MICHIGAN DATA CENTER DEVELOPMENT PORTFOLIO

Premium Locations | Operational Within 12 Months | 100% Capacity

Strategic Power Infrastructure
$90M Generator Investment Included
Renewable Energy Integration

Executive Summary

Michigan offers unparalleled advantages for data center development with its cool climate, affordable power infrastructure, and strategic Midwest location. This portfolio presents four premium properties ready for immediate development, each offering unique advantages for hyperscale data center operations.

Key Advantages

- **Operational Within 12 Months: All properties can achieve 100% operational capacity within one year**
- **$90 Million Generator Investment: 45 diesel generators (3 MW each) for 100 MW total capacity with redundancy**
- **Cool Climate Benefits: Michigan's naturally cool temperatures reduce cooling costs for 6+ months annually**
- **Affordable Power: Primary electric service at nearly 50% lower rates than traditional markets**
- **Renewable Energy Ready: Solar and hydroelectric potential across multiple sites**
- **Strategic Location: Central Midwest positioning within hours of Chicago, Detroit, and Grand Rapids**
- **Redundant Power Infrastructure: Multiple power grids and backup generation capabilities**

Property 1: Lake Michigan Industrial Park

Manistee - Solar-Ready Data Center Development

Location: City of Manistee, Lake Michigan Industrial Park
Total Acreage: 5.4 acres
Lot 12: 2.7 acres (432' frontage on N. Glocheski Dr. / 272' on Washington St.)
Lot 13: 2.7 acres (272' frontage on Washington St. / 432' depth)
Zoning: Light Industrial (ideal for Data Centers and renewable energy operations)
Lease Rate: **$5,000 per month**
Sale Price: **$95,000,000**
Timeline: Operational within 12 months at 100% capacity
Generator Investment: $90,000,000 (45 generators @ 3 MW each)

Infrastructure Advantages

- Massive Power Grid Access: Multiple industrial-grade power feeds ensure high reliability and redundancy
- Natural Gas Service: High-capacity natural gas lines for backup generation and operations
- Solar Rooftop Ready: Full rooftop solar panel coverage across both parcels
- Connectivity: Central location with strong logistics and regional access

On-Site Renewable Power Potential

Covering the rooftops of new development across both parcels (approximately 235,000 sq ft of roof area) with high-efficiency solar panels could generate an estimated

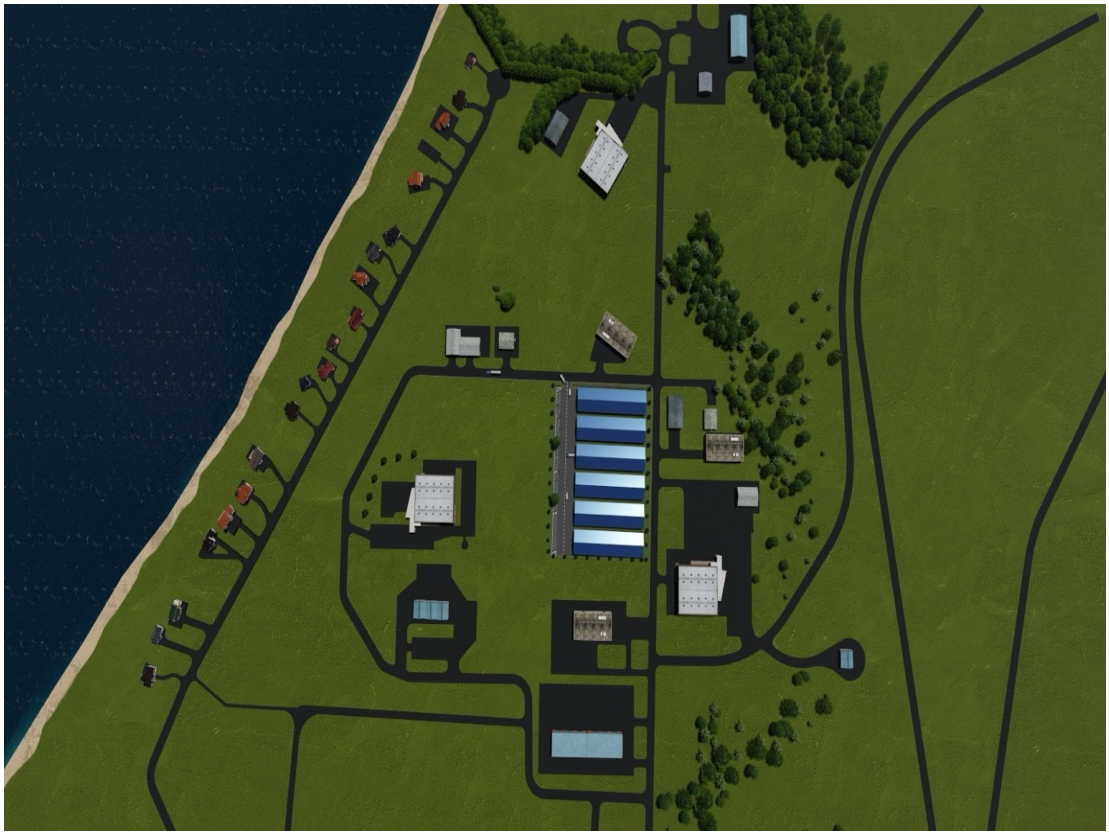
5.5 - 6.0 MW of renewable electricity

This is enough to offset significant data center loads. When paired with Michigan's industrial power grid and natural gas infrastructure, this ensures both cost stability and resiliency.

Why This Location is Ideal

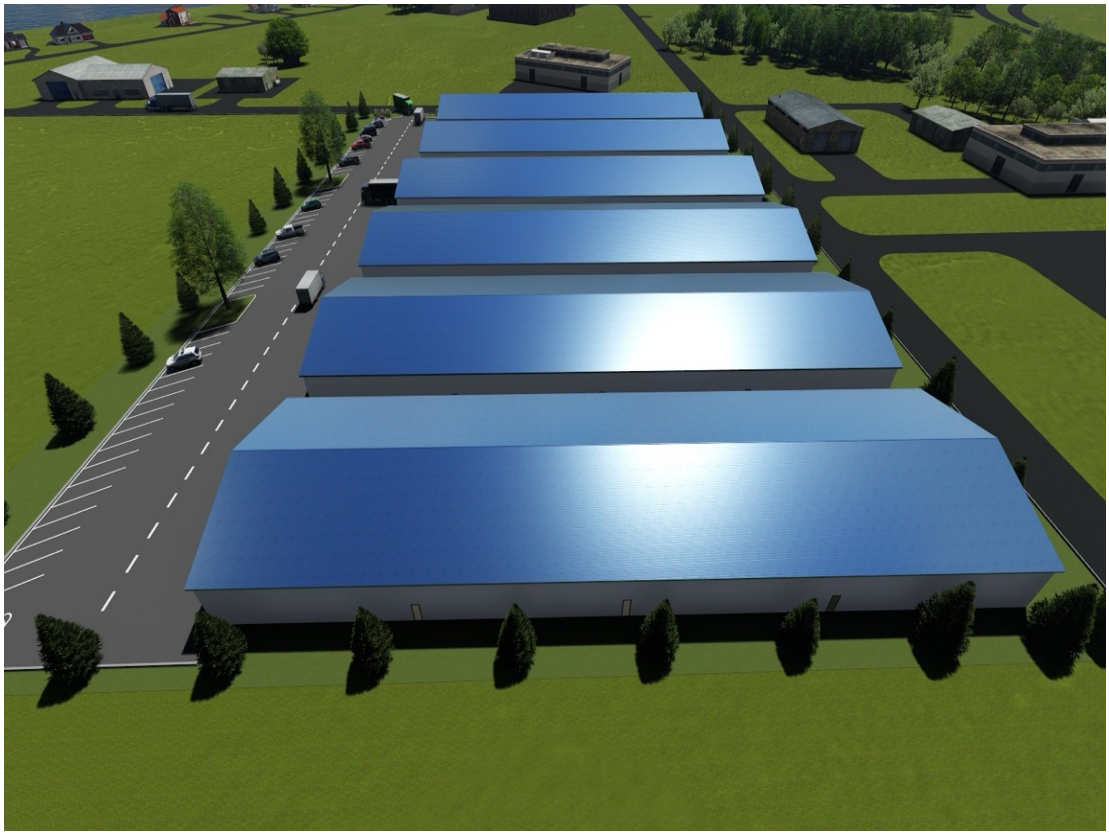
- Cool Climate: Lake Michigan shoreline provides naturally cool temperatures for reduced cooling costs
- Affordable Power: Primary electric service rates nearly half of traditional markets
- Location: Within hours of Chicago, Detroit, and Grand Rapids
- Stable Infrastructure: Direct access to large-scale power and natural gas resources

Site Renderings & Concept Images



Aerial site plan with solar rooftop integration

Conceptual rendering showing full development



Solar panel coverage on facility rooftops

Property 2: Mid-Michigan Data Center Campus

20-Acre Campus with Triple Power Grids & Hydroelectric

Location: Mid-Michigan (30 minutes from Flint, Saginaw, or Lansing / 1 hour from Grand Rapids or Detroit)
Total Acreage: 20 acres
Available Facilities: Multiple industrial-grade buildings suitable for data center operations
Lease Rate: $50,000 per month
Sale Price: $100,000,000
Timeline: Operational within 12 months at 100% capacity
Generator Investment: $90,000,000 (45 generators @ 3 MW each)

Key Energy Features

- Triple Power Grids: Three independent power grids ensure maximum reliability and redundancy
- Primary Electric Service: Direct ownership of transformers and switchgear for approximately 50% cost savings
- Large Gas Service: High-capacity natural gas available onsite
- Hydro Potential: Dam on river with run-of-the-river hydroelectric generation capability (0.2 MW)
- Solar Ready: Expansive 18 acres available for large-scale ground-mount solar (3.0 MW capacity)

On-Site Renewable Power Production Potential

Source	Capacity	Annual Value
Solar PV (ground-mount, 18 acres)	3.0 MW	$336,000
Run-of-River Hydro (river dam)	0.2 MW	$84,000
Total Combined	**3.2 MW**	**$420,000**

Annual Generation: ~5.26 GWh | Estimated Value: $315,000 - $525,000 per year (depending on energy pricing)

Additional Campus Features

- Newly renovated office and support space
- Expansive paved parking and logistics areas
- Abundant land for future expansion
- Extremely competitive leasing rates compared to major markets

Property Images

Exterior facility view with parking

Modern renovated office space

Additional campus building

Property 3: Chesaning Data Center Facility

38,000 Sq Ft Ready-to-Deploy Facility

Location: Chesaning, Michigan
Building Size: 38,000 sq ft
Zoning: Commercial / Industrial
Lease Rate: **$15,000 per month**
Sale Price: **$90,600,000**
Timeline: Operational within 12 months at 100% capacity
Generator Investment: $90,000,000 (45 generators @ 3 MW each)

Key Features

- 38,000 sq ft facility suitable for data center use
- Robust structure with ample open floor space
- Multiple offices and support areas
- Ample parking and site access
- Strong electrical and mechanical infrastructure potential
- Expansion opportunities available

Facility Images

Exterior front view of facility

Interior room with large windows

Alternate exterior view

Interior hallway access

Large open interior with high windows

Additional hallway view

Architectural rendering of redevelopment

Proposed floor plan layout

Property 4: Michigan Industrial Facility

46,820 Sq Ft Industrial Complex on 8.55 Acres

Location: Michigan
Building Size: 46,820 sq ft (L-shaped configuration)
Lot Size: 8.55 acres
Year Built: 1996
Zoning: Commercial, Manufacturing, Warehouse uses
Construction: Steel, block, vinyl & aluminum with slab foundation
Lease Rate: **$25,000 per month**
Sale Price: **$98,000,000**
Timeline: Operational within 12 months at 100% capacity
Generator Investment: $90,000,000 (45 generators @ 3 MW each)

Key Features

- Fully insulated, high-ceiling structure ideal for data center conversion
- Multiple overhead doors and industrial cranes
- Explosion-proof painting/application area
- Air recovery systems installed
- Office, breakroom, and mezzanine storage
- Maintenance garage with additional cranes
- Large yard space for staging or expansion

Utilities & Infrastructure

- Three-phase electric service
- Natural gas supply
- Well water & private septic system
- Asphalt & metal roof

Facility Images

Interior bay with overhead crane and doors

Large open interior workspace

Office and breakroom facilities

Overhead view of air recovery system

Forklift and interior garage doors

Expansive warehouse floor with cranes

Exterior building front view

Exterior view with office section

Interior wide view with multiple cranes

Data Center Power Strategy

$90 Million Generator Fleet & Demand Response Benefits

To guarantee reliable operations prior to grid interconnection, our data center strategy includes a dedicated fleet of diesel generators. This ensures operational continuity and unlocks significant financial advantages through active participation in Demand Response Programs (DRP).

Generator Investment Breakdown

Component	Investment
34 Primary Generators (3 MW each)	$68,000,000
11 Redundancy Generators (3 MW each)	$22,000,000
Total Generator Investment	**$90,000,000**
Total Capacity	**100 MW (Base + Redundancy)**

Strategic Benefits

1. Reliable Power Supply

By deploying 34 generators to meet baseline requirements, we ensure continuous 100 MW capacity. The additional 11 units create robust redundancy, preventing downtime even during maintenance or unexpected equipment outages.

2. Financial Advantages Through Demand Response

Our generator fleet enables participation in DRP initiatives. By temporarily offloading demand from the grid during peak times, we gain direct financial incentives, reduce energy costs, and support regional grid stability.

3. Optimized Operations

Operating with redundancy means generators run within their optimal performance range, extending equipment lifespan, reducing maintenance costs, and maintaining peak efficiency.

4. Strategic Energy Positioning

This approach allows our data center not only to operate independently until permanent grid connection is secured, but also to leverage its generator fleet as a strategic asset in energy markets, enhancing financial and operational standing in the industry.

Contact Information

For detailed site plans, technical specifications, and investment discussions:

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Dynamic Development Opportunities in Michigan

Ready to Deploy • Operational Within 12 Months • 100% Capacity