
**Madison County
Port Authority
Introduction Meeting
1/8/2025**



**S E N T I N E L
D A T A C E N T E R S**

CONFIDENTIAL



INTRODUCTION TO
SENTINEL



PREVIOUS
PROJECTS



MARKET OVERVIEW



SITE OVERVIEW



PRELIMINARY TEST
FITS & CONCEPTUAL
VISUALIZATIONS



NEXT STEPS

Agenda

Sentinel Data Centers



S E N T I N E L
D A T A C E N T E R S

Founded in 2001.

Affiliate of Rabina Properties (50+ year history of industrial and residential development and long-term ownership).

Customers include credit tenants across the financial, healthcare, pharmaceutical & technology industries.

Over \$1B of completed construction value with over \$1B currently in construction.

Past Projects



Case Study:

Hyperscale, Virginia



- Greenfield build-to-suit and lease to Confidential Tenant in Ashburn, VA
- ~250,000 gross sf shell (150mph, steel/precast, membrane roof)
- Tier III+ design topology with N+1 electrical / N+2 mechanical
- Full fault tolerance
- Two (2) ~30,000 square foot data halls w/ custom cooling solution
- ~20,000 sf high end office, ops , disk erase and other ancillary spaces included in Sentinel Scope with full-service cafeteria
- Three physically diverse telecommunications points of entrance
- 24-hrs onsite water & fuel storage



Case Study:

Enterprise Facility, New York

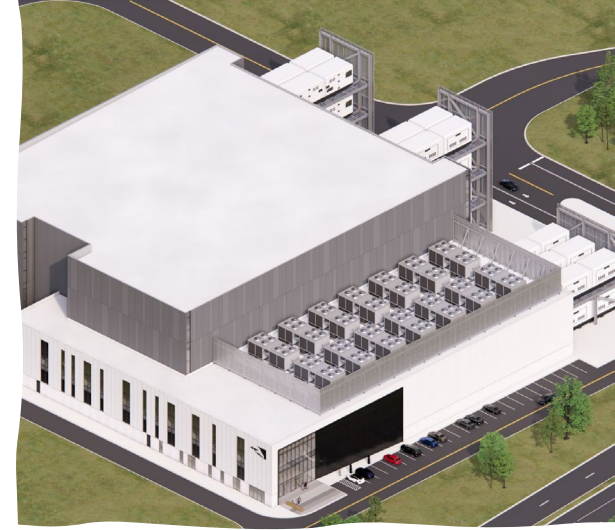


- Greenfield build-to-suit and lease to Confidential Tenant in Rockland, NY
- ~130,000 gross sf shell (150mph, steel/precast, concrete roof)
- Tier III+ design topology with 2N electrical / N+2 mechanical
- Full fault tolerance
- First data center to be certified LEED Gold v4
- Full “IT Fit-out” included in Sentinel Scope: Tray, RPPs, Racks, Whips, Low Voltage, Containment, Security, etc.
- ~20,000+ sf high end office, ops , and other ancillary spaces included in Sentinel Scope with full-service cafeteria



Case Study:

Virginia (In Progress)



- Shovel-Ready, Ground break 2025 Q2
- 4-Story Data Center Core & 2-Story Infrastructure Core, ~400,000 gross sf shell (120mph wind, steel/precast, membrane roof)
- Tier III+ design standard, critical topology configurable to BR or DR
- Up to 8x 50,000 sf data halls, 300w/sf, configurable to 4x1000sf halls up to 400w/sf
- Process water cooling plant yielding Peak PUE <1.2, annualized PUE <1.1.
- Three physically diverse telecommunications points of entrance
- 24-hrs fuel storage, 2N make-up water services
- 20,000sf configurable tenant support space



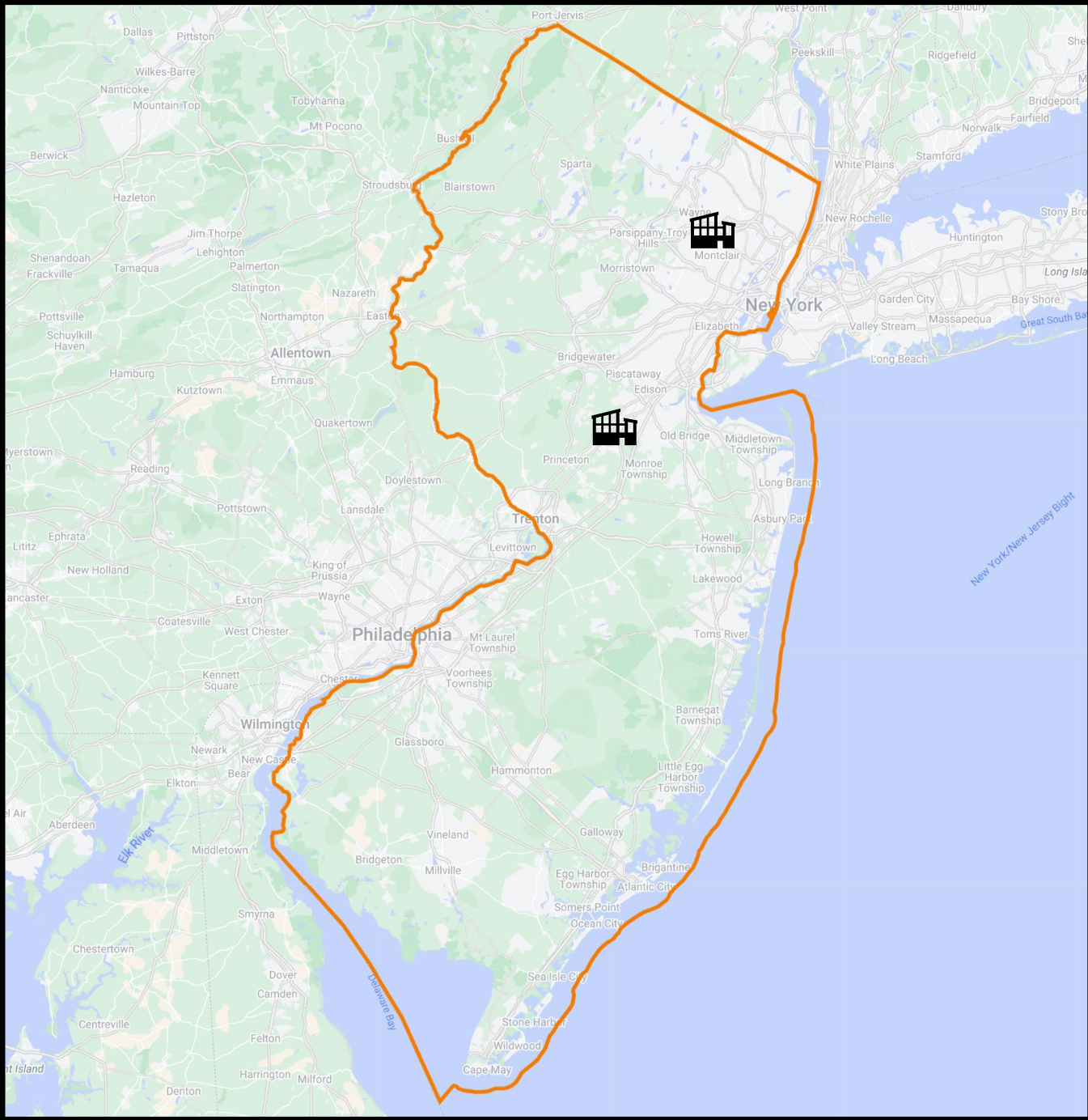
Under Construction

Clifton, NJ

Tenant: Confidential
Investment Amount: \$300M
Estimated Completion: 05/2025

South Brunswick, NJ

Tenant: Confidential
Investment Amount: \$430M
Estimated Completion: 11/2026



Sentinel Constructed Substations



Raleigh, NC

Voltage: 100kV

Capacity: 100MV

Topology: Radial, 2N Distribution



Somerset, NJ

Voltage: 69kV

Capacity: 100MV

Topology: Ring, 2N Distribution

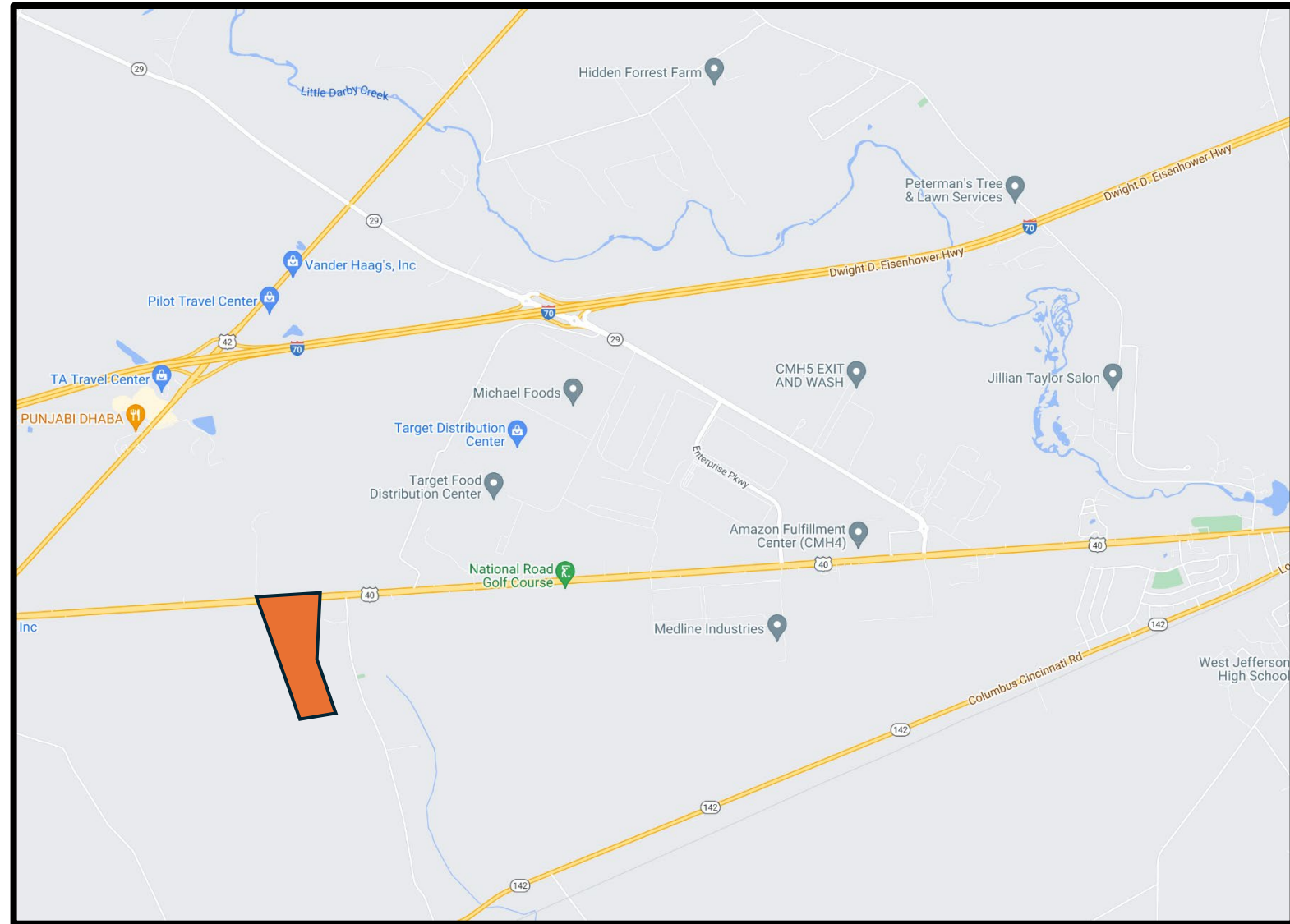
Columbus Data Center Market

- First data center in 2017.
- Over 7M SF existing data centers today.
- Over 600 MW of current data center electrical load.
- Over 5,000 MW of data center electrical load expected by 2030.



Project Status

- Under contract on 78.83 acres in Madison County outside of West Jefferson.
- Currently in due diligence period through end of April '25.
- Ohio Edison Conceptual Load Study completed.
- Detailed Load Study in progress (estimated 6 months).
- Due diligence and pre-development in progress.



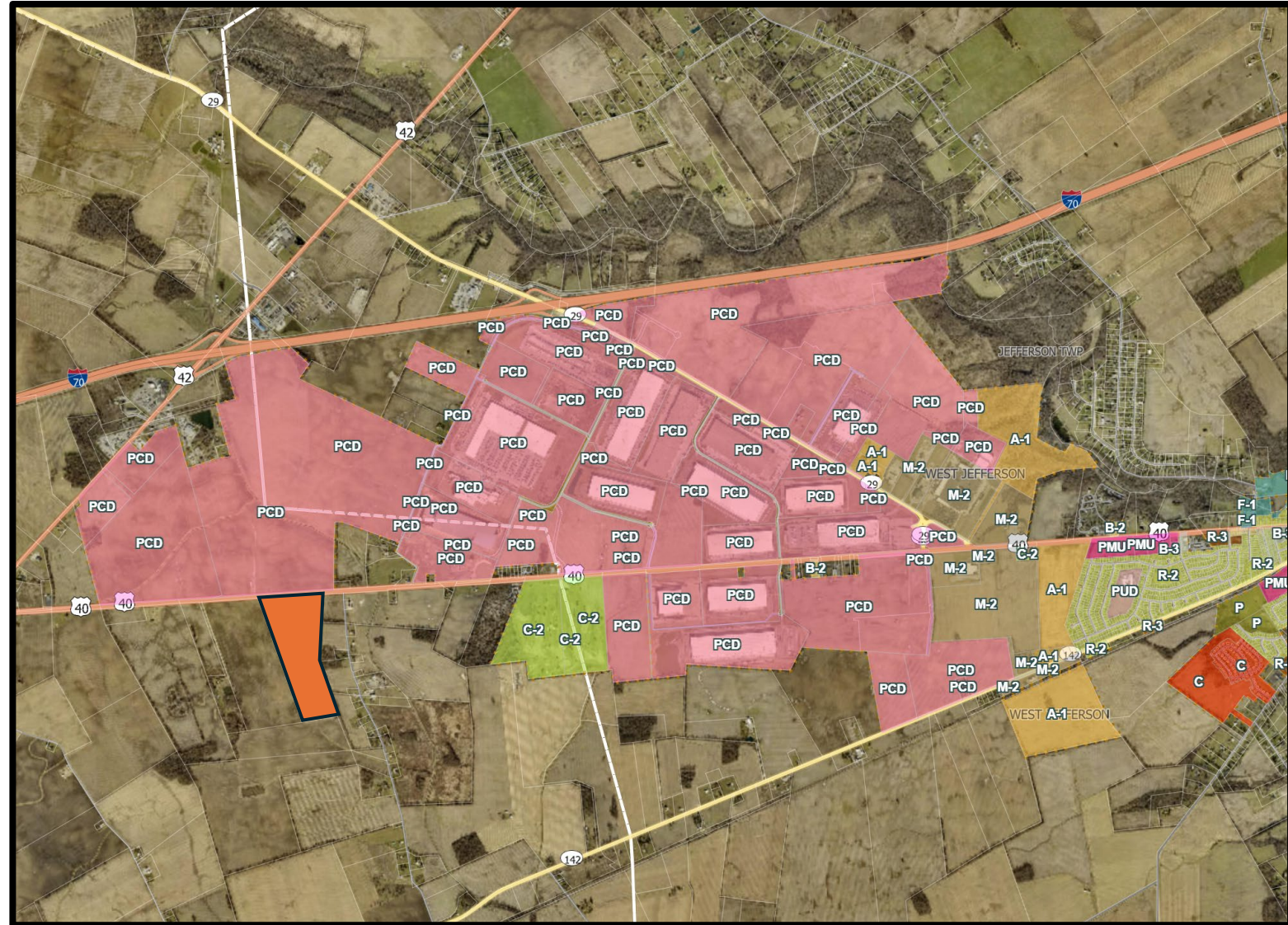
Zoning / Annexation

- Currently zoned A-1 in Deercreek Township.
- Requesting an annexation and concurrent rezoning of the subject property.
- Adjacent to Village of West Jefferson Planned Commerce District (PCD).



Land Use

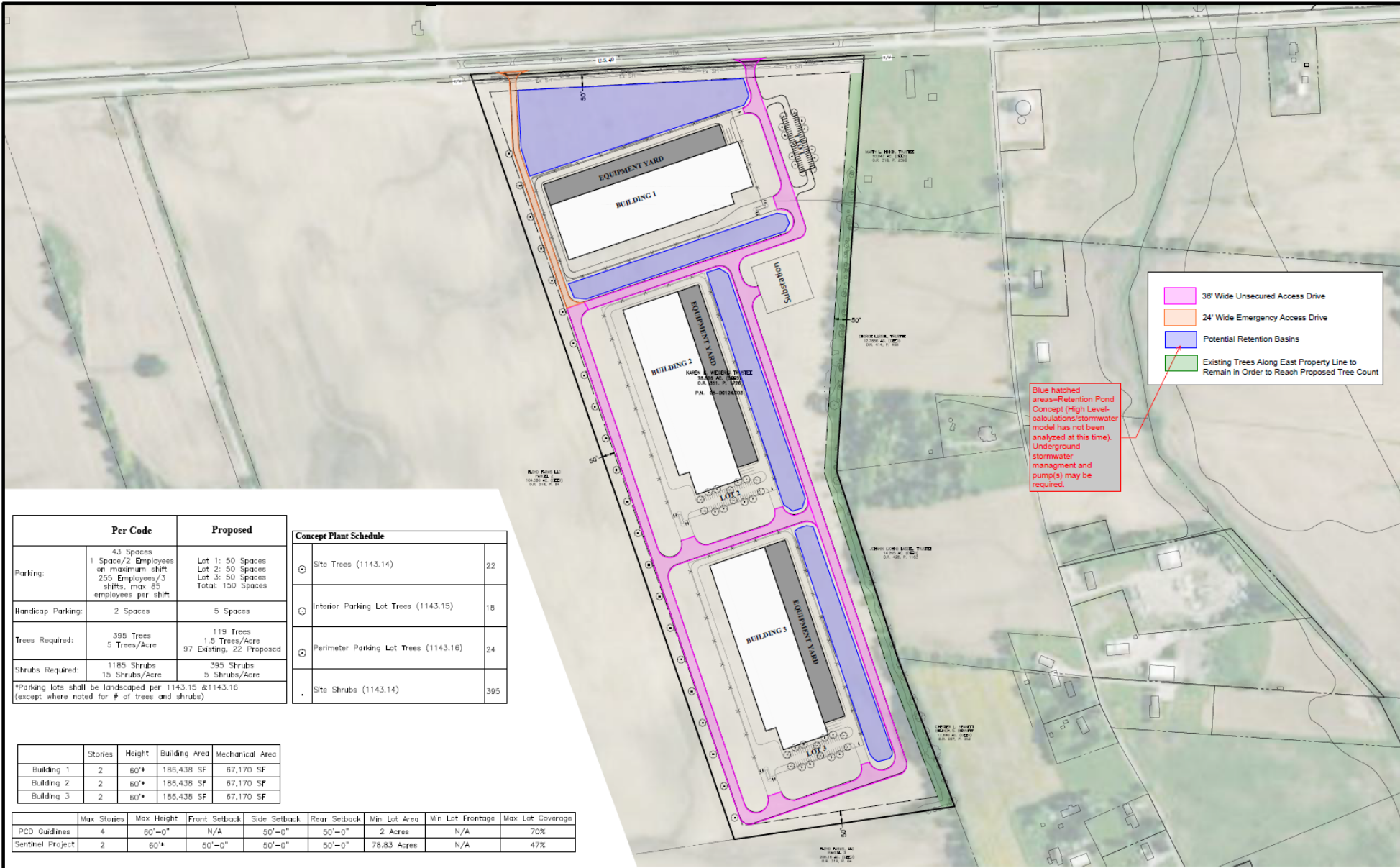
- PCD: Planned Commerce District
 - Permitted Use: “Any other industrial and/or commercial use approved by the Council” (1119.01)
 - Design Requirements (1127.01)
 - Max Stories: 4
 - Max Height: 60’
 - Side Setbacks: 50’
 - Rear Setback: 50’
 - Min Lot Area: 2 ac
 - Max Lot Coverage: 70%
 - Parking Requirement (1133.02)
 - One (1) for each (2) employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith



Proposed project may differ from above bulk requirements.

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Preliminary Design



	Per Code	Proposed
Parking:	43 Spaces 1 Space/2 Employees on maximum shift 255 Employees/3 shifts, max 85 employees per shift	Lot 1: 50 Spaces Lot 2: 50 Spaces Lot 3: 50 Spaces Total: 150 Spaces
Handicap Parking:	2 Spaces	5 Spaces
Trees Required:	395 Trees 5 Trees/Acre	119 Trees 1.5 Trees/Acre 97 Existing, 22 Proposed
Shrubs Required:	1185 Shrubs 15 Shrubs/Acre	395 Shrubs 5 Shrubs/Acre

*Parking lots shall be landscaped per 1143.15 & 1143.16 (except where noted for # of trees and shrubs)

Concept Plant Schedule	
⊙ Site Trees (1143.14)	22
⊙ Interior Parking Lot Trees (1143.15)	18
⊙ Perimeter Parking Lot Trees (1143.16)	24
• Site Shrubs (1143.14)	395

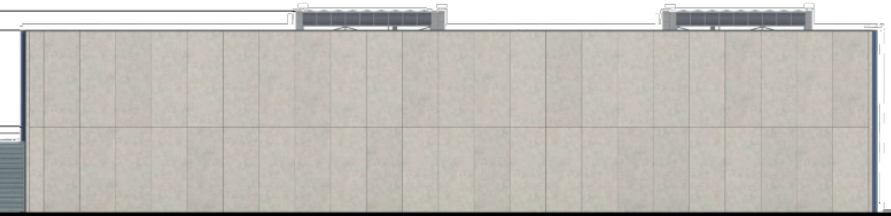
	Stories	Height	Building Area	Mechanical Area
Building 1	2	60'-0"	186,438 SF	67,170 SF
Building 2	2	60'-0"	186,438 SF	67,170 SF
Building 3	2	60'-0"	186,438 SF	67,170 SF

	Max Stories	Max Height	Front Setback	Side Setback	Rear Setback	Min Lot Area	Min Lot Frontage	Max Lot Coverage
PCD Guidelines	4	60'-0"	N/A	50'-0"	50'-0"	2 Acres	N/A	70%
Sentinel Project	2	60'-0"	50'-0"	50'-0"	50'-0"	78.83 Acres	N/A	47%

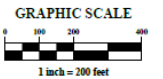
Mechanical: 63' - 0"
Roof: 55' - 0"

2nd Floor: 25' - 0"

1st Floor: 0' - 0"



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NO.	DATE	DESCRIPTION	REVISIONS

SENTINEL
SITE LAYOUT EXHIBIT

EMH
Civil, Mechanical, Structural & Other Services
Engineering, Architecture, Planning & Construction
10000 W. 10th Street, Suite 1000, Denver, CO 80202
Phone: (303) 750-3400
www.emh.com

DATE: January 7, 2025

SCALE: 1" = 200'

JOB NO.:

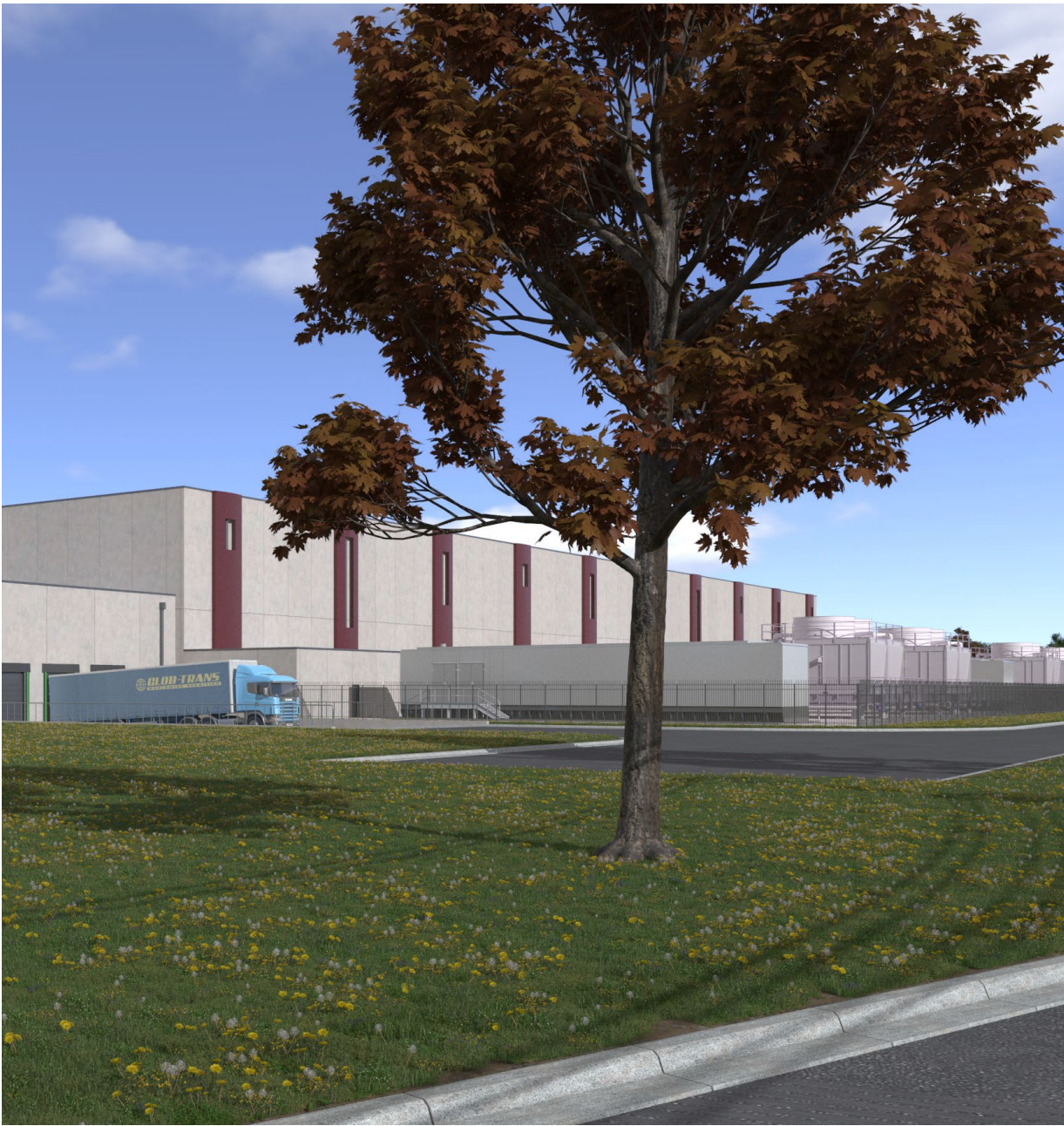
SHEET: 1/1



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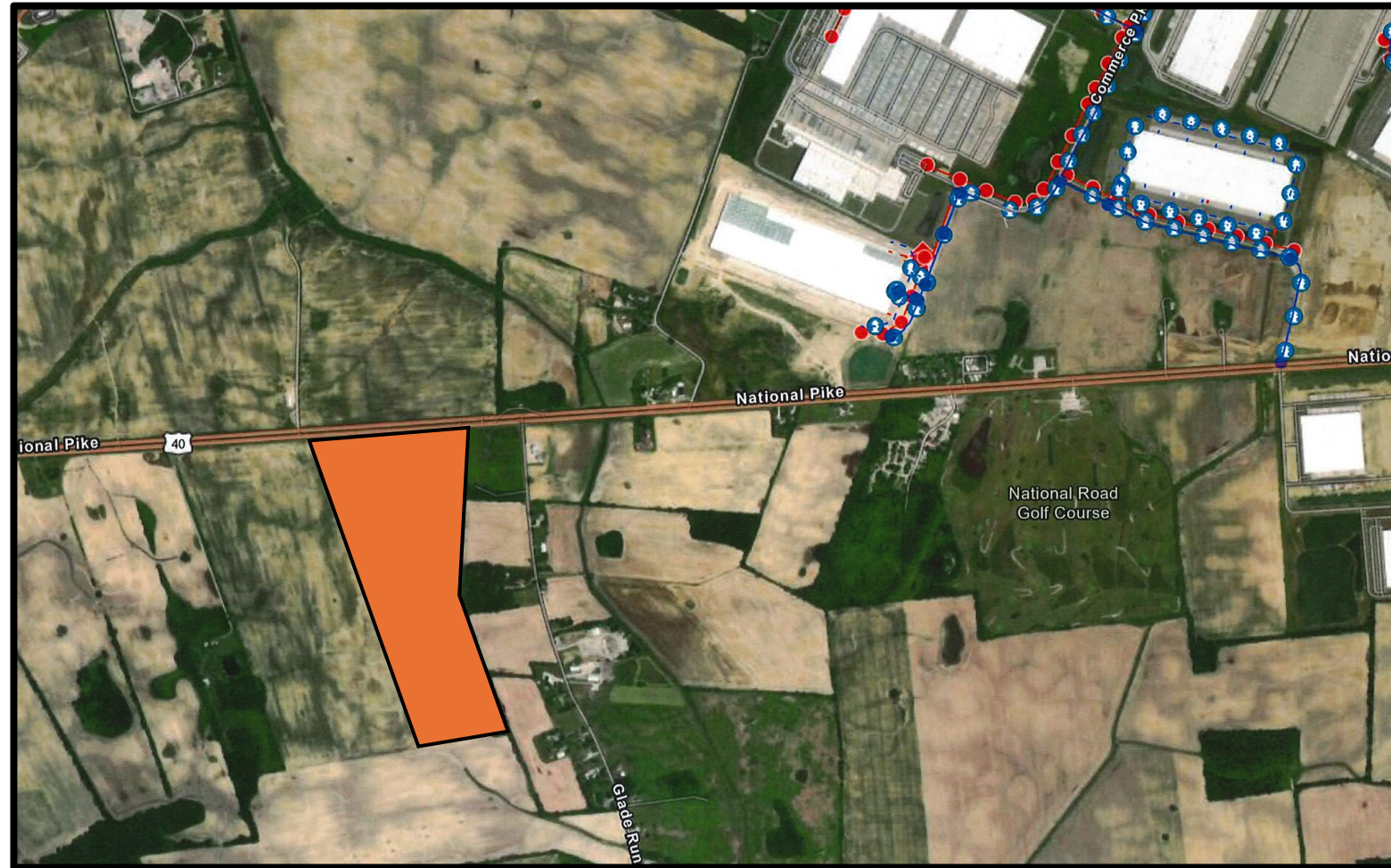
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Water & Sewer

- The subject property is ~4,000 ft from the nearest Village water and sewer.
- Preliminary plans for air-cooled data center design (no water needed for equipment).
- Water and sewer usage needs are **similar to a commercial or office use** (vs 1.5M+ GPD for water-cooled data center)



Traffic

- Traffic study in progress.
- Estimated 127 total peak trips created (per ITE Manual)
 - vs 146 peak trips for 1M SF warehouse)
- **Largely car traffic, very few trucks expected.**
- US-40 speed limit of 60mph.
- Currently evaluating turn lane vs right-in/right-out access.



Incentives

The Project

- Total of ~250 jobs many of which are high paying
 - 75-100 full time Sentinel employees
 - ~150 customer employees
- Salaries ranging up to \$80-140k for engineers, technicians, admin staff, etc.
- \$1B+ of investment

Local

- CRA Property Tax Abatement
 - Requesting 15-year 100% abatement
- TIF
 - To be determined
- Port Authority Sales Tax Exemption

State

- Equipment Sales Tax Exemption
 - Requesting 15-year 100% exemption