



# 1 Ramland Road

## Orangeburg, NY

232,000 SF | 24 MW facility on 23-acre campus | Only 18 miles from Manhattan

Occupying 23 acres of land at 1 Ramland Road in Orangeburg, New York, the 232,000 sq. ft. data center is positioned near the region's major highways. The property is just 18 miles from Manhattan, and is synchronous with Manhattan, Connecticut, and key facilities in New Jersey.

The data center is in an optimal location for latency-sensitive applications, business continuity and disaster recovery facilities. The state-of-the-art building is designed to meet the highest standards of infrastructure requirements to service the New York and New Jersey markets. Ample access to power satisfies and exceeds critical networks' needs for connectivity. With 2N and N+1 power available, our Orangeburg, NY data center is ready to meet the most stringent requirements.



### Highlights

- » The only carrier-neutral data center in the New York / New Jersey Metro area that operates in a tax abatement zone (**no state sales tax on IT**)
- » Low latency (sub millisecond) connectivity to all major interconnection hubs in New York / New Jersey Metropolitan Area
- » 18 miles from Manhattan
- » 24x7x365 on-site support
- » Utility rate is approx. \$0.02/kWh lower than NJ rate



## Property Details

### Space

- » **232,000 SF on 23 perimeter gated acres**
- » 180,000 SF of data center space with 20 ft ceiling heights
- » 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

### Connectivity

- » 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

### Power

- » High density raised floor environment, 20 kW+ per cabinet
- » 24 MW provisioned with 2N distribution
- » **Pre-approved, on-site 50 MW substation for growth**
- » Diverse power substations from New York and New Jersey

### Colocation

- » Enterprise-ready colocation services designed to scale with you as you grow

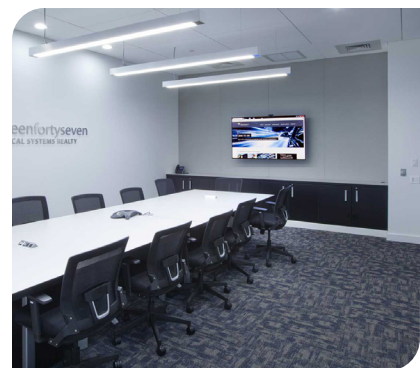
- » Experienced operator: 1547 Critical Systems Realty

### Disaster Recovery

- » **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

Altice  
Atlantic Metro  
Cablevision /Lightpath  
CenturyLink/L3  
Cogent  
Light Tower  
Verizon  
Zayo  
ZenFi



## Leasing Contacts

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