

Centro de datos de IA de 150 MW en el Medio Oeste de EE.UU.



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Una instalación industrial plenamente operativa situada en el Medio Oeste de EE.UU. está a la venta y presenta una oportunidad atractiva para su rápida conversión en un centro de datos de IA de gran capacidad. El emplazamiento se utilizó anteriormente para operaciones informáticas a gran escala, lo que supone una ventaja única en cuanto a agilización de permisos, infraestructura establecida y mínima fricción comunitaria o normativa. Esto permite el despliegue a corto plazo de la IA y la capacidad de computación en la nube.

Puntos clave

- Terreno y edificio: Terreno de 21 acres con una superficie aproximada de 380.000 m2. pies de instalación industrial
- Disponibilidad inmediata de energía: 150 MW de energía eléctrica operativa, respaldada por más de tres años de rendimiento estable
- Capacidad de expansión: Vía aprobada para ampliar la capacidad total a 299 MW, incluidos 149 MW de capacidad incremental confirmada por la empresa de servicios públicos.
- Infraestructura eléctrica: Subestación dedicada, operada por el propietario, con cuatro transformadores de 138 kV a 13,8 kV
- Fiabilidad de los servicios públicos: Sin historial de caídas de tensión o cortes importantes; reconocido como cliente prioritario por el proveedor de servicios públicos
- Calendario de desarrollo: Mejora de los servicios públicos prevista en un plazo de 24-28 meses tras el acuerdo; ampliación sujeta a una carta de crédito contingente estimada en ~35 millones de dólares.

Ventajas estratégicas

- Ubicación estratégica: Situada en un radio de 600 millas de aproximadamente el 60% de la población de EE.UU., lo que favorece el despliegue de baja latencia para la IA y los servicios en la nube.
- Economía energética competitiva: Precios de la electricidad industrial por debajo de la media nacional de EE.UU. (aproximadamente 0,06 \$/kWh basados en una media de 24 meses), lo que favorece unas operaciones rentables.
- Perfil energético sostenible: Fuerte generación nuclear de carga base (aproximadamente el 32% del suministro regional), complementada con el acceso a fuentes de energía renovables como la eólica y la solar.
- Conectividad robusta: Acceso a una extensa red de fibra regional, incluida la disponibilidad de fibra oscura, apoyada por un corredor digital inteligente designado
- Entorno normativo favorable: Zonificación existente, permisos de altura flexibles y menor riesgo de permisos debido al uso previo de la informática a gran escala.

TARGET PRICE
\$ 225,000,000

BUSINESS TYPE
Centros de datos

COUNTRY
Estados Unidos

BUSINESS ID
L#20261016

Situación actual

- El activo se está comercializando activamente para su venta
- Se ha completado el estudio de carga; el acuerdo de servicios de construcción de servicios públicos está en las fases finales de negociación
- Los planos de ingeniería, los modelos financieros y las visitas a las instalaciones están disponibles previa solicitud.

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