Asking:

Market Rate

For Lease | 1 Plant Technology Road, RM of Corman Park MLS®

Prairie Data Center

Featuring ± 130,000 SF of multi-purpose buildings on 101.25 AC of agricultural land.

A unique opportunity to occupy a facility equipped with all the amenities required for a large scale, secure data center.

101.25 AC site

± 130,000 SF buildings

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Specifications

Available
130,134 SF

Site Area
101.25 AC

Zoning
AG (Agricultural)

Parcels
131812714, 131812703

Possession
Negotiable

Occupancy Costs (2024)
$2.50/SF (est.)
Includes proportionate share of property tax, building insurance and management fees.

Net Lease Rate
Market Rate

collierscanada.com/p-can2008991

Opportunity

Built as a plant research facility, this property offers all that is required to develop, create and operate a large scale data center in a secure environment.

Aerial view

Property features

- 101,544 SF buildings ideal for data racks
- 13,720 SF office and administration building
- 3,170 SF maintenance shop
- 5,200 SF storage building
- Complete building management systems (Schneider Electric)
- Full security system
- Dedicated internet feed with speeds up to 10Gbps provided by fiber optic infrastructure to demarcation point
- Three (3) 500 kVA power service transformer
- One (1) 1,000 kVA power service transformer
- One (1) 2,000 kVA power service transformer
- Up to 16.9 million BTU cooling capacity

Administration Building

Site Plan


N
Admin Bldg
13,720 SF
Greenhouse
6,500 SF
Concrete Pad
Concrete Pad
Shop
3,170 SF
DCB1 & DCB2
35,244 SF
Concrete Pad
Concrete Pad
Concrete Pad
Storage
5,200 SF
Berm
Ditch
Berm
Grey Water
Lagoon
Engineering/QA
Trailer
DCB3
66,300 SF
Ditch
Berm

Data Center Buildings | 101,544 SF

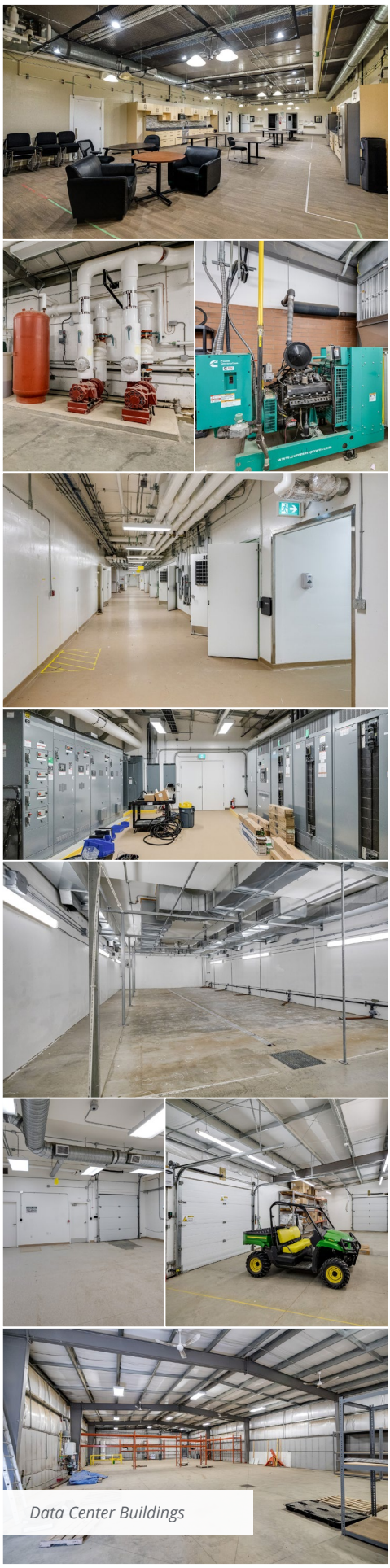
- DCB1 is an 18,630 SF, 69’ x 270’ masonry building
- DCB2 is a 16,614 SF addition to DCB1
- DCB3 is a 66,300 SF, 260’ x 255’ masonry building

CHAMBERS

- Thirty-four (34) ± 1,500 SF chambers plus another ten (10) smaller chambers totaling ± 53,000 SF
- Each chamber has individual climate control with Prairie Controls (Schneider Electric) Building Automation System monitoring
- Ethernet system is on-site and is connected to internet for remote access and control
- Each chamber has FOB security access
- Each chamber has a security camera upon entry
- Each chamber is surrounded by 8” interior concrete walls and ceiling with 16.5” exterior concrete walls
- 13’ of clearance below beams

INFRASTRUCTURE

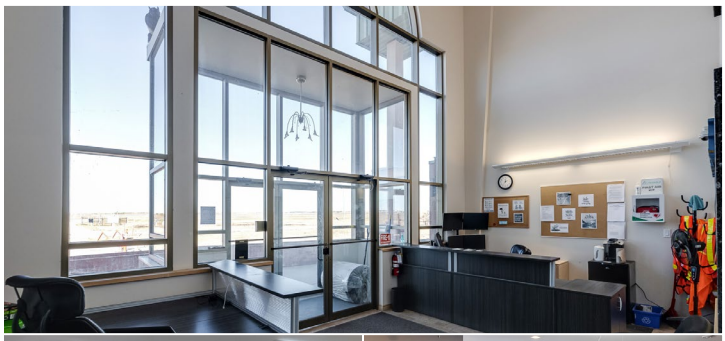
- In-floor heating throughout, heated by three (3) Aerco Benchmark Boilers
- Floor loading between 26,000 kg/m^2 and 32,000 kg/m^2
- Original chillers have been removed but existing tie-in infrastructure is all in place; DCB3 had three (3) 350 ton chillers before they were decommissioned and sold, equating to ± 4.2 million BTU per unit
- DCB1 and DCB2 chiller is currently decommissioned, the unit could be recommissioned; the owner does not have the cooling capacity on-hand for that unit but suspects it would be a similar capacity to accommodate the facility’s previous operations
- Owner would be willing to supply and install new chillers for a tenant on a long term lease
- One (1) 125 kVA Cummins natural gas generator, one (1) 43.8 kVA Cummins natural gas generator and two (2) 210 kVA Generac natural gas generators on-site with ability to tie in additional emergency power
- Motion sensors, seismic sensors and over 300 cameras connected via on-site ethernet system with remote access monitoring
- SaskPower provides 3-phase power to five (5) transformers including three (3) 500 kVA transformers, a 1,000 kVA transformer and a 2,000 kVA transformer
- Dedicated internet feed that allows for max speeds capable of 10Gbps
- Located on 101 AC of land which would be ideal for a solar farm to provide an alternate source of power
- Structural, mechanical and electrical drawings available for the majority of the facility

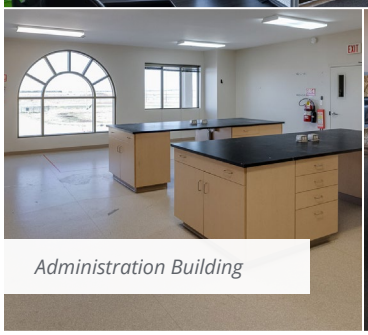


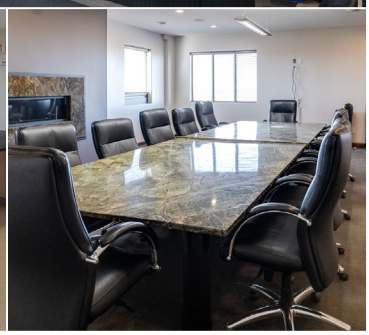
Data Center Buildings

Administration Building | 13,720 SF

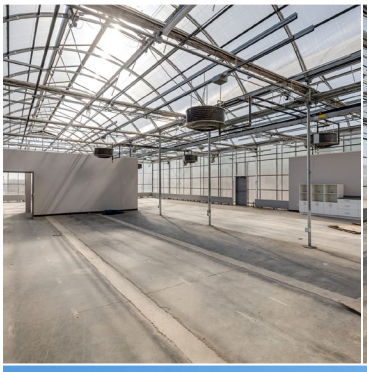
- 80’ x 118’
- Many offices, a shipping bay, three (3) lab areas, a large and a small meeting room and five (5) test chambers with separate air conditioners
- 30’ height at center, 27’ at wall
- Natural gas meter on west side of building
- In-floor glycol heat on the main and second floor
- One (1) boiler, several furnaces, several air conditioners and two (2) glycol chillers
- Two (2) micro-propagation rooms have glycol chilled fan coils which could be converted to small data rooms

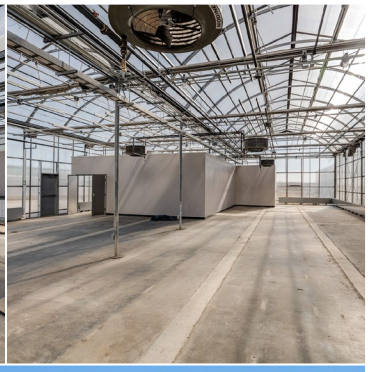






Administration Building





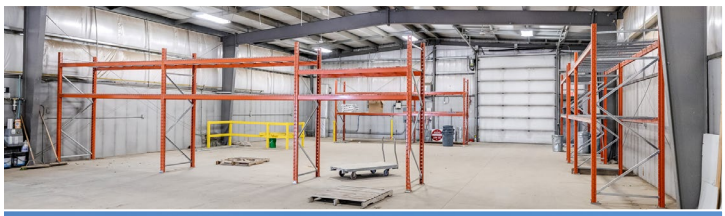
Greenhouse Building

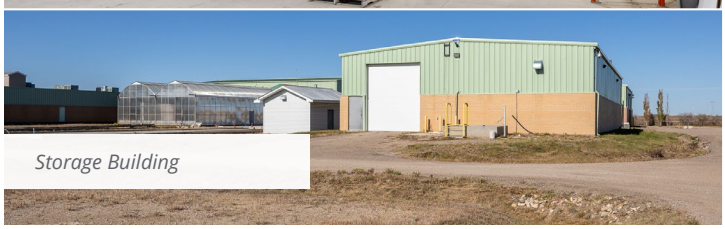
Greenhouse Building | 6,500 SF

- 50’ x 130’
- The greenhouse has been re-purposed to a staff recreation area with washrooms, a shower, a large common area serving as a staff lunchroom, janitor’s closet, generator room and boiler room
- The grey and brown water has not been connected
- 43.8 KVA Cummins natural gas generator interlocked supplying power to the greenhouse and outbuildings
- Heat supplied by two (2) Teledyne Laars MightyTherm Input 850,000 BTU/HR boilers suppling heated glycol to twelve (12) glycol unit heaters and perimeter radiant fins

Storage Building | 5,200 SF

- 51’ x 102’ pre-engineered steel building
- 17’4” height at bottom of center joists, 15’4” at wall
- Large open building with two (2) large overhead doors
- In-floor heat supplied by a Boderus Logamax plus with 142,200 BTU output
- Internet access





Storage Building

Aerial view

Maintenance Shop | 3,170 SF

- 52’ x 61’ pre-engineered steel building
- 17’8” height at center, 15’4” at wall
- Three (3) large overhead doors
- Divided into two (2) common areas, incinerator room and an office
- Natural gas Consutech Systems incinerator with capacity for 130 lb per hour for 8 hours
- Each common area has a natural gas unit heater
- Wall radiant electric heat unit in office
- Two (2) ventilation fans for welding
- One side of the maintenance shop has two (2) natural gas heated steam generating boilers manufactured by the Saskatoon Boiler MFG Ltd.

Outbuildings 1 & 2

- 416 SF, 16’ x 26’, storage only
- 560 SF, 14’ x 40’, air-conditioned, storage only

Outbuildings 1 & 2

Building Management System

The building management system (BMS) monitors or monitors and controls the environmental qualities throughout the buildings. Variables include temperatures, humidity, CO2 concentration, air exchange frequency and equipment operation parameters. The BMS is used in the data center, storage vaults, staff offices, lunchrooms and hallways on the site.

Contained within three (3) different buildings there are thirty-four (34) data center chambers and ten (10) smaller data center chambers. Each chamber has its own Schneider brand environmental control components and unique programming.

Prairie Controls installed the BMS system and programs and modifies the BMS system as required. The BMS is communicating through the ethernet system on site. The system is also connected to the internet for remote access and control.

Security System

Security at this site was regulated by the Government of Canada regulations prior to cannabis legalization. There are hundreds of cameras indoors and outdoors to record daily events. All of the data center buildings and the administration building have door access maglocks and motion sensors. There are seismic sensors on storage vaults.

The security system is connected throughout the site ethernet system and there is remote access and monitoring. Currently there is 24-hour, seven-day monitoring. Brigadier Security installed, programs and modifies the security system as required.

Power System

SaskPower provides 3-phase power to five (5) voltage transformers throughout the site to provide power to the buildings. There are six (6) separate SaskPower meters on site. A 500 kVA transformer supplies three (3) separate meters; DCB1 service panel switch at 800 amps, 600 volts. Administration building service panel switch at 200 amp, 600 volt. The greenhouse, two (2) small outbuildings, maintenance shop and vehicle storage building are supplied power by a 200 amp, 600 volt switch. The DCB2 service panel switch is 800 amp, 600 volt fed by a metered 500 KVA transformer. There is another metered 500 kVA transformer supplying power to the greenhouse and to DCB1 areas. DCB3 is supplied by a metered 2000 kVA transformer. The main switch is 3,000 amp, 600 volt. There are two (2) interlocked Generac natural gas generators each supplying 210 kVA. There is extra power supplied by a 400 amp, 600 volt tap off a metered 1,000 kVA transformer for power to the DCB3's processing area.

Water Supply

SaskWater via Corman park supplies treated drip water to several storage tanks on site. The water is metered in the Administration building.

Ethernet System

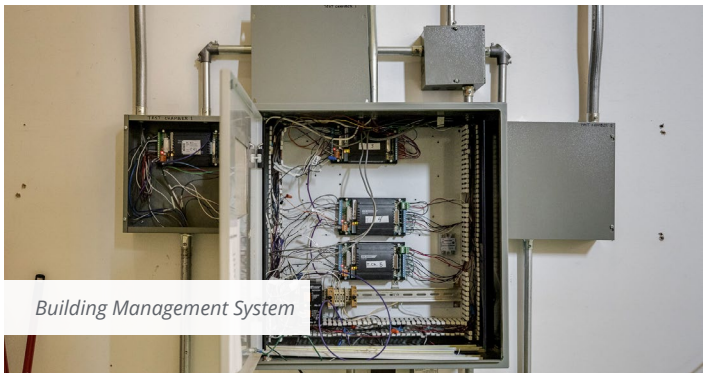
Each building has its own ethernet rack and all the buildings are connected. There is SaskTel fiber optic line supplying up to 10Gbps to the site.

Emergency Power System

Sewage

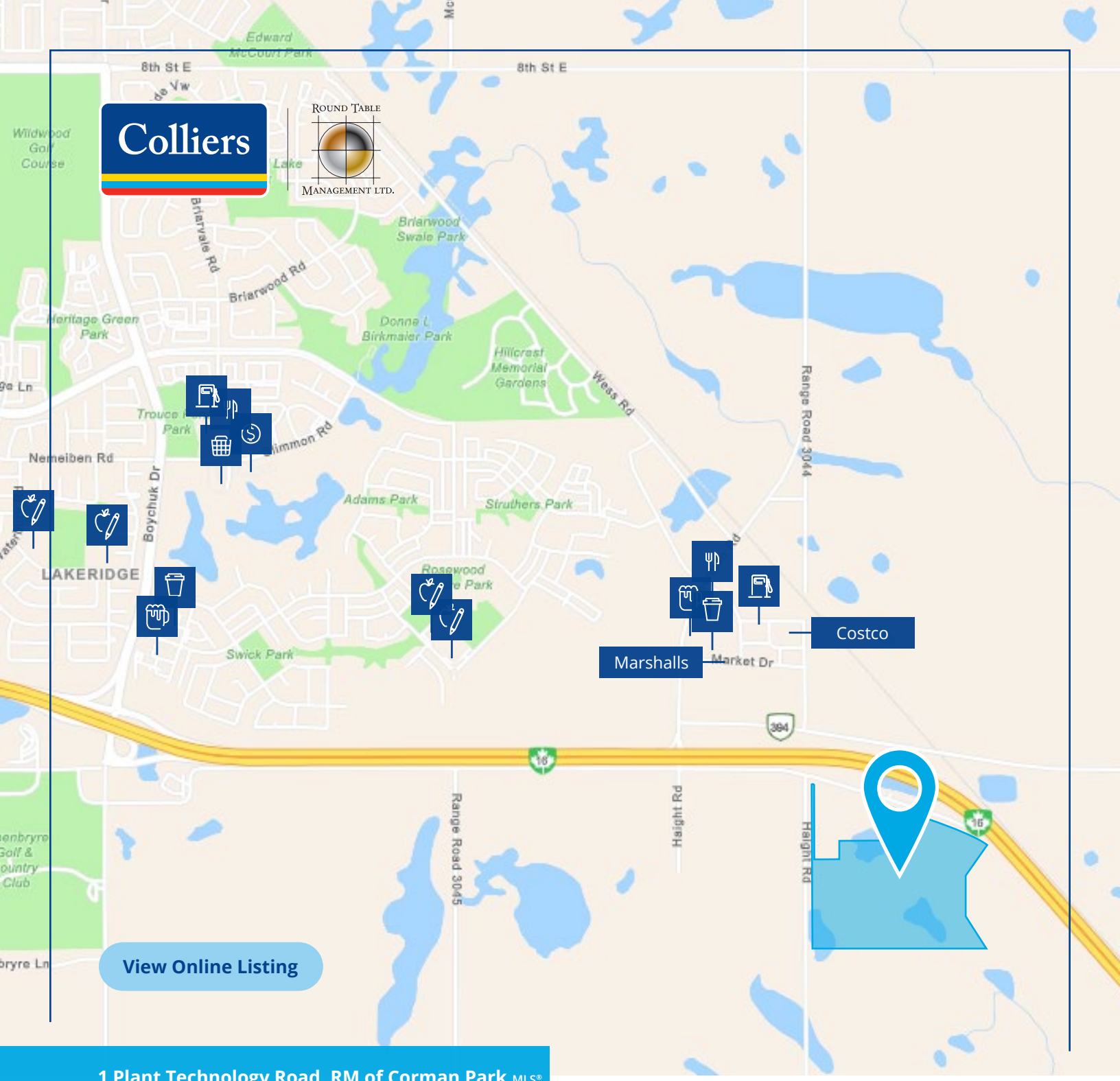
Irrigation and grey water is pumped to a fenced water storage lagoon on site. The water evaporates naturally.

DCB3's brown water is pumped to an underground storage mound. All the other buildings brown water is settled in sump pits or tanks.



Building Management System

Security System



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