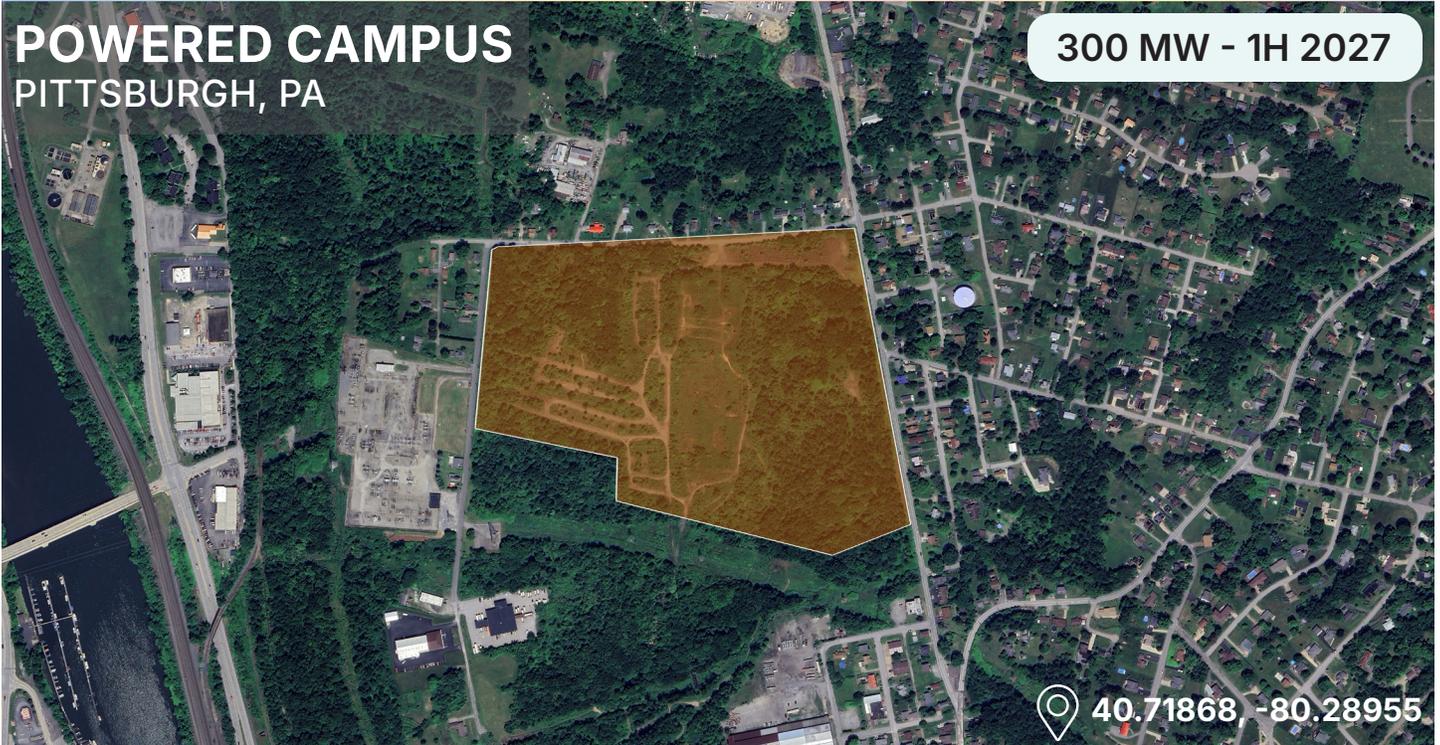


POWERED CAMPUS PITTSBURGH, PA

300 MW - 1H 2027



40.71868, -80.28955

 **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	9 miles / 15 kilometers
DataBank	19 miles / 31 kilometers
Five 9's	20 miles / 32 kilometers
Ardent	20 miles / 32 kilometers
H5	25 miles / 40 kilometers

FOR MORE INFORMATION:
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 **Volterra**
Advisors