

Amsterdam
 Atlanta
 Barcelona
 Baltimore
 Bellevue
 Berlin
 Birmingham, USA
 Birmingham, UK
 Boston
 Bratislava
 Bristol
 Brussels
 Bucharest
 Budapest
 Cardiff
 Charlotte
 Chattanooga
 Chicago
 Chicago Suburban
 Connecticut
 Copenhagen
 Detroit
 Dublin
 Edinburgh
 Frankfurt
 Glasgow
 Hong Kong
 Huntsville
 Inland Empire
 Jacksonville
 Knoxville
 Leeds
 Lisbon
 London
 Los Angeles
 Madrid
 Manchester
 Maryland Suburban
 Memphis
 Mexico City
 Minneapolis-St. Paul
 Montreal
 Moscow
 Munich
 Nashville
 New Delhi
 New Jersey South
 New York City
 Norfolk
 Orlando
 Ottawa
 Panama City Beach
 Paris
Parsippany
 Pittsburgh
Philadelphia
 Phoenix
 Portland
 Prague
 Princeton
 Richmond
 San Diego
 San Fernando Valley
 San Francisco
 San Gabriel Valley
 Seattle
 Seoul
 Shanghai
 Singapore
 South Bay
 Stamford
 Sydney
 Tacoma
 Tallahassee
 Tampa
 Tokyo
 Toronto
 Vancouver
 Ventura
 Vienna
 Warsaw
 Washington D.C.
 Wilmington DE

Met Ed Regional Operations Center

*A 292,000 Square Foot
Critical Operations Center*

Reading, Pennsylvania



119 CHERRY HILL ROAD
 PARSIPPANY, NEW JERSEY
 (973) 299-3000
 NEW JERSEY HEADQUARTERS

1101 WEST DEKALB PIKE
 WAYNE, PENNSYLVANIA
 610-265-0600

TRANSACTION SERVICES • OWNERSHIP SERVICES • INVESTMENT SALES

Van Reed & Bern

Church Road - Reading, PA



BUILDING SPECIFICATION SHEET

Total Facility Size: 292,767 SF Gross
Site Size: 19.02 Acres
Tenancy: Single-tenant corporate facility
Zoning for Data Centers: No re-zoning required, currently operating data center

Floor Plates:

Building #1:	Size:
- Floor "A"	33,352
- Floor "B"	33,512
- Annex Bldg.	11,247
- Floor "C"	34,078

Building #2:	Size
- Floor "A1"	42,191
- Floor "A"	47,731
- Floor "B"	48,163
- Floor "C"	42,490

Slab-to-Slab Heights:

Building #1:

- Floor "A" to "B" – 19.5' (Below Grade)
- Floor "B" to "C" – 16.67'
- Floor "C" to Roof – 15'

Building #2:

- Floor "A1" – "A" – 18.5' (Below Grade)
- Floor "A" – "B" – 16' (Below Grade)
- Floor "B" – "C" – 16.67'
- Floor "C" – Roof – 15'

Live Load Capacities:

Building #1:

- "A" Floor – Slab on grade
- "B" Floor – 100 lbs/sf
- "C" Floor – 70 lbs/sf except in the EDS area where it is 100 lbs/sf

Building #2:

- All floors – 150 lbs/sf

Elevation of lowest floor:

- 89' above 100 year (flood plain)
- 85' above 500 year (flood plain)
- 4000' from 500 year flood zone

John Susanin



610.265.0600

jsusanin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.

Van Reed & Bern

Church Road - Reading, PA



BUILDING SPECIFICATION SHEET

Ground Water Risk:	Zero
Access to highway:	400 Feet
Parking for autos:	718
Distance from active railroad line:	2.4 Miles
Distance from a nuclear generating station or nuclear waste storage facility:	25 Miles to nearest nuclear facility, 50 Miles to second Nuclear plant

BUILDING FLOOR PLATE

Truck loading docks:	There are (2) tailgate landing areas, one in the Annex Building and one in Building #2.
Site perimeter security buffer:	Along the southwest edge of the property there is an area approximately 100 feet long, in which the building is set back 37 feet. All other areas are in excess of 50.

BUILDING EXPANSION

Availability Of Contiguous Growth:	Yes, at the loss of parking.
------------------------------------	------------------------------

BUILDING CONSTRUCTION

Material:	Concrete, masonry and steel
Number of stories:	Building #1 – 3 stories, one below grade Building #2 – 4 stories, two below grade
Utility Service – Water:	(2) 4" Domestic water lines, (1) in each building with an interconnect. (2) 8" fire lines, (1) in each building All water lines are from the same meter pit Well – used for emergency only, non-potable
Utility Service – Telephone:	Verizon has two separate fiber cables connected to the building from two different CO's; GPU Telecom also provides service, including available dark fiber
Utility Service – Gas:	None

John Susanin



610.265.0600

jsusanin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.

Van Reed & Bern

Church Road - Reading, PA



BUILDING SPECIFICATION SHEET

SITE INFRASTRUCTURE

**Power Service
Quantity & Type:**

Building 1: Three (3) 2,000 KVA @ 13,200 V
Building 2: Three (3) 1,500 KVA @ 13,200 V
Total service is 10.5 MVA..

Utility Service – Electrical:

Complex is served by 13.2 KV line #790 from Bern Church substation. A diversely routed 13.2 KV line (#791) will be stubbed to curb. 13.2 KV line #793, from Riverview substation, is adjacent to the property.

TELECOMMUNICATIONS

Fiber connection to the FirstEnergy telecom company, which connects to most major carriers, in addition to Verizon service. Diverse service to two Verizon central offices. Dual points of entry, cross-connection.

MECHANICAL

Cooling Capacity:

Building #1:

- (2) 230 ton Trane units with heat recovery
- Standby cooling – (2) York units

Building #2:

- (3) 250 ton Carrier units and (1) 250 ton Trane unit,
- (2) have heat recovery

Water Leak Detection System:

Yes

Back-up Water Supply for Cooling Towers:

Yes, initial backup is the alternate domestic feed and then the well

FIRE PROTECTION

Type installed:

Building #1:

- Sprinkler in the east wing
- Halon – Data Center, dispatch computer room, storage area and vault

Building #2:

- Sprinkler in the general office area
- Halon in the data centers

John Susanin



610.265.0600

jsusanin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.

Van Reed & Bern

Church Road - Reading, PA



BUILDING SPECIFICATION SHEET

Entire building covered:

Building #1 – No
Building #2 - Yes

HSSD Coverage:

Full coverage

SECURITY SYSTEMS

Access Control:

Yes

Remote Monitoring:

Yes

EXISTING RAISED FLOOR

Total raised floor area:

146,030 Square Feet

Building #1:

- "A" Floor – partial, 8,300sf
- "B" Floor – partial, 3,760sf
- "C" Floor – partial, 6,765sf

18,825 SQ FT TOTAL

Building #2:

- "A1" Floor – partial, 19,825sf
- "A" Floor – entire floor, approx. 42,000sf
- "B" Floor – partial, 23,380sf
- "C" Floor – entire floor, approx. 42,000sf

127,205 SQ FT TOTAL

EXISTING EMERGENCY POWER

Building #1:

- 1250 KW generator, supports Building #2 UPS system which in turn supports various locations throughout the complex
- 80 KW generator, Life Safety

Building #2:

- 200 KW generator, life safety
- Switchgear installed for expansion of generator capacity

John Susanin



610.265.0600

jsusanin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

Van Reed & Bern

Church Road - Reading, PA



BUILDING STRENGTHS OVERVIEW

- Size:** Few facilities this large were ever constructed, and fewer still have been available for acquisition. The overall size also allows flexibility over the asset lifecycle, allowing a user to potentially space bank for the future, and deploy new operations / infrastructure without disrupting active operations.
- Structure:** The building has both the structural capacity for data center equipment (150 Lbs/Sq FT) and the floor-to-floor height already established for raised floor construction. Building 2 has large structural column distance that will allow higher utilization in computer hardware layout.
- Layout:** Given that each building was designed to operate independently, the facility is uniquely configured to provide 2N redundancy for critical operations. Another unique benefit of the facility is that it offers a significant amount of secure, below-grade space that would be prohibitively expensive for a user to duplicate.
- Power:** The public utility electrical distribution system in the vicinity of this facility can provide dual-source, 13.2kv capability from independent substation locations. The electrical sources are from two different 69kv x 13.2kv substations. One substation is located within 10 miles of the facility to the northwest while the other substation is within 10 miles of the facility to the northeast. Potential buyers may choose to install an alternate source transfer scheme to take advantage of the dual-source capability in the vicinity of this facility. The utility has an established alternate source rate for critical need customers.
- Additionally, the primary high-voltage power transmission throughout the Reading area is configured in a ring around the region. The substations serving the facility are located on this ring. Thus, even if there is a fault on the high-voltage transmission network, any potential service interruption is minimized.

John Susinin



610.265.0600

jsusinin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

Van Reed & Bern

Church Road - Reading, PA



BUILDING STRENGTHS OVERVIEW

(Power cont'd)	The facility's internal electrical distribution system consists of two separate and independent bunkered 13.2kv x 480v substations located on the property. The total substation transformer capacity is 10.5MVA. This consists of one substation with three 2MVA transformers and a second substation with three 1.5MVA transformers. The secondary (480v) side of each substation may be networked together for additional reliability.
Protection:	The building has used good practice in establishment of both grounding and lightening protection systems. After re-certification these systems have high re-use potential. The sprinkler system will also have re-use potential. Testing will confirm extent of additional life for the fire protection system. FirstEnergy has stockpiled a large quantity of reserved capacity Halon fire suppression gas. Due to system age this asset may have limited potential, however existing systems could be re-charged without the hardware replacement usually necessary for this type of system.
Fiber:	Connectivity to two Verizon COs, FirstEnergy's proprietary network, and available conduit.
Location:	Reading is approximately 120 miles from New York City, 150 miles from Washington DC, and 60 miles from Philadelphia, making it a potential secondary site for both Virginia and New York based primary centers.
Availability:	Due to the active nature of the current systems, the existing systems could be used while replacement options are designed and installed. A smaller deployment with a higher electrical density could be accommodated with minor adjustments to the current plant. This option could provide schedule flexibility for a phased project plan.

John Susanin



610.265.0600

jsusanin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.

Van Reed & Bern Church Road - Reading, PA



SITE PLAN



John Susanin

 **GVA Smith Mack**

610.265.0600

jsusanin@gvasmithmack.com

Colton Brown

 **GVA Williams**

Real Estate Services Worldwide
www.gvawilliams.com

973.299.3000

cbrown@gvawilliams.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.

Van Reed & Bern Church Road - Reading, PA



REPRESENTATIVE FLOOR PLATES



Van Reed & Bern

Church Road - Reading, PA



John Susanin

 **GVA Smith Mack**

610.265.0600

jsusanin@gvasmithmack.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.

Colton Brown

 **GVA Williams**

Real Estate Services Worldwide
www.gvawilliams.com

973.299.3000

cbrown@gvawilliams.com

Van Reed & Bern

Church Road - Reading, PA

**For more information or to
schedule an inspection
please contact:**

Exclusive Agents:

Colton Brown
GVA Williams
973.299.3000

John Susanin
GVA Smith Mack
610.265.0600

John Susanin



610.265.0600

jsusanin@gvasmithmack.com

Colton Brown



973.299.3000

cbrown@gvawilliams.com

All information furnished regarding properties for sale, rental or financing is from sources deemed reliable but no warranty or presentation is made as to the accuracy.