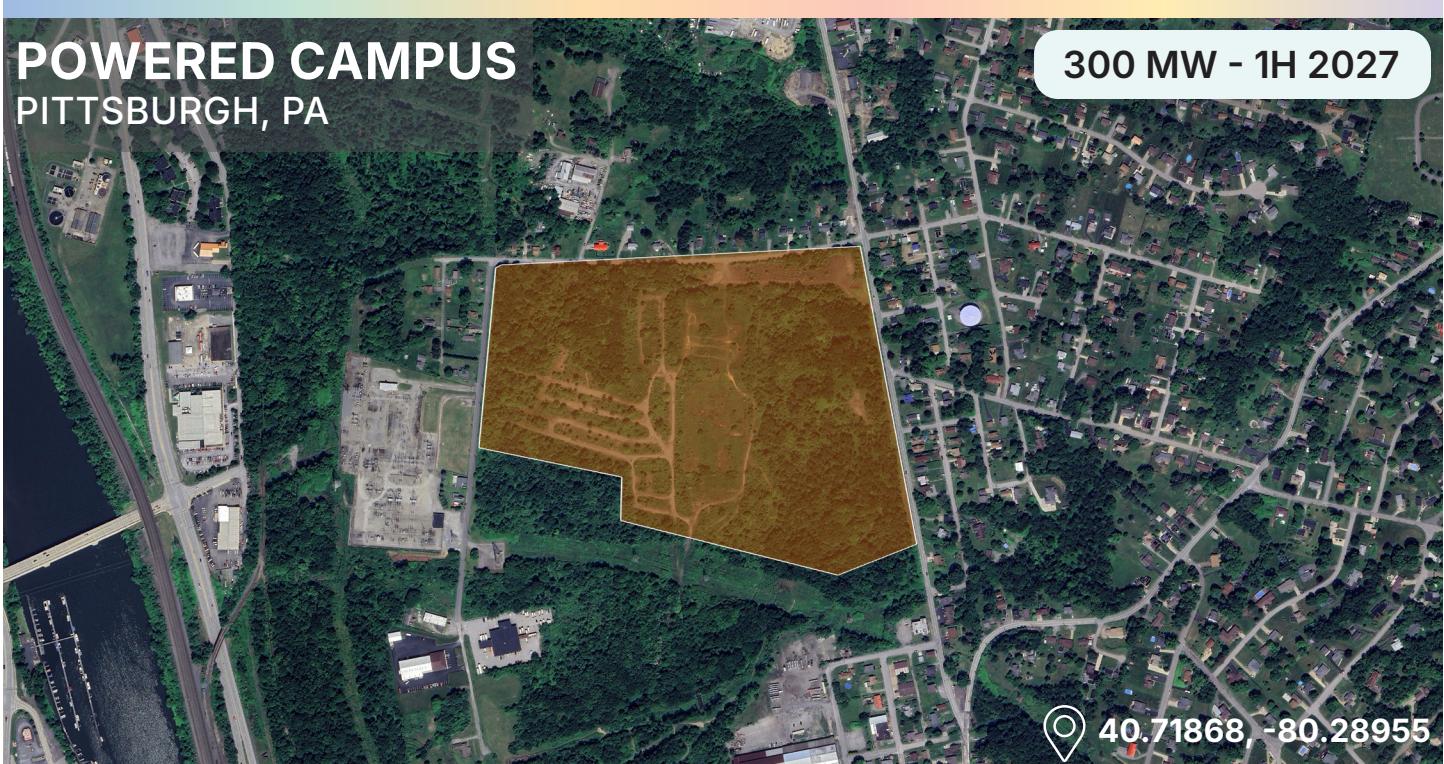


POWERED CAMPUS

PITTSBURGH, PA

300 MW - 1H 2027



300 MW



1H 2027



55 acres



Fully Entitled



Campus Details

- ▶ 55 acre campus in Rochester, PA
- ▶ Adjacent natural gas pipeline
- ▶ Test fitted for 300 MW substation
- ▶ Fully entitled for data center use
- ▶ One of Duquesne Light largest substations adjacent to campus



Power Availability

Utility

Provider: Duquesne Light
Capacity: 300 MW
Status: In queue

Natural Gas

Pipeline: Natural Fuel Gas Pipeline
Capacity: 44.9 Bcm/y / 1,588 Bcf/y
Distance: On site



Property & Zoning

Size: 55 acres / 22 hectares
Zoning: Light Industrial
Status: Fully entitled
Airport: PIT - 16 miles / 26 kilometers



Nearby Campuses

Aligned
DataBank
Five 9's
Ardent
H5

9 miles / 15 kilometers
19 miles / 31 kilometers
20 miles / 32 kilometers
20 miles / 32 kilometers
25 miles / 40 kilometers

FOR MORE INFORMATION:
VOLTERRAADVISORS.COM
SITES@VOLTERRAADVISORS.COM

 **Volterra**
Advisors