Beacon Falls | Connecticut

100MW Green Powered Data Center

On Site Distributed Generation provided by Class I -Fuel Cells for Data Center use with new tax incentive benefits

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GROUP
COMMERCIAL DIVISION

BUILD TO SUIT
INQUIRE FOR PRICING

We are proud to introduce one of the Northeast's most strategic next-generation digital infrastructure developments — a planned 100 MW utility-served data center campus located in Beacon Falls, Connecticut.

Purpose-built for the rapidly expanding demands of artificial intelligence (AI), cloud computing, enterprise deployments, GPU-intensive workloads, and high-performance computing (HPC), the campus is designed to combine scalable on-site distributed renewable generation, utility connected power and highly attractive Connecticut tax incentives into a rare institutional-quality development opportunity.


The project is being designed around a resilient and scalable energy strategy utilizing on-site generated power infrastructure with Class I renewable fuel cell technology, significantly reducing dependence on constrained utility markets while supporting long-term ESG, sustainability, and operational resiliency objectives.

Under Connecticut's Qualified Data Center Incentive Program, qualifying owners and tenants may benefit from:

- Up to 30 years of 100% sales and use tax abatements
- Preferential real and personal property tax treatment
- Significant long-term operating cost advantages
- Reduced exposure to utility and power delivery constraints

In today's rapidly evolving AI-driven infrastructure market, where scalable power availability has become one of the industry's greatest constraints, Beacon Falls represents a highly differentiated opportunity within one of the nation's most supply-constrained regions.

Campus Overview

The property encompasses approximately 44+ acres and is being master planned as a scalable, phased next-generation data center campus designed to support up to 100 MW of ultimate campus capacity.

The initial campus design includes approximately 294,000 square feet of planned development with the flexibility to scale infrastructure, cooling systems, and power delivery alongside future tenant requirements and evolving AI compute demands.

The campus is being designed to accommodate:

- Enterprise and AI deployment flexibility
- High-density GPU environments
- AI model training infrastructure
- Cloud and enterprise deployments
- Large-scale compute workloads
- Advanced cooling technologies
- Next-generation rack densities
- Mission-critical digital infrastructure operations

The scalable campus design allows flexibility for single-tenant, multi-tenant, enterprise, AI, cloud, or colocation deployment strategies.

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Power Infrastructure

The Beacon Falls campus is being planned as a next-generation, utility-connected data center development designed to support up to 100 MW of ultimate campus capacity through phased deployment.

The project's infrastructure includes on-site distributed generation, creating a highly resilient and scalable energy platform capable of supporting modern AI, enterprise, cloud, and large-scale digital infrastructure deployments.

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Unlike many competing developments facing significant utility constraints and multi-year delivery timelines, the Beacon Falls campus is being strategically designed to provide long-term scalable power availability within one of the nation's most supply-constrained data center regions.

The campus master plan contemplates:

- On-site power infrastructure supporting long-term campus expansion
- Phased deployment strategy aligned with tenant growth
- On-site Class I renewable fuel cell generation
- Approximately 40 planned fuel cells at ultimate buildout
- N+1 / 2N resiliency configurations
- Backup generation systems
- High-density AI compute support
- Future liquid cooling adaptation

The development is designed to accommodate the rapidly evolving requirements of artificial intelligence, machine learning, GPU-intensive computing, cloud infrastructure, and enterprise digital workloads.

Technical & Facility Design

A previous permitted 64MW facility designed according to industry Institute standards is being upgraded to accommodate up to 100MW's while maintaining infrastructure and scalable deployment capabilities.

Planned Facility Features

- Approximately 294,000 SF planned development
- Six data halls
- High-density compute capability
- Water-cooled infrastructure strategy
- AI-ready cooling adaptation
- Scalable on-site and power infrastructure
- Enterprise-grade resiliency standards
- Advanced physical and cybersecurity protocols

The campus is being planned to support future next-generation cooling technologies required by AI and GPU-intensive compute environments, including liquid cooling adaptation and advanced thermal management systems.

Security & Resiliency

Stringent security practices and protocols will be maintained 24x7x365 including:

- Perimeter fencing
- CCTV surveillance systems
- Biometric and card access systems
- Hardened campus security procedures
- Mission-critical operational protocols

The campus is positioned outside major earthquake fault zones and above the 500-year flood plain, offering enhanced resiliency compared to many competing infrastructure markets.


BEACON FALLS DATA CENTER
29.92 Acres
O&G CONCRETE PLANT
NEAREST WATER MAIN
ROUTE 8
O&G LOT 1 16.5 AC.
O&G WASH PLANT
BEACON FALLS SUBSTATION
NEAREST GAS LINE
BEACON FALLS WASTEWATER TREATMENT PLANT
W Beaver Run Rd
New Bagween Rd
Hamilton Rd
Beacon Falls
42
8
Yankee Run Rpy
Yankee Expy
Lofts Hill Rd
Long Hill Rd
Google Earth
feet
km
4000
1

Strategic Northeast Location

Beacon Falls provides exceptional geographic positioning between New York City and Boston while avoiding many of the operational constraints, costs, and power limitations impacting other primary data center markets.

Distance to Major Markets

- New Haven, CT — 15 miles
- Hartford, CT — 40 miles
- Stamford, CT — 45 miles
- New York City, NY — 65 miles
- Providence, RI — 111 miles
- Boston, MA — 139 miles

Connectivity Advantages

- Less than 2ms latency to major New York and Boston internet exchange points
- Multiple diverse fiber routes
- Access to major enterprise and financial markets
- Strategic Northeast network positioning

Customers may connect directly with multiple fiber providers including:

1. AT&T
2. Comcast
3. Zayo Group Holdings
4. Verizon

Workforce & Business Advantages

Connecticut continues to rank among the nation's strongest technology and engineering labor markets:

- Top 5 U.S. workforce productivity
- #4 nationally for master's degrees
- #8 nationally for science and engineering doctorates

The project is proximate to leading educational and research institutions including:

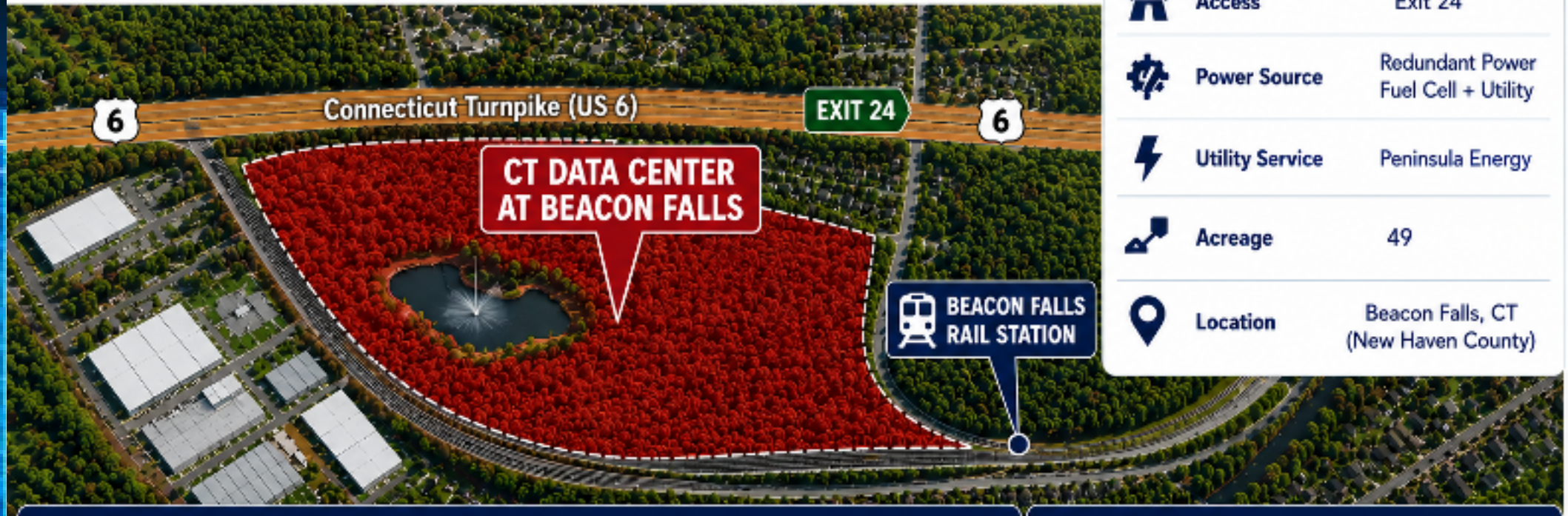
- Yale University
- University of Connecticut
- University of New Haven
- University of Bridgeport

Connecticut's strategic location places approximately 30% of the U.S. population, jobs, and businesses within 500 miles.

PROPERTY SITE & REDUNDANT POWER

FUEL CELL AND UTILITY

STRATEGIC LOCATION. SCALABLE POWER. UNMATCHED ADVANTAGE.



SITE OVERVIEW

Rail Access	On-Site
Access	Exit 24
Power Source	Redundant Power Fuel Cell + Utility
Utility Service	Peninsula Energy
Acreage	49
Location	Beacon Falls, CT (New Haven County)

REDUNDANT POWER INFRASTRUCTURE

UTILITY POWER

Full redundancy with Peninsula Energy service provides consistent, scalable power to support critical loads.

FUEL CELLS

On-site fuel cell generation ensures continuous, emission-conscious power production independent of the grid when needed.

POWER SECURITY

Isolated power design ensures high resilience and uptime with N+1 infrastructure and automatic failover and system stability.

SUSTAINABLE DESIGN

Advanced fuel technology and efficient site design supporting a cleaner, more resilient operation aligned with ESG best practices.

BUILT FOR GROWTH

Infrastructure designed for scalable data center expansion and future critical IT demand with flexible platform for your needs.

KEY ADVANTAGES

- Direct Access to Route 6 / I-84
- Minutes to Regional Markets & Talent
- Near Existing Substations & Infrastructure
- Proximity to Railroad for Logistics
- Ideal Topography for Data Center Development
- Located in a Premier Data Center Corridor

SITE PLAN

100 MW NEXT-GENERATION DATA CENTER CAMPUS

BEACON FALLS, CONNECTICUT

Purpose-built, next-generation data center designed to deliver 24/7 high availability, world-class security, sustainability, and regional economic impact.

1. Data Center Building
   294,000 SF (1–2 Floors)
2. Fuel Cell Area
   On-Site Power Generation
3. Secured Main Entrance & Gate
4. Security & Visitor Parking Management
5. Electrical Substation / Utility Hub
6. Landscaped Buffer For Visual Screening
7. Secure Campus Entrance with Controlled Access

SECURE CAMPUS

Multi-tier security with 24/7 monitoring and controlled access.

POWERED FOR THE FUTURE

On-site fuel cell power generation for continuous, reliable energy.

FIBER CONNECTIVITY

Ultra-high-speed fiber routes for low latency and high performance.

SUSTAINABLE DESIGN

Stormwater management and efficient systems minimize environmental impact.

BUILT TO SCALE

Designed to support significant critical load up to 100 MW.

RESILIENT LOCATION

Advanced site selection above 500-year floodplain with redundant access.

SITE SUMMARY

Total Acreage	26± Acres
Building Area (Planned)	294,000 SF
IT/Critical Capacity (Planned)	Up to 100 MW
Power	On-Site Fuel Cells
Zoning	Industrial
Flood Zone	Outside 500-Year Floodplain

Clean Energy & Sustainability Strategy

The campus is designed around a next-generation clean energy strategy utilizing scalable Class I renewable fuel cell technology.

This approach is intended to provide:

- Enhanced power resiliency
- Reduced dependence on constrained utility infrastructure
- Long-term operating cost stability
- Improved ESG positioning
- Reduced carbon intensity
- Sustainable energy integration

The phased fuel cell deployment strategy is intended to scale alongside campus growth requirements as power demand increases over time.

Connecticut Data Center Incentives

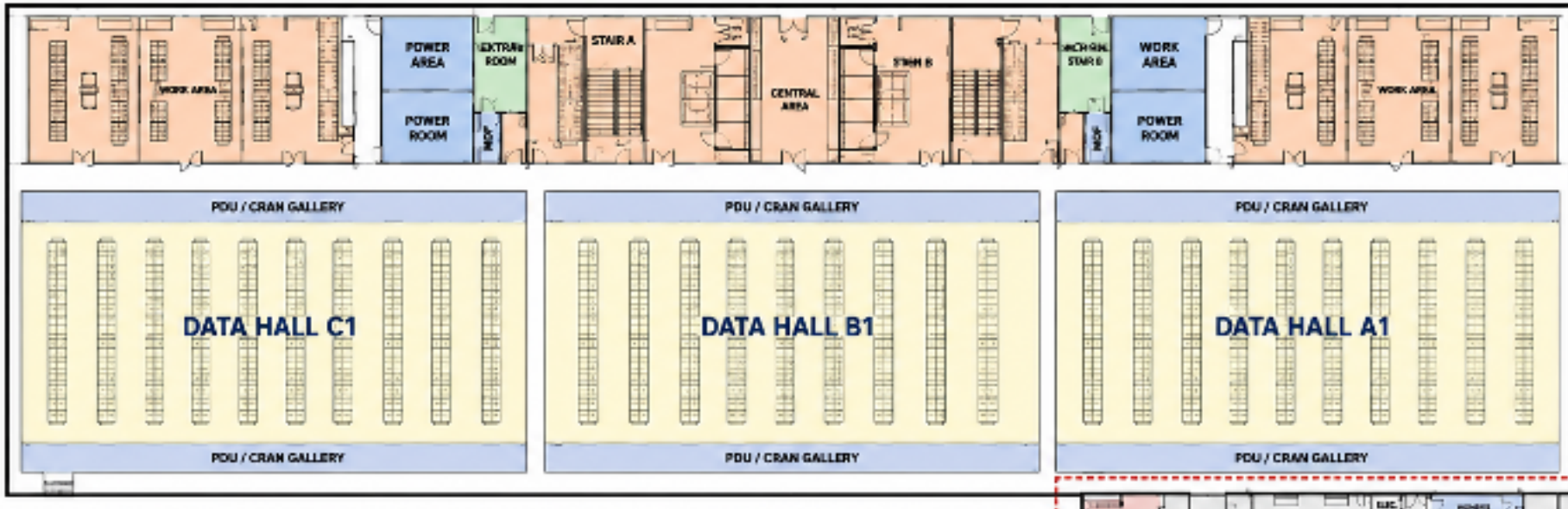
The project qualifies under Connecticut's Qualified Data Center Incentive Program, which may provide:

- 100% sales tax exemption
- 100% use tax exemption
- Real property tax abatements
- Personal property tax reductions
- Long-term local tax agreements
- Potential renewable energy incentives

These incentives may create substantial long-term operational savings for both owners and tenants.

GROUND FLOOR PLAN

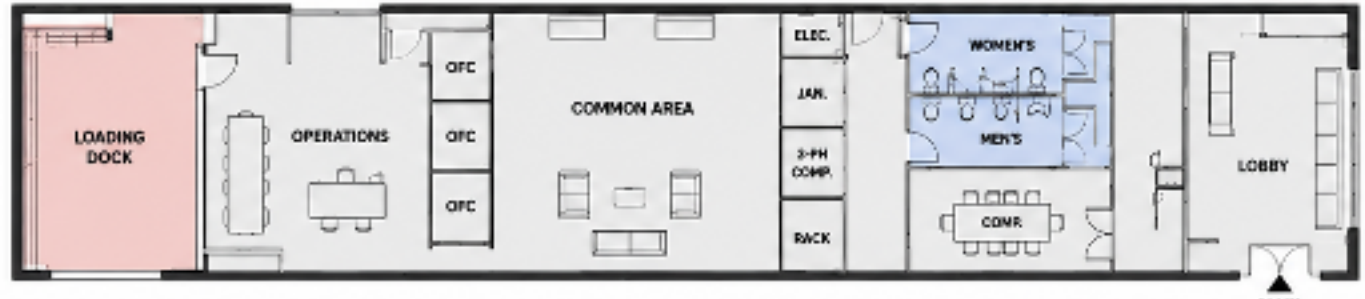
DESIGNED FOR RELIABILITY, SECURITY & OPERATIONAL EXCELLENCE



PLAN HIGHLIGHTS

- Three high-capacity data halls with optimal efficiency
- Dedicated top-of-rack electrical and mechanical support
- PDU/CRAN galleries for safe and efficient equipment access
- Redundant power rooms for diverse resiliency
- Secure operations with support spaces
- Loading dock for receiving and staging
- Administrative and employee amenities

GROUND FLOOR – ADMINISTRATION / OFFICE / STORAGE PLAN



KEY

- DATA HALL
- MECHANICAL
- ELECTRICAL
- NETWORK
- OPERATIONS / TENANT

3 DATA HALLS A1, B1, C1	~18,500 SF CRITICAL IT SPACE PER DATA HALL	4.6+ MW ESTIMATED IT LOAD PER DATA HALL	800+ RACK POSITIONS PER DATA HALL (8 FT)	~55,500 SF TOTAL IT SPACE (ESTIMATED)

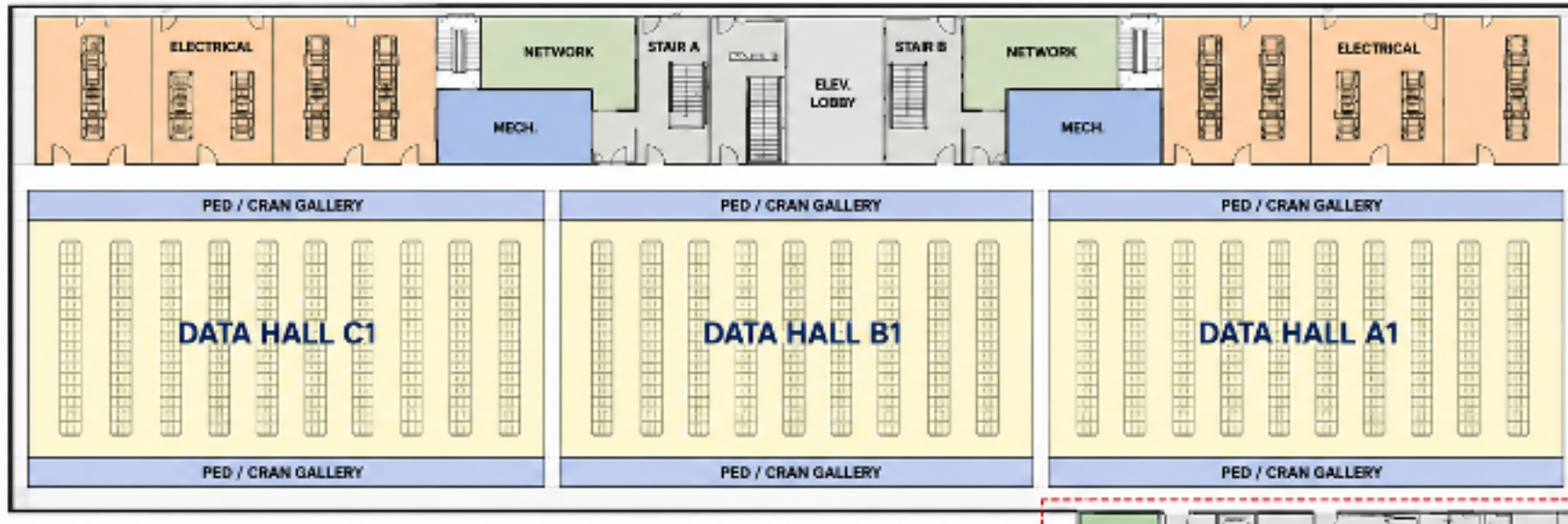
FOR REFERENCE ONLY / BUILD TO SUIT

Plans are conceptual and subject to change.

SECOND FLOOR PLAN

DATA CENTER LEVEL – IT CAPACITY & SUPPORT SPACES

DESIGNED FOR PERFORMANCE, EFFICIENCY & FLEXIBILITY



PLAN HIGHLIGHTS

- Three high-capacity data halls with optimal efficiency
- Dedicated top-of-rack electrical and mechanical support
- Redundant network entrance rooms for diverse fiber feeds
- Oversized PDU / cran galleries for safe and efficient equipment movement
- Tenant office, meeting, and storage spaces
- Open to below atrium for natural light and architectural appeal

SECOND FLOOR – ADMINISTRATION / OFFICE / STORAGE PLAN

KEY

- DATA HALL
- NETWORK
- MECHANICAL
- OPERATIONS / TENANT
- ELECTRICAL

3 DATA HALLS
A1, B1, C1

~18,500 SF
CRITICAL IT SPACE PER DATA HALL

4.6+ MW
ESTIMATED IT LOAD PER DATA HALL

800+
RACK POSITIONS PER DATA HALL (8 FT)

~55,500 SF
TOTAL IT SPACE (ESTIMATED)

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Plans are conceptual and subject to change.

Institutional Investment Opportunity

The explosive growth of artificial intelligence infrastructure and cloud computing demand has created unprecedented institutional appetite for powered land, scalable infrastructure campuses, and mission-critical digital assets.

Beacon Falls presents multiple investment pathways including:

- Build-to-suit deployments
- Joint venture development
- Powered shell development
- Long-term infrastructure ownership
- Enterprise leasing
- AI compute campus deployment
- Colocation and wholesale deployment strategies

A stabilized enterprise or AI-driven tenant deployment at the campus may create:

- Long-duration contracted cash flow
- Infrastructure-style investment characteristics
- Inflation-resistant revenue growth
- ESG-aligned institutional positioning
- Significant long-term appreciation potential

Beacon Falls represents a rare opportunity to participate in the future of AI, cloud, and next-generation digital infrastructure within one of the most supply-constrained and strategically valuable regions in the United States.

Master Developer | O&G Industries

O&G Industries will serve as the master developer behind the Beacon Falls Data Center Campus, bringing decades of large-scale construction, infrastructure, engineering, and mission-critical project experience to the development.

Founded in 1923, O&G Industries has grown into one of the Northeast's premier privately held construction and development firms, with extensive capabilities spanning:

- Heavy civil construction
- Large-scale infrastructure projects
- Energy infrastructure
- Commercial development
- Industrial facilities
- Healthcare and institutional construction
- Utility and environmental projects
- Renewable energy infrastructure

With more than a century of operational history, O&G Industries has built a reputation for delivering highly complex projects throughout Connecticut and the broader Northeast region with an emphasis on quality, execution, safety, and long-term infrastructure reliability.

O&G's vertically integrated capabilities provide the project with significant advantages, including:

- In-house construction expertise
- Site development and earthwork capabilities
- Infrastructure coordination
- Utility and energy integration experience
- Environmental and sustainability expertise
- Large-scale project management
- Long-term regional relationships
- Proven execution capacity on complex developments

As the master developer, O&G Industries is uniquely positioned to oversee all phases of the Beacon Falls campus development, including:

- Site infrastructure development
- Utility coordination
- Power infrastructure implementation
- Renewable energy integration
- Campus phasing and expansion
- Environmental compliance
- Construction execution
- Long-term infrastructure planning

O&G's extensive experience in energy, infrastructure, and mission-critical development provides a strong foundation for the successful execution of a next-generation AI and digital infrastructure campus designed to support the evolving demands of enterprise, cloud, and high-density compute environments.

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