

PURPOSE-BUILT DATA CENTER AVAILABLE FOR LONG-TERM LEASE

# 2000 Kubach Road Philadelphia



**NEWMARK**



## **PROPERTY OVERVIEW**

The subject property consists of a two-story data center that was constructed in 1993 and renovated in 2003. The gross building area of 124,190 includes 76,000 SF of data center space (improved with 40,000 SF of raised floor/critical computing area), a 35,000 two-story Office Wing and a 10,000 SF Command Center (single-story).

The project consists of excellent quality construction. Originally built as Conrail's Network Operations Center and its only data center; the building was designed to a very high reliability and security standards.

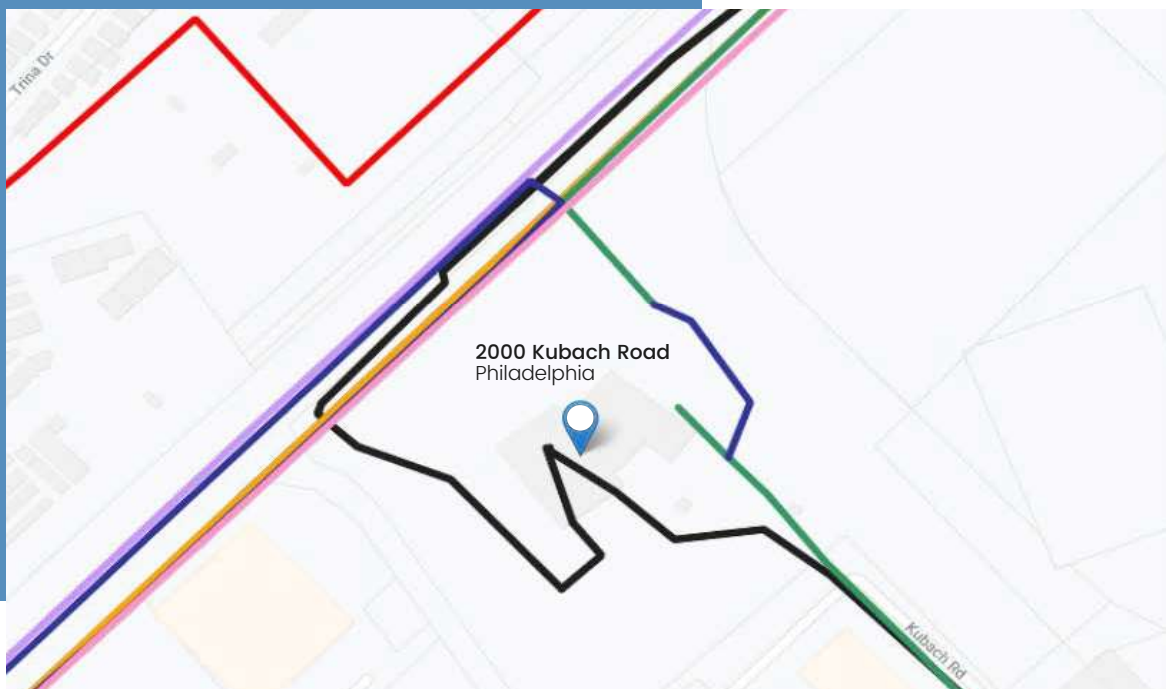
The building is powered with 13.2 MW of 2N power, with the primary dedicated feed of 8 mw. The project is currently leased to a wholly-owned subsidiary of The Vanguard Group, a high-quality credit tenant.



## GENERAL DESCRIPTION

|                        |                                       |
|------------------------|---------------------------------------|
| Year Built             | 1993                                  |
| Year Renovated         | 2003                                  |
| Number of Stories      | 1 and 2                               |
| Land To Building Ratio | 8.98 to 1                             |
| Gross Building Area    | 124,190 square feet                   |
| Data Center Area       | 76,500 SF                             |
| Office Area            | 35,500 SF                             |
| Parking                | 320 spaces (2.58 spaces per 1,000 SF) |

## FIBER MAP



### Metro Networks

- Crown Castle
- Level 3 Metro
- Windstream
- Zayo Metro

### Long Haul Networks

- Hudson Fiber LH Leased
- Level 3 Long Haul
- Zayo Long Haul



# DATA CENTER DESCRIPTION

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## Fiber Providers

Four Metro fiber providers including Crown Castle, Level 3, Windstream and Zayo Metro. Long-Haul fiber is provided by Hudson Fiber, Level 3 and Zayo. Service also includes a Verizon SONET ring.

## Total Power Supply

13.2 MW (8.0 MW primary feed)

## Critical Power Supply

3,200 kW

## Utility Redundancy

2N

## Facility Redundancy

Unknown

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## Critical Computing

40,000 square feet. The building has a depressed slab allowing a 24" high access floor system without ramps.

## Power Density

105 watts per square foot (total power/SF of gross building area – excluding the office space)

## Tier Rating

Tier III (concurrently maintained)

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## Heating and Cooling

All cooling in the facility is chilled-water based and is provided by two central mechanical rooms located on the first floor of the Mechanical Wing. Each room has two 500-ton screw chillers along with their associated pumping systems. The chillers use R22 refrigerant and have independent controls. The chiller plant uses a primary secondary pumping strategy and has manual valves installed to allow the support equipment for one chiller to be used with the other chiller. The chillers have dedicated cooling towers that are installed in recessed exterior wells for weather protection and security control. There are two towers in each well and manual valves allow any tower to support any chiller in either mechanical room. Each mechanical room also has two water to water heat exchangers for winter operations. The use of the heat exchangers allows scheduled chiller overhauls to be performed without reducing either cooling capacity or redundancy. The HVAC system is controlled by an Allerton BMS system. The office area has three roof-mounted air handling units; one each for the two floors and a third that serves only the cafeteria/kitchen area. The units are chilled water-based and are supplied from a central plant in the Mechanical building. All three units use multi-stage electric preheats and can operate with 100% outside air. The two units serving the general floor areas are VAV systems with zoned electric reheats. A constant volume unit with three electric reheat zones serves the cafeteria area. All three air handlers use supply air ducts terminated at 24" x 24" diffusers and an open plenum, return air design. A Building Automation System (BAS) controls the three air handlers. In addition to standard monitoring and control functions, it provides enthalpy-based economizer control, optimum start/stop programming and comfort control through multiple zone thermostats.



# DATA CENTER DESCRIPTION

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## Electrical Service

Electrical service to the site is provided by two 13.2 kVA underground feeders. Feeder #1, which enters the property from the south, was installed during the late 1980s and serves several large properties in addition to the premises. It has a capacity of 6,000 kVA dedicated to the site. Feeder #2, which enters the property from the west, was installed in 1992 and serves only the premises. It has a capacity of 8,000 kVA. The 13.2 kVA feeds are routed to a second set of disconnect switches and transfer breakers located in two separate rooms on the first floor of the building. These devices provide redundant paths for line maintenance as well as connection points for the emergency generator system, which operates at 13.2 kVA. The Building Automation System monitors the breakers for status and the operator panels for alarm conditions. All panel alarms also trigger a local audible alarm. In the normal operating mode, both feeders are active with one line serving one Data Bay and the other serving the second Data Bay and the Office Wing. The tie-breaker will close automatically upon the loss of either feeder. Primary power is distributed via redundant paths to two double-ended secure substations which normally operate with their tie-breakers open. The substations are located in two separate rooms located on opposite sides of the first floor of and are monitored for ground-faults. Each of the 13.2 kVA/480 volt transformers is rated at 2,500 kVA (3,333 kVA) with fans, which provide a total substation rating of 5,000 kVA, (6,666 kVA with fans). If a feeder or transformer fails, the tie-breaker will automatically close. The 480 volt substation output provides power distribution to all electrical equipment on the site. Equipment loads related to critical operations, such as the UPS, are spread across all four transformers. This minimizes the impact of any one failure and provides redundant power paths for maintenance activities.

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## Emergency Power

There are four Penn 1,600 kW diesel-fired emergency generators that provide power for the entire Subject. Each unit has a 100 gallon adjacent located day tank. Additionally, each Data Bay has a dedicated UPS System that is installed in the Mechanical building. In 2003, the Tenant replaced and upgraded the UPS batteries. The system consists of two 1,800 kVA UPS modules.

## Security

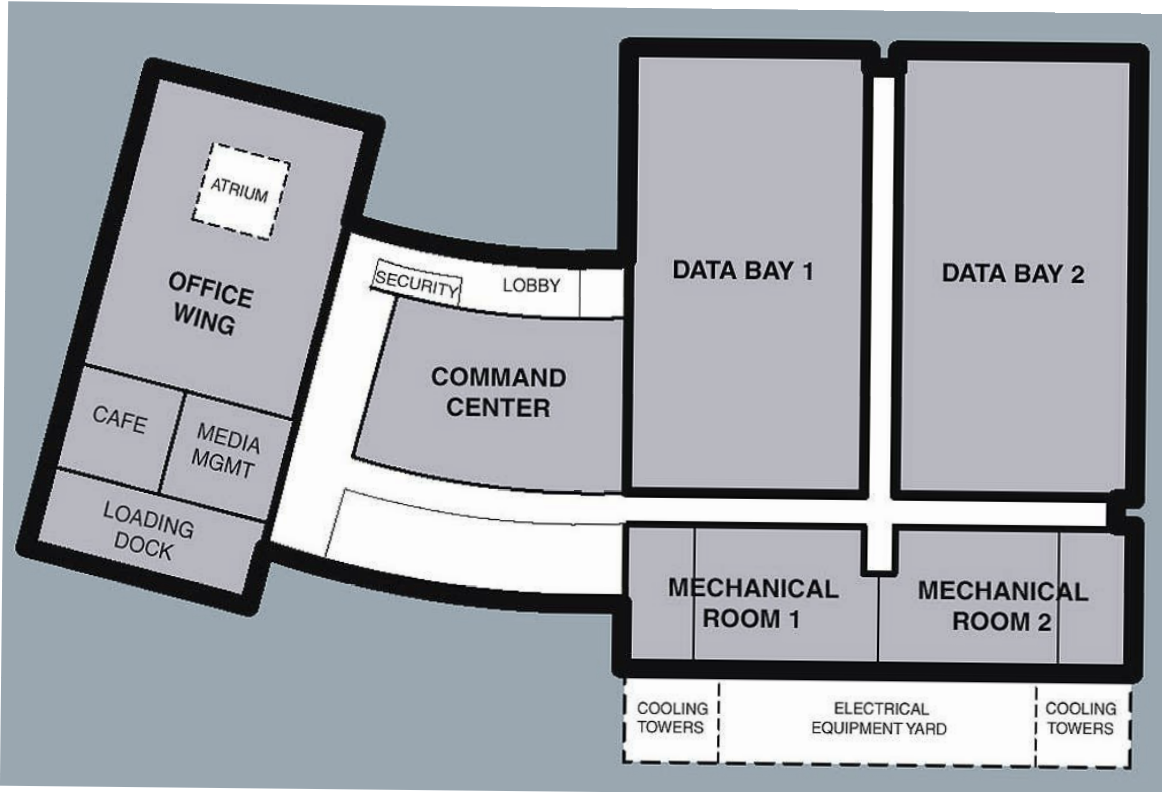
The Property has state-of-the-art security and is designed to house a 24/7 staff including security, technical and maintenance personnel as well as office support for the DC and related operations.

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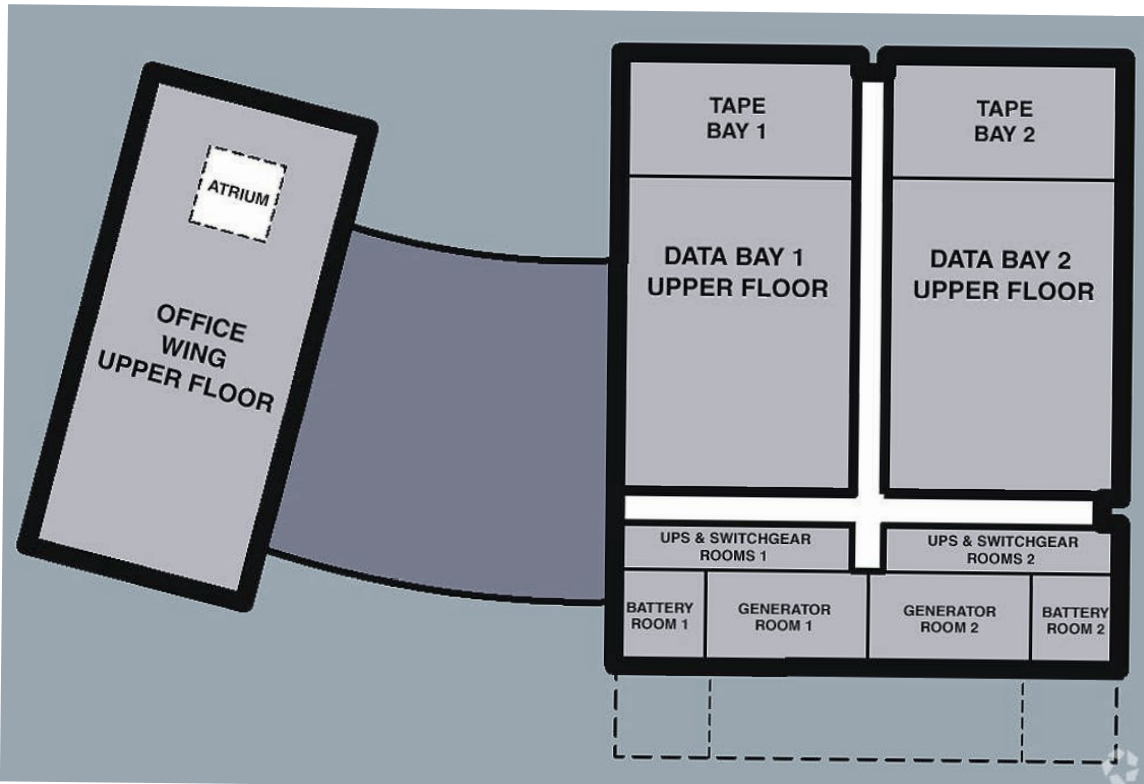


# FLOOR PLANS

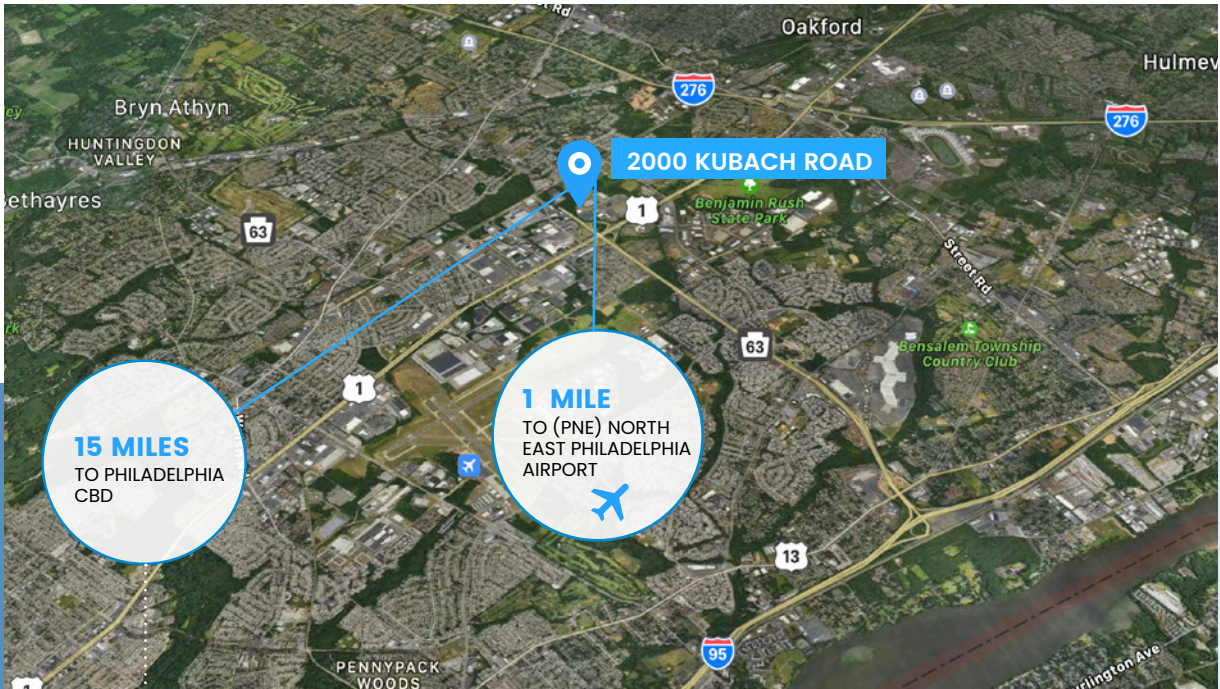
## 1st Floor



## 2nd Floor



# PROPERTY LOCATION



## NORTHEAST PHILADELPHIA MAJOR TENANTS

- Cardone Industries
- PCI Pharma Service
- TJ Maxx Distribution
- Philadelphia Federal Credit Union
- Jerith Manufacturing
- Southwark Metal
- Manufacturing Company
- Liberty Coca-Cola Beverages

## TRANSPORTATION LINK

- Positioned within a mile of RT 276 PA Turnpike
- Positioned within two miles of Interstate-95
- Served by SEPTA's Market-Frankford Line, which terminates in north at Frankford Transportation Center
- The market benefits from proximity to a small private airport

## GREATER PHILADELPHIA

Greater Philadelphia, the nation's fifth largest metropolitan area, is situated in the heart of the Northeast Corridor and is the keystone of major north-south, east-west highway and rail networks. More than 100 million people are within a one day drive of Philadelphia.

Leading Edge  
Technology,  
Cutting Edge  
Space



## NORTHEAST PHILADELPHIA MARKET

The Asset is located in the Northeast Philadelphia submarket. With approximately 1MM SF of office space, the submarket is generally perceived as a flex office/industrial market, with tenants often acting as owner-operators

The submarket features strong fundamentals, as shown by its office and industrial vacancy rates of 4.5% and 5.1%, respectively

Over the past 12 quarters, the industrial sector has seen 1.4MM SF of positive net absorption, representing 6.4% of its total inventory, while the office sector has seen 114K SF of absorption, representing 9.7% of total inventory, over the same period

Rents are generally in the low to mid \$20 PSF however these will likely see a moderate increase as a tax abatement is likely to be passed in this year's budget

Northeast Philadelphia is a large market bookended by a gentrifying southern border seeing new growth in industries supporting young-professional population boom (retail, construction, personal services, modest tech growth)

The target asset is in the northern reaches of the market and the only real sector of note that has grown is warehousing/distribution

The asset's close proximity to I-95 and RT 276 provides for good industrial distribution connectivity and offers the potential to become a last-mile hub for Philadelphia

National developers like Northpoint have come into that market only recently to build speculative state of the art warehouses

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