



1 Ramland Road Orangeburg, New York

NEWMARK

232,000 SF | 24 MW facility on 23-acre campus | 0.02 miles from New Jersey

Tax Incentives

1547's Orangeburg facility has full Sales Tax Abatement that significantly reduces overall total cost of ownership. It is the only data center in the New York / New Jersey market with these incentives.

What Tax Savings Mean for Customers

Customers are exempt from 8.375% sales tax on all materials related to the data center deployment. This includes hardware, software and office furniture.

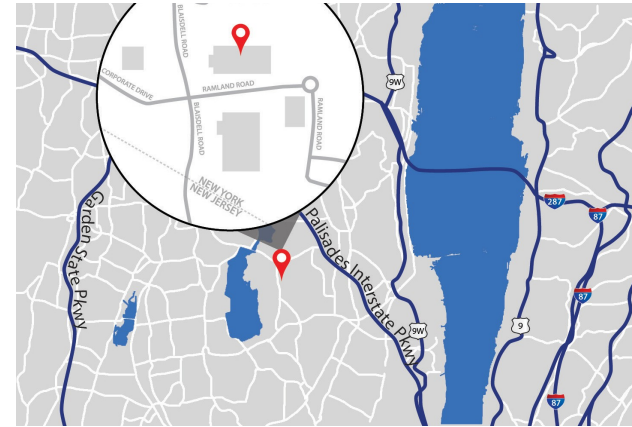
Tax Savings = Free Rent

1 MW Deployment	
Monthly Rent	\$125,000
Term (Months)	120
Equipment Capital Total	\$240,000,000
Sales Tax	\$20,964,000
Effective MRR	-\$99,400
Effective Rate per KW	-\$99

500 kW Deployment	
Monthly Rent	\$75,000
Term (Months)	60
Equipment Capital Total	\$80,000,000
Sales Tax	\$6,988,000
Effective MRR	-\$41,467
Effective Rate per KW	-\$83

Why Orangeburg?

- The only carrier-neutral data center in the New York / New Jersey Metro area that operates in a tax abatement zone
- Low latency (sub millisecond) connectivity to all major interconnection hubs in New York / New Jersey Metropolitan Area
- 18 miles from Manhattan
- 0.2 miles from the New Jersey border
- 24x7x365 on-site support



Total Size of Building	<ul style="list-style-type: none"> • 232,000 SF on 23 perimeter gated acres
Space	<ul style="list-style-type: none"> • 180,000 SF of data center space • 60,000 SF of office/BCDR space, build-to-suit • Private 5,000 SF data center suites available • Build-to-suit suites or powered shell available • Conference room(s), break room and office space
Power	<ul style="list-style-type: none"> • High density raised floor environment, 20 kW+ per cabinet • 24 MW provisioned with 2N distribution • Pre-approved, on-site 50 MW substation • Diverse power substations from New York and New Jersey
Connectivity	<ul style="list-style-type: none"> • Multiple lit and dark providers, 1G to 10G services to buildings and data centers • Connectivity to all major interconnection hubs in New York and New Jersey • Access to multiple cloud providers and cloud on-ramps
Colocation	<ul style="list-style-type: none"> • Enterprise-ready colocation services designed to scale with you as you grow
Disaster Recovery	<ul style="list-style-type: none"> • Adequate space available for a complete business continuity solution • Shared and dedicated seats, as well as customer office available • Located in a FEMA Zone X, outside the Special Flood Hazard Area (SFHA) - lowest risk flood zone
Carriers on Site	<ul style="list-style-type: none"> • Altice • Atlantic Metro • Cablevision / Lightpath • CenturyLink/L3 • Cogent • Lighttower / Crown Castle • Verizon • Zayo • ZenFi

[To Schedule a Tour and
for Additional Information](#)
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