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16MW in the heart of Phoenix

Metrobloks is developing an AI-ready, state-of-the-art data center in Phoenix, AZ with scalable capacity of up to 16MW CIT.

Strategically located in Downtown Phoenix, just 4 miles from the Phoenix NAP it ensures low-latency interconnection.

Designed to meet Tier III standards, this facility is positioned to support both hyperscale & enterprise workloads.

Superior Connectivity and Resilient Design

- Located less than 4 miles from the Phoenix Nap, for ultra-low latency of just 0. 1 milliseconds.
- Directly adjacent to an APS 230 kV substation, connected with dual-line redundancy.
- 23MW power supply secured from APS.
- Industrial zoning
- No flood and low seismic risk.
- **Tax incentives**: Transaction Privilege Tax (TPT) and Use Tax exemptions at the state, county and local level.

PHX MB01

16 MW	$0.09/kWh	Up to 150kW	1.3 PUE
Critical IT Load	Average Electricity Costs	Flexible Rack Density	Annual Average

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Phoenix ranks as the second-largest data center market in the U.S., driven by its strategic location, competitive power costs, and rising demand from hyperscalers and enterprises

** Directional specs, subject to change* based on market conditions, permitting, and construction timelines.

621 S 5th Ave, Phoenix, AZ 85003

5.4 acres site secured with 16 MWs of critical IT load capacity in Downton Phoenix

Situated directly adjacent to an APS 230kV substation, with a firm commitment from to energize up to 23MW in two tranches.

Hybrid Cooling to support even the most demanding AI workloads

Cooling solutions combining up to 15kW per rack air-based and up to +150kW per rack liquid-based or hybrid configurations ensure optimal thermal management. Designed to handle high-density AI workloads, this system provides operational efficiency while maintaining low PUE levels.

Versatile Solutions

Unparallel Scalability: Capacities available from a single rack position, and up to 4 density data halls, for evolving infrastructure needs.

16MWs available in Phoenix, initial service capacity by Q2 2027*

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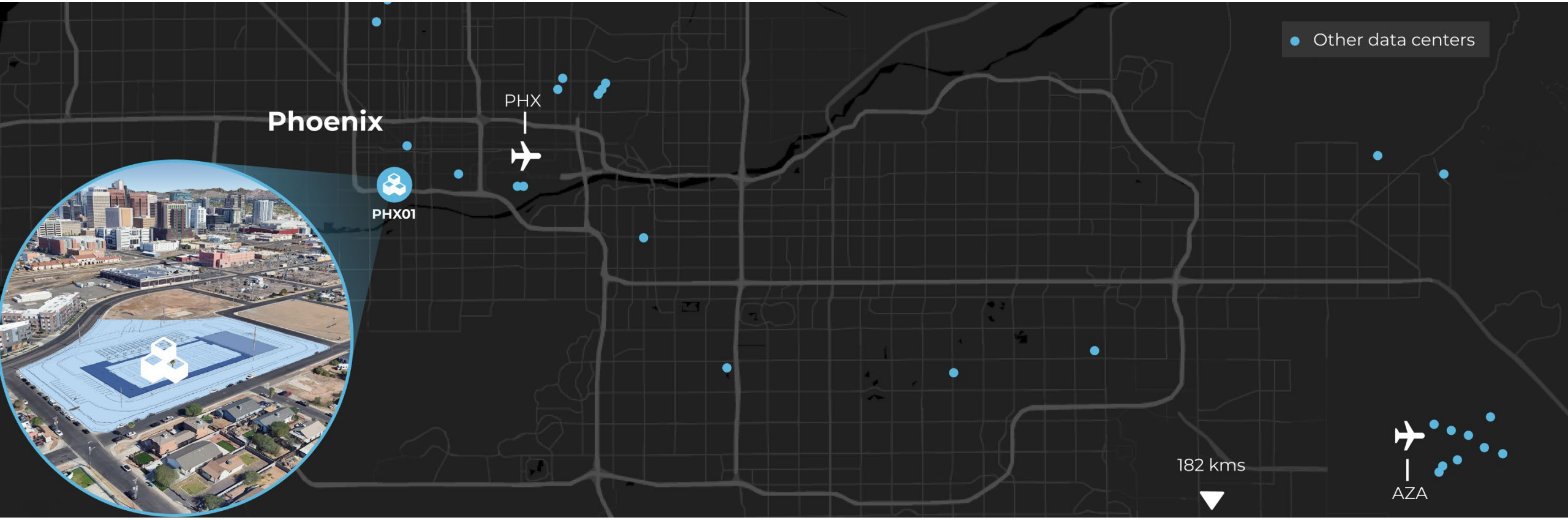
Metrobloks is developing a data center, purpose-built for hyperscalers, enterprises, and cloud providers seeking high-performance infrastructure in the Phoenix market. Strategically located within proximity to multiple local availability zones, the facility offers rapid deployment capabilities in one of the nation's most power-constrained yet fastest-growing regions. **We are ahead of the large load queue, delivering capacity faster than our larger competitors**.

"Projects with a demand of 5MWS or more will enter our large load queue. ***There are currently over 15,000MWs of demand in the queue and we anticipate servicing it between 2035 and 2037****" Economic Development, APS.*



** Load ramp on detailed spec slide.*

High confidence project delivery schedule

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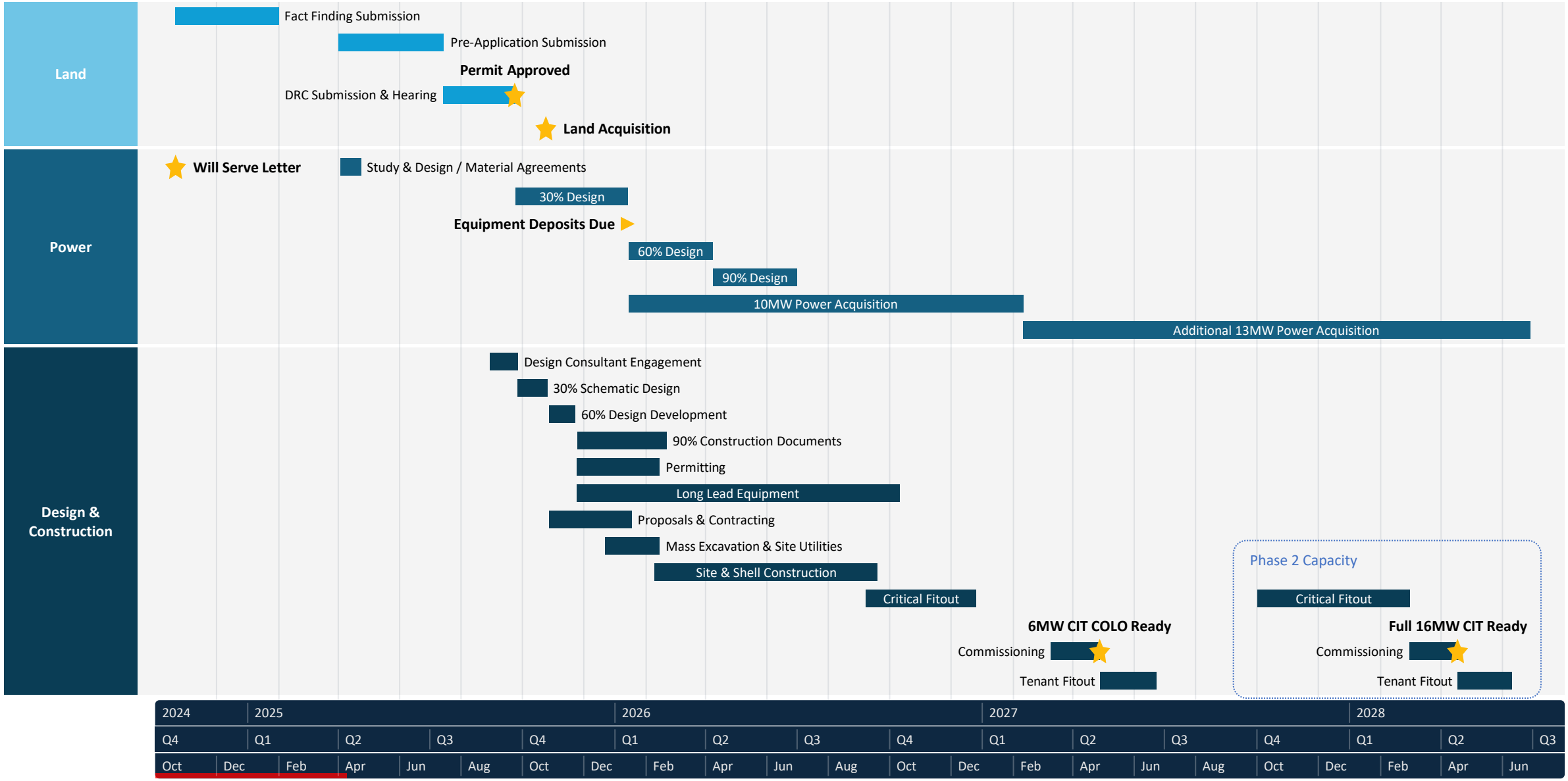

Technical Overview & Development Timeline

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Land & Building	
Square Footage	150,150 SF
Size of Suites	Data Hall 1: 24,000sf; Data Hall 2: 19,200sf
Floors	2
Ceiling Height	16 feet
Expansion Available	No

Power Infrastructure	
Total Power CIT	Data Hall 1 = 7.6MW Data Hall 2 = 8.4MW 16MW total facility
Power Density	400W/SF air-based; 500W/SF liquid-based
IT Voltage	480V or 415/240V to rack
Standby Generators	2,750 kW Diesel Gens (N+1)
Power Conditioning	Centralized UPS
Substations	Adjacent to an APS substation with dual utility feed

Operational Capabilities	
Maximum Rack Weight Capacity	5,000 lbs (2,267 kg)
Rack Density	Up to 150+ kW positions, 650kW / row
Uptime Tier	III (5x9s availability, concurrently maintainable or fault-tolerant)

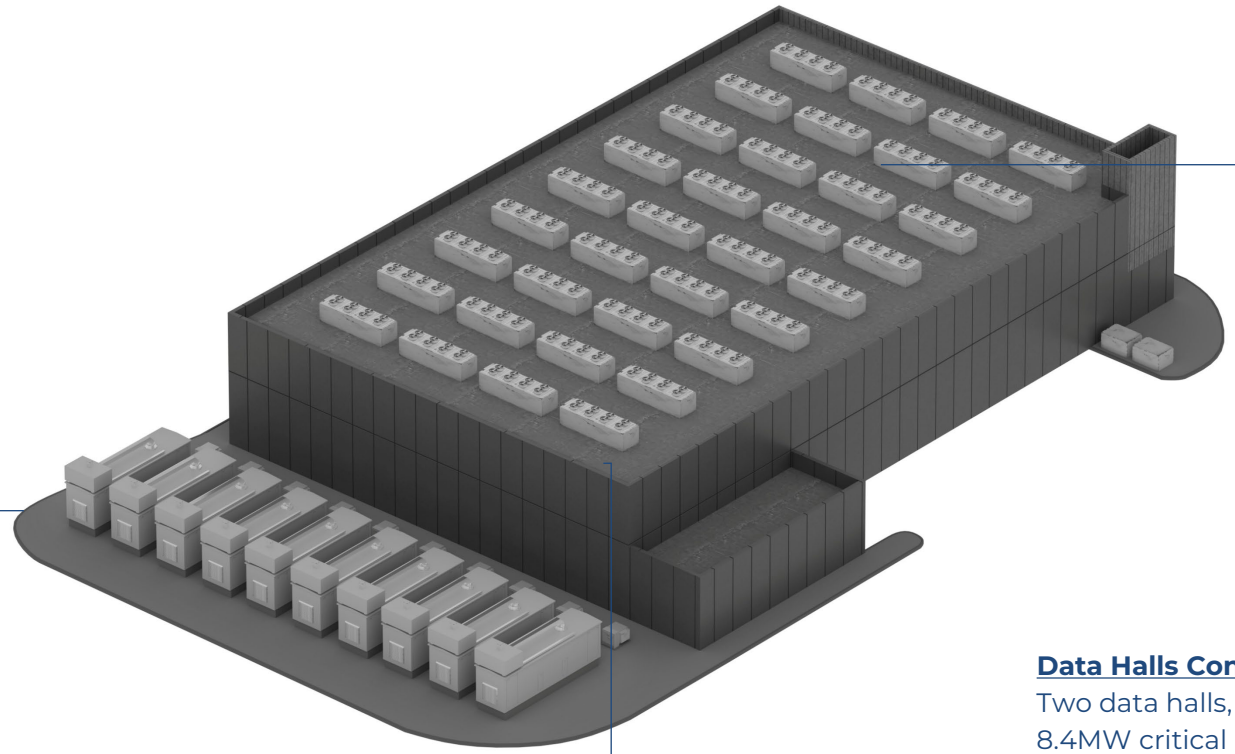
Cooling Capabilities	
Cooling Configuration	Air-based, liquid-based, or hybrid solutions
Chiller Redundancy	Zero chillers (DX HUs with economizer)
Types of CDUs	500 kW (N+1) CDUs

Connectivity & Redundancy	
Interconnectivity	Carrier Neutral
Mechanical Plant Redundancy	N+1 at electrical lineup level / N+4 at HU level
UPS Redundancy	N+1 at Data Hall level
Redundancy Configuration	Block or distributed

Highly standardized and efficient design

Substation Proximity
Next door from a 240kv APS Substation

Roof Mounted Equipment
High-capacity DX Condensing Units with economizer. designed for scalability and energy efficiency.



Generator Yard
Fully redundant 2750kW diesel generators (N+1 configuration) for uninterrupted power supply.

Mechanical Plant
N+1 redundancy at both electrical lineup and HVAC levels, ensuring operational resilience.

Power Distribution Units (PDUs)
Efficient power management with 750kW (N+1).

Data Halls Configuration
Two data halls, each supporting up to 8.4MW critical IT load. Flexible density racks with positions for 100+ KW and rows of 650 KW.

** Drawing for illustrative purposes only*

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Driven by a growing team with extensive data center development, technology & real estate expertise & with deep industry connections.

With combined +100 years experience developing Data Centers across the globe for some of the largest hyperscalers and enterprises, where we:

300+ Data Centers	Developed, acquired, or leased
15.4+ Gigawatts	Critical IT capacity Enabled
50 Cities	In 25 countries across North & South America, EMEA, Asia
$30+ Billions	Total deals value

Our collective experience includes originating and developing multi-tenant data center solutions for hyperscale, enterprise, and retail customers.

With our deep industry connections, we have a strong network of relationships we can leverage for hiring of key roles such as on-site DC construction managers and DC operations managers.

Bringing data to users in major urban metro areas

We bring hyperlocal, multi-tenant, and low-latency computing solutions to the users to augment local inference for AI/ML applications.

Highly modular & standardized

Our standards of design adapt to the different site size and specifics. Sites can quickly grow from 5MW up to 40 MW based on market demand.

Energy efficient & sustainable

Our designs are environmentally conscious and will be certified LEED or BREEAM, supported by green energies, heat recovery and water efficient closed loop chiller systems.

Future-proof & scalable

We future-proof our infrastructure for high-density servers leveraging the latest in cooling technology to provide both a backwards and forwards compatible data center solution.

Leveraging tech & hyperscale expertise

We develop best-in-class technology and processes following decades working for the largest Hyperscalers. We know what our customers want and how to sell to them.

De-risk data center development through a programmatic approach

We follow a systematic process selecting sites, securing power and pre-leasing before breaking ground.

Driven by a growing team with extensive data center development, technology & real estate expertise & with deep industry connections.

Ernest Popescu Chief Executive Officer

20 years' experience across operations, real estate & supply chains. 8 years focused on planning, building, optimizing & scaling Data Centers for hyperscalers.

Scott Couzens Chief Operating Officer

20 years' experience across operations, real estate & supply chains. 10 years focused on planning Data Center capacity, developing product roadmaps & delivering optimization & tooling to enable sustained growth.

Ryan Shea SVP of Real Estate

18 years' experience in acquisitions, development & asset mgmt. of commercial properties. Co-founder & partner in Calbay Development, specializing in buying & developing net leased property for major brands, over 100+ transactions.

Alejandro Maldonado Chief Marketing Officer

Serial founder, investor & strategic advisor. 20 years experience leading early-stage companies from incorporation to exit. Tech startup & software background. MBA & BA in Communications & Marketing. TEDx speaker.

Paul Churnock VP of Engineering, Procurement & Construction

20 years experience in the Construction industry as a Contractor, Consultant and Owner's representative. 12 years as engineer with Global remit for hyperscale datacenters, serving as company-wide point of contact for design.

Sharif Fotouh Network Engineering

Technology executive with 20+ years leading global infrastructure teams. Senior executive including VP of Network Engineering managing 100+ datacenters, with past roles in gaming infrastructure and edge computing.

Darcy Nothnagle Economic Development & Community Engagement

Senior executive with extensive experience in tech policy, economic development, and community affairs across Crown Castle, Meta, and Google. Background includes government relations and telecommunications policy.

Rich Fletcher Senior Director of Sales

Over 25 years of global data center sales experience, from the dot-com era to now, driving innovation and client-focused solutions across diverse markets.

PJ Fielding Vice Chair of Capital Markets and Board Member

Over 25 years of global data center sales experience, from the dot-com era to now, driving innovation and client-focused solutions across diverse markets.

Contact us to learn more:

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