



# DATA CENTER PROPERTY OFFERING



# The Offering

Jones Lang LaSalle, Inc. (the “Broker”) is please to present 450 Commerce Boulevard, Carlstadt, New Jersey. This offering presents a unique opportunity to develop a state-of-the-art data center facility in the New York Metro area, conveniently located in the country’s largest market.

***Existing dual 13.2 kV feeds provide an instant 4-5 megawatts of power, expandable to 20 megawatts on nearby 26.2 kV service***

450 Commerce Boulevard is part of a 1.9mm sq ft master planned commerce park, with 900,000 square feet of mission critical facilities housed in the development.

450 Commerce Boulevard is available immediately.



# Property Highlights

450 Commerce Boulevard, formerly occupied by Wachovia bank, housed office, warehouse, statement processing and data center operations. Built in 1992 the building totals 116,131 square feet on a 4.8 acre parcel, which is part of a master planned 1.9MM square foot commerce park totaling 140 acres developed by Russo Development, one of northern new Jersey's most prolific developers. Ownership has a history of developing significant mission critical facilities for a select customer base with properties totaling more than 1.7 million square feet with over 130 MW of utility capacity in seven single tenant facilities in Northern New Jersey. The park is fully built out at this time. The site is strategically placed to provide maximum utilization of the property's outstanding infrastructure.

## Features include:

- An upgraded 20 MW electrical substation will be located on site providing significant expansion capacity. The site is served currently by two diverse 13.2 kv feeds providing up to 5MW of immediate capacity.

- 5 MW of dedicated power currently available (PSE&G provider)
- Additional dedicated utility power available of **up to 20MW on 26 Kv circuits fed from two separate switching stations.**
- Ridgefield park substation 1.8 miles away/ East Rutherford located 3.2 miles away.
- Ridgefield Park substation fed by **three** high tension transmission lines
- Existing building shell space of 116,131 sf + (immediately avail)
- Highly resilient, fiber optic capacity
- Highly secured site
- Outstanding proximity to New York City
- Excellent business climate supported by State and local government



## Ability to fit-out a state-of-the-art facility.

450 Commerce Boulevard has the ability to sustain a level of redundancy corresponding with a Tier III+ rating (as defined by the Uptime Institute) with specific attention to resiliency, availability, redundancy, concurrent maintainability and power and cooling densities. The planned data center will have redundant capacity systems and multiple distribution paths. The data center can be designed for flexibility and scalability in physical configuration, electrical systems, HVAC systems, and all associated supporting systems including monitoring and controls. Fiber is available in the area from a number of providers. Russo shall deliver the building as a "warm" shell/core with all base improvements required for the construction of a critical data center including an on-site 26 Kv substation, dual fiber POE's, generator pads, underground water and fuel storage, and rooftop steel dunnage among other improvements.

# Data Center Specifications

## Architecture – Existing Condition Shell

- 450 Commerce Boulevard consists of 116,131 gross square feet in place, and is currently available
- 4.8 acre site
- Clear heights are in excess of 22 feet, allowing for maximum raised floor height
- Ceiling height will permit a laminated raised floor system of four (4) feet
- Building floor is a 6 inch thick slab on grade providing sufficient floor loading capacity well in excess of 500 lb psf
- Two (2) interior loading docks
- Five (5) Data center hall(s) of approximately 10,000 square feet of usable computer space can be accommodated
- Column spacing is 48 feet by 48 feet
- Cooling design is flexible with significant water capacity available in redundant mains for a chilled water solution

## Electrical Infrastructure Redundancies

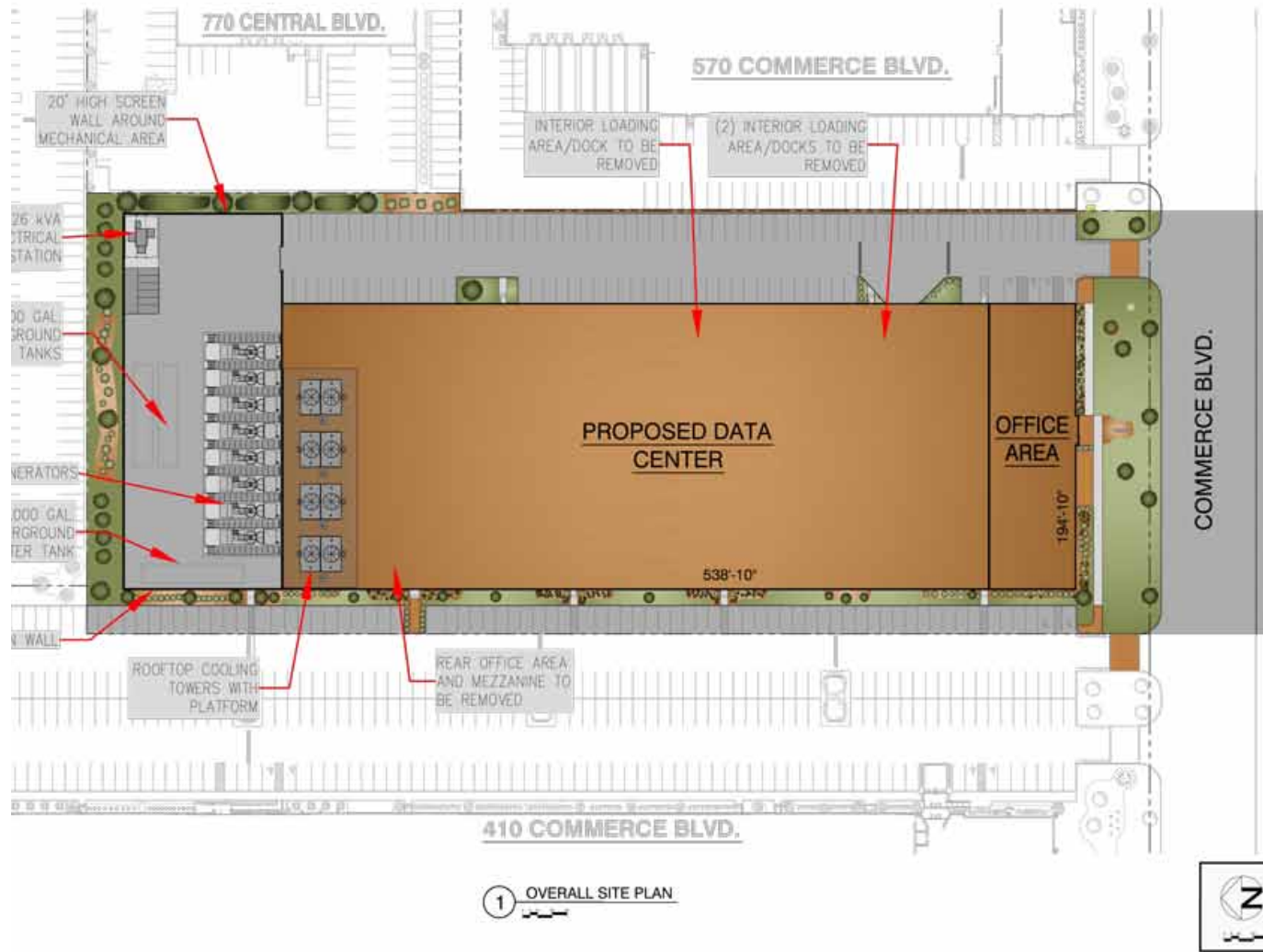
- 2N utility service – Two PSE&G switching stations (Ridgefield Park and E. Rutherford) currently serve the property
- PSE&G can provide up to 20MW to the site in diverse redundant utility feeds
- Emergency generators to be housed in an exterior utility yard
- Fuel & water storage system with multiple hours sustained operation under full load conditions is possible
- Eight (8) 2.5 MW generators planned
- Two (2) 50,000 gallon underground fuel tanks permitted

## Data Communications and Equipment

- Two Points of Entry (POE) are possible and can be fed from the outside by four sets of 6 inch conduits
- Verizon, Verizon Business, Cablevision, Qwest, Abovenet, and ATT all have service in the street



# Data Center Site Plan



## PROJECT DATA

BLOCK- 131.1 LOT- 14

ZONE (N.J.M.C.): 'A' LIGHT INDUSTRIAL AND DISTRIBUTION ZONE

PROPERTY AREA: 4.830 AC. 210,397 S.F.

BUILDING GROUND AREA: 104,954 S.F.

FRONT OFFICE AREA	
FIRST FLOOR OFFICE	11,387 S.F.
SECOND FLOOR OFFICE	11,177 S.F.
TOTAL OFFICE AREA	22,564 S.F.

DATA AREA 93,567 S.F.

**TOTAL FLOOR AREA: 116,131 S.F.**

LOADING DOCKS: 2 INTERIOR

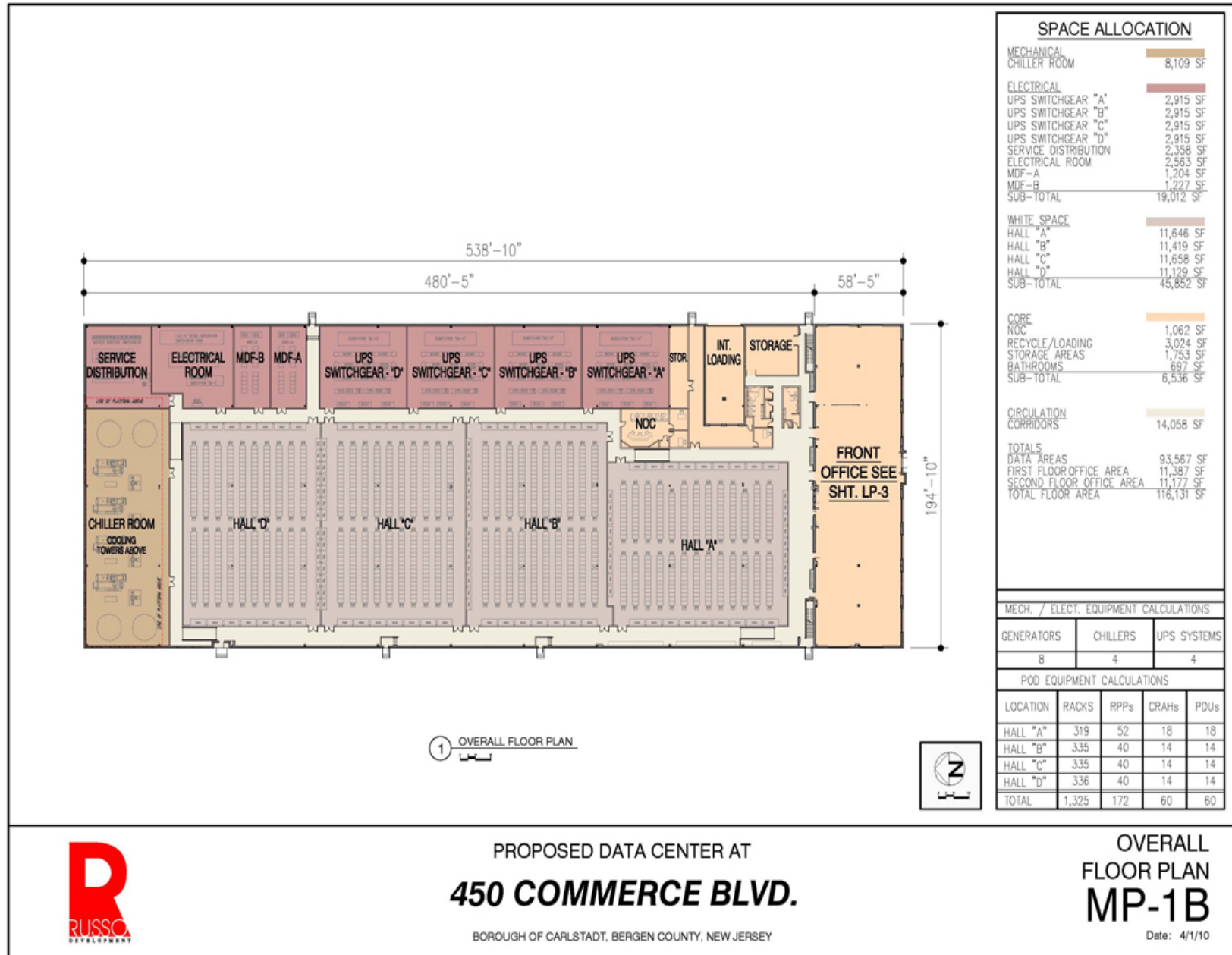
CLEAR INTERIOR HEIGHT: 22 FT.

CAR PARKING: 180 SPACES

PROPOSED DATA CENTER AT

SITE PLAN

# Data Center Conceptual Floor Plan



### SPACE ALLOCATION

<b>MECHANICAL</b>	
CHILLER ROOM	8,109 SF
<b>ELECTRICAL</b>	
UPS SWITCHGEAR "A"	2,915 SF
UPS SWITCHGEAR "B"	2,915 SF
UPS SWITCHGEAR "C"	2,915 SF
UPS SWITCHGEAR "D"	2,915 SF
SERVICE DISTRIBUTION	2,358 SF
ELECTRICAL ROOM	2,563 SF
MDF-A	1,204 SF
MDF-B	1,227 SF
<b>SUB-TOTAL</b>	<b>19,012 SF</b>
<b>WHITE SPACE</b>	
HALL "A"	11,646 SF
HALL "B"	11,419 SF
HALL "C"	11,658 SF
HALL "D"	11,129 SF
<b>SUB-TOTAL</b>	<b>45,852 SF</b>
<b>CORE</b>	
NOC	1,062 SF
RECYCLE/LOADING	3,024 SF
STORAGE AREAS	1,753 SF
BATHROOMS	697 SF
<b>SUB-TOTAL</b>	<b>6,536 SF</b>
<b>CIRCULATION</b>	
CORRIDORS	14,058 SF
<b>TOTALS</b>	
DATA AREAS	93,567 SF
FIRST FLOOR OFFICE AREA	11,387 SF
SECOND FLOOR OFFICE AREA	11,177 SF
<b>TOTAL FLOOR AREA</b>	<b>116,131 SF</b>

MECH. / ELECT. EQUIPMENT CALCULATIONS				
GENERATORS	CHILLERS	UPS SYSTEMS		
8	4	4		
POD EQUIPMENT CALCULATIONS				
LOCATION	RACKS	RPPs	CRAHs	PDU <sub>s</sub>
HALL "A"	319	52	18	18
HALL "B"	335	40	14	14
HALL "C"	335	40	14	14
HALL "D"	336	40	14	14
<b>TOTAL</b>	<b>1,325</b>	<b>172</b>	<b>60</b>	<b>60</b>

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# Power



PROPOSED DATA CENTER AT  
**450 COMMERCE BLVD.**

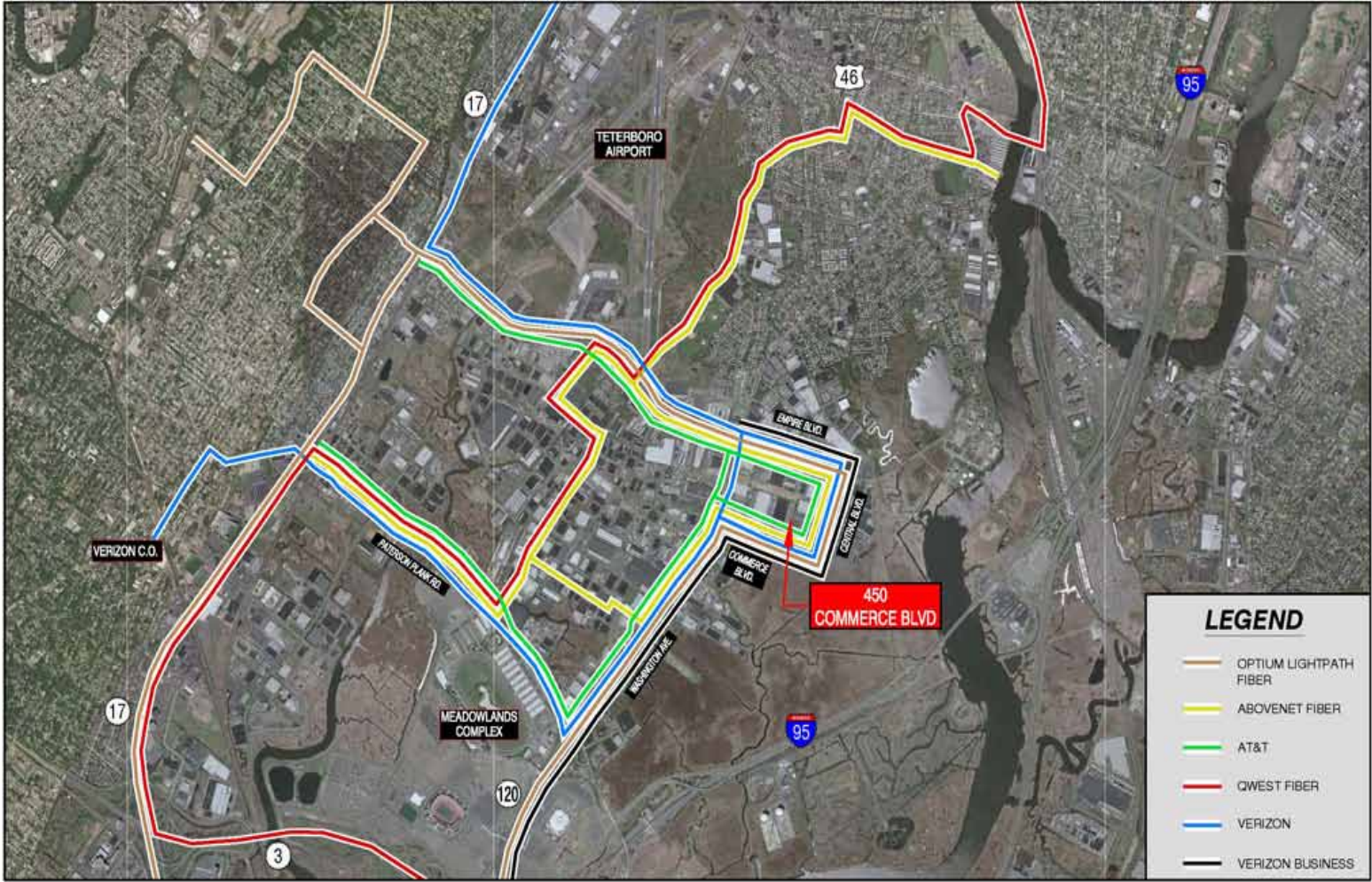
BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY

AREA POWER  
SERVICE MAP  
**E4**

Date: 4/22/10

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# Connectivity



**LEGEND**

- OPTIUM LIGHTPATH FIBER
- ABOVENET FIBER
- AT&T
- QWEST FIBER
- VERIZON
- VERIZON BUSINESS



PROPOSED DATA CENTER AT  
**450 COMMERCE BLVD.**

BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY

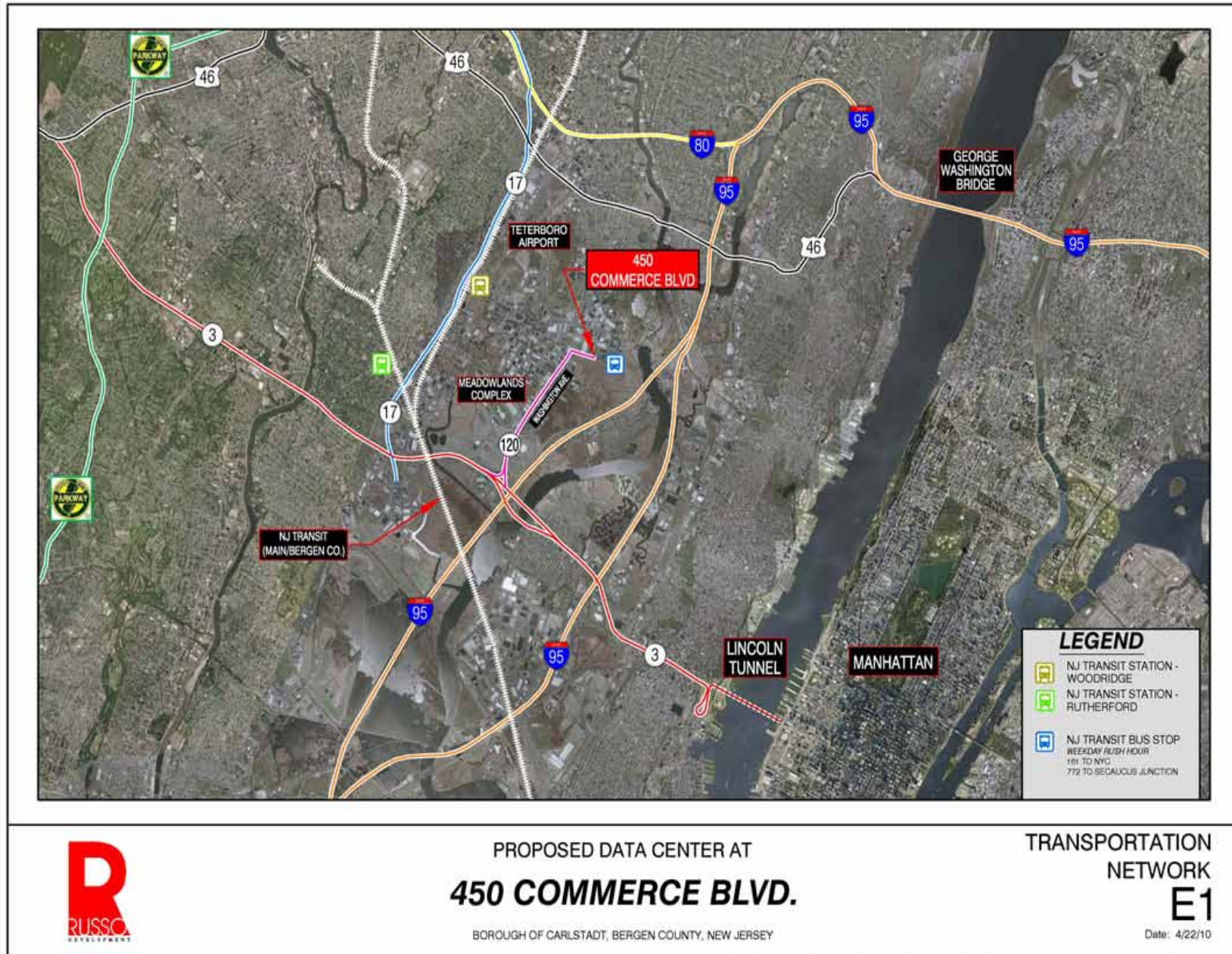
AREA FIBER MAP

**E5**

Date: 4/22/10

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# Mass Transit



# Location



450 Commerce Boulevard is uniquely positioned near the crossroads of northern New Jersey in the Meadowlands, proximate to the intersections of Interstate 80, the New Jersey Turnpike/Interchange 16W and Route 3 affording direct access to NYC. The building is located within 20 minutes of midtown Manhattan



## Contact Information

Please contact one of the following Jones Lang LaSalle representatives for more details on the property offering:

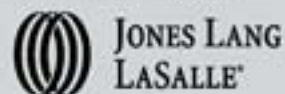
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