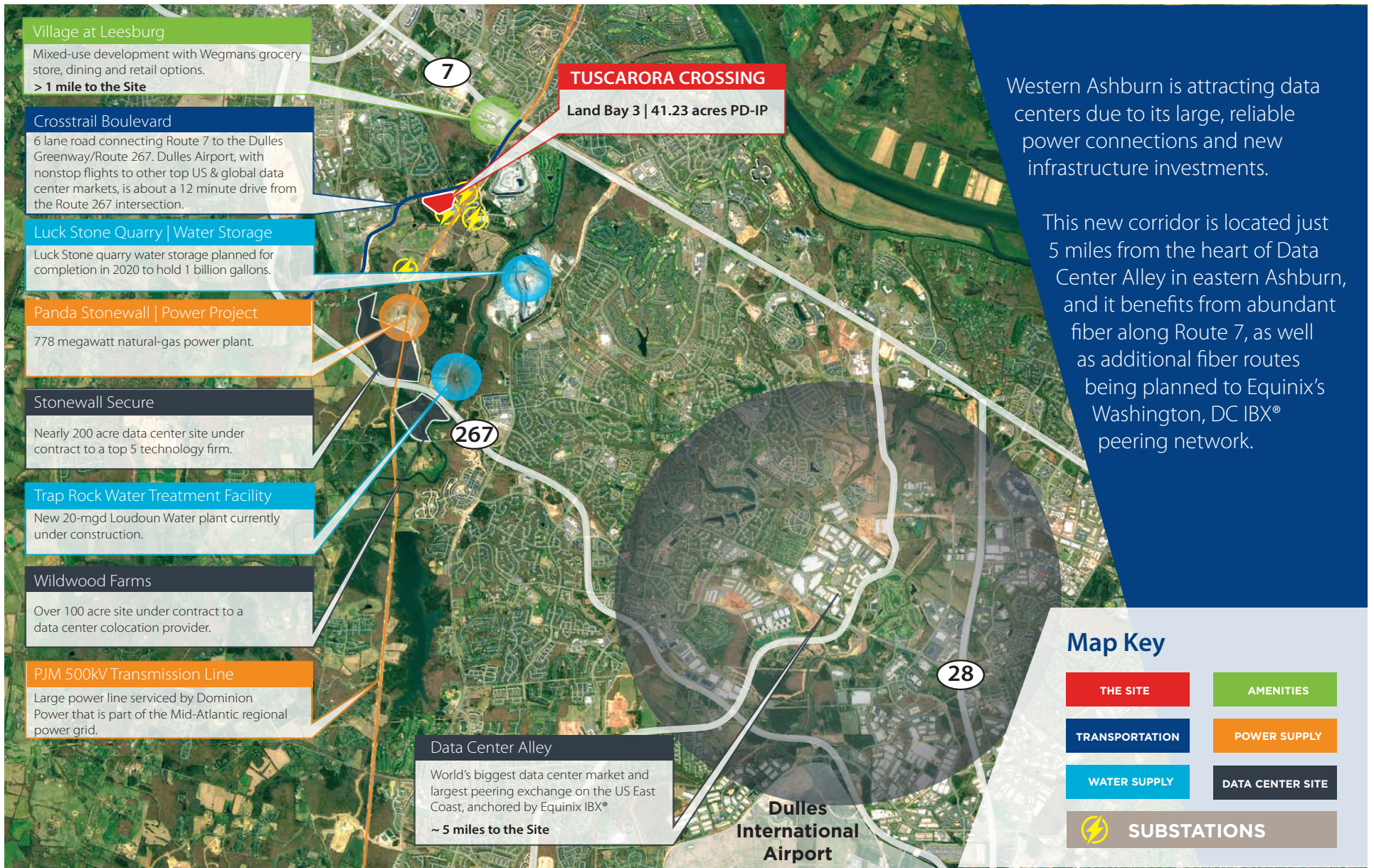
THE BEST DOMINION POWERED SITE IN WESTERN ASHBURN

Tuscarora Crossing is a 250 acre mixed-use development in western Ashburn, just outside the Town of Leesburg, consisting of seven land bays.

Land Bay 3 offers a large data center site zoned PD-IP, where data centers are a by-right use.

This site allows 718,000 SF of data center and up to 1.7 million SF using a special exception from Loudoun County.

Tuscarora Crossing - Western Ashburn Data Center Market



Western Ashburn is attracting data centers due to its large, reliable power connections and new infrastructure investments.

This new corridor is located just 5 miles from the heart of Data Center Alley in eastern Ashburn, and it benefits from abundant fiber along Route 7, as well as additional fiber routes being planned to Equinix's Washington, DC IBX® peering network.

For more information please contact:



8484 Westpark Drive, Suite 150
McLean, VA 22102
avisionyoung.com | 703.288.2700

Tom Sandlin | Principal
703.288.2706
tom.sandlin@avisionyoung.com

Will Turner | Senior Associate
703.288.2705
will.turner@avisionyoung.com

Tuscarora Crossing - Dominion-powered Data Center Opportunity

Reliable Electricity Provided by Dominion Power

There are three substations adjacent to Land Bay 3, a 500kV PJM regional node and Dominion facilities of 230kV and 34.5kV. The 230kV Pleasant View Substation is considered one of Dominion's most reliable due to its adjacency to the PJM 500kV line, from which Dominion draws to serve all of Data Center Alley in eastern Ashburn where AWS, Equinix, Digital Realty, Dupont Fabros, Cyrus One, and other leading data center operations have formed one of the largest clusters in the world.

Infrastructure and Other Property Information

Fiber is available to Land Bay 3 by 11 providers less than a mile away along Route 7, including Century Link, Summit IG, Windstream, XO, Zayo, and others. A fiber loop from Equinix's IBX® building at Beameade Circle is being planned by providers to connect this site and other future data center campuses in the western Ashburn submarket to their peering network.

Water is available from either Leesburg or potentially Loudoun Water with future storage being planned at the nearby retired Luck Stone quarries.

The property has no environmental issues or threats. It is outside the flight path of airplanes and the 500 year flood plain (FEMA zone X, unshaded, which identifies areas with the lowest risk of flooding). It is within seismic zone 1 (or at lowest risk for earthquakes), the same as many data center sites in eastern Ashburn. The region rarely experiences major weather events.

State and local governments are favorable to data center development. Loudoun County staff will assist developers in expediting permitting and construction. The Commonwealth of Virginia also exempts qualifying data center projects from paying the state sales tax for software and equipment used by data center providers and users. This state incentive was recently extended to June 2035.

Expansion Opportunity

There is future potential for an additional 42.3 acre site within Tuscarora Crossing being available for data centers; Tuscarora Crossing could potentially offer up to 83.53 gross acres for data center development, making it one of the last remaining, Dominion-serviced, large sites in this top global data center market.

Tuscarora Crossing will be accessed via Route 7, Crosstrail Boulevard and Kincaid Boulevard and Sycolin Road.



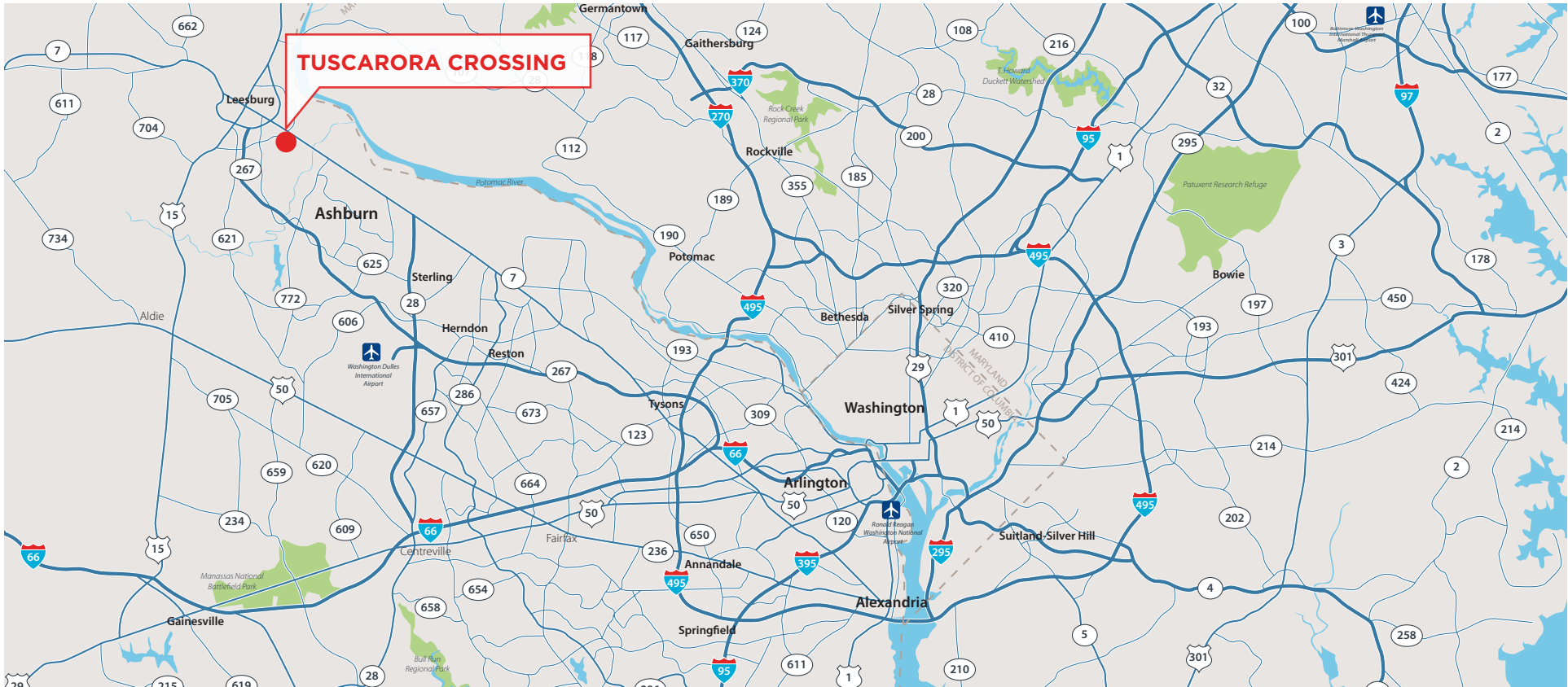
For more information please contact:



8484 Westpark Drive, Suite 150
McLean, VA 22102
avisionyoung.com | 703.288.2700

Tom Sandlin | Principal
703.288.2706
tom.sandlin@avisionyoung.com

Will Turner | Senior Associate
703.288.2705
will.turner@avisionyoung.com



For more information please contact:



avisonyoung.com

8484 Westpark Drive, Suite 150
McLean, VA 22102
703.288.2700

Tom Sandlin | Principal
703.288.2706
tom.sandlin@avisonyoung.com

Will Turner | Senior Associate
703.288.2705
will.turner@avisonyoung.com

© 2017 Avison Young Washington DC, LLC. All Rights Reserved.
The information provided herein was obtained from the sources deemed reliable and is believed to be true; it has not been verified and as such cannot be warranted nor represent any part of any future contract.