



Richmond campus

RCH-1-4

Technology Creek Drive, Sandston, VA 23150

200+ MW at full campus build | Q4 2027 – Q3 2029
Purpose-built data center in progress

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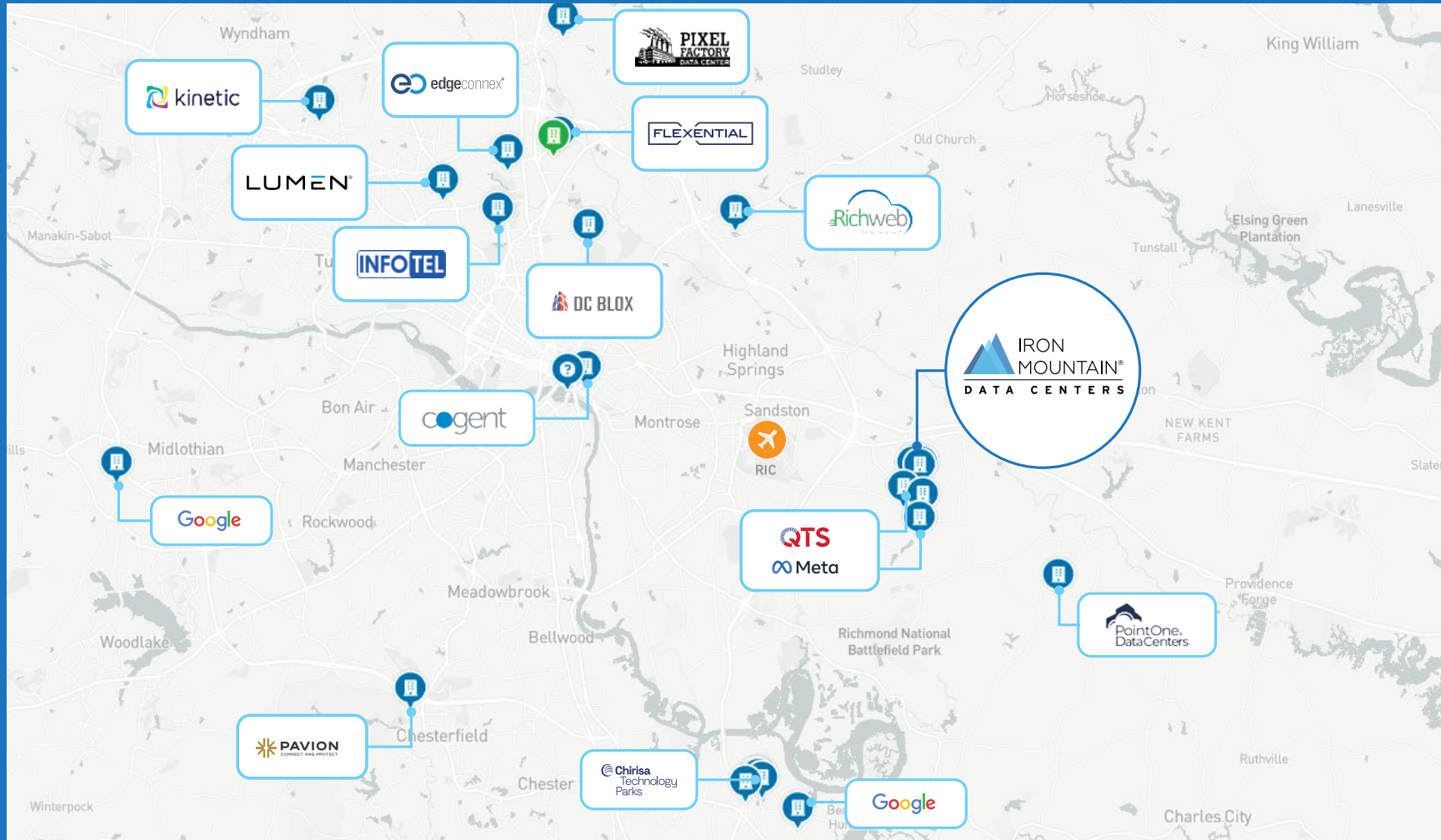
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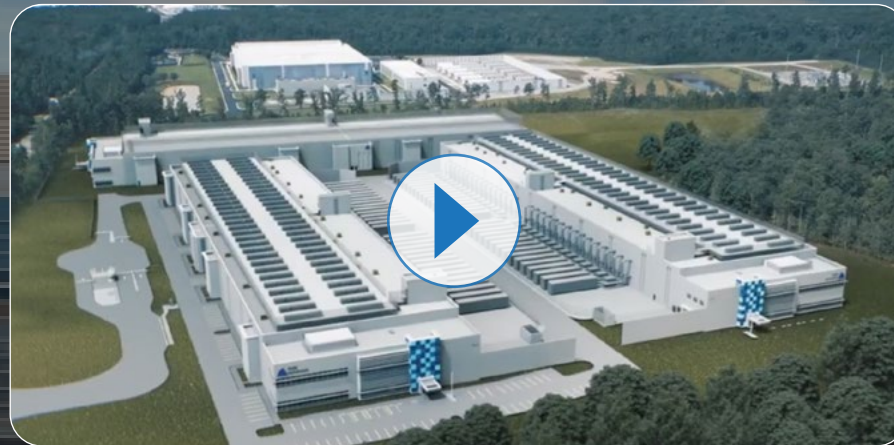
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Data center market overview



Introduction



Located at White Oak Technology Park in tax-friendly Henrico, Virginia, the Iron Mountain Data Centers Richmond campus will be one of the most scalable and sustainable AI-ready infrastructure hubs on the East Coast of the U.S. The 66-acre highly secure campus will provide well over a million ft² of colocation space for enterprises, federal agencies, hyperscale clouds and more.

With a phased roll-out to 2030, the campus will offer customers a total of over 200 MW of power in close proximity to 'Data Center Alley', the world's largest data center and network hub. Our four new data centers will provide customers with industry-leading compliance, green power and exceptional levels of energy efficiency as well as a wide range of Tier 1 networks and specialist service providers.

Property overview

Whether you are a hyperscale cloud provider, an enterprise, or a government agency looking for a large deployment, our Richmond campus can provide the space, security, standards and power configurations you need

Site Highlights



Location

RCH-1, RCH-2, RCH-3, RCH-4: Technology Creek Drive, Sandston, VA 23150



Utility

- > Dominion Energy
- > Power agreement secured



Building

66 acre campus site, 20 planned data halls



Power Story

200+ MW campus, spread out over 4 buildings. 2x 48 MW and 2x 60 MW.



Completion Date

- > Phased delivery from Q2 2027 to Q4 2029
- > Construction permit issued
- > Construction work has commenced



Nearby

Minimal latency to NoVa infrastructure, easy access to I-64, I-295, I-95, I-85, ~8 miles to Richmond International Airport & the Port of Virginia

Building Specifications



Current infrastructure

- > 2 x 48 MW; 2 x 60 MW building
- > 20 planned data halls
- > Block N+1 redundancy
- > Highly secure facility, on-site parking
- > A/B underground feeds
- > EV charging stations on site
- > Carpooling benefits for customers and staff



Cooling

- > Liquid Cooling Available@ 90/40 LC/AC Design
- > Roof TES Tanks Available
- > Mechanical UPS Available
- > N+4 Redundancy
- > Concurrent Maintainability

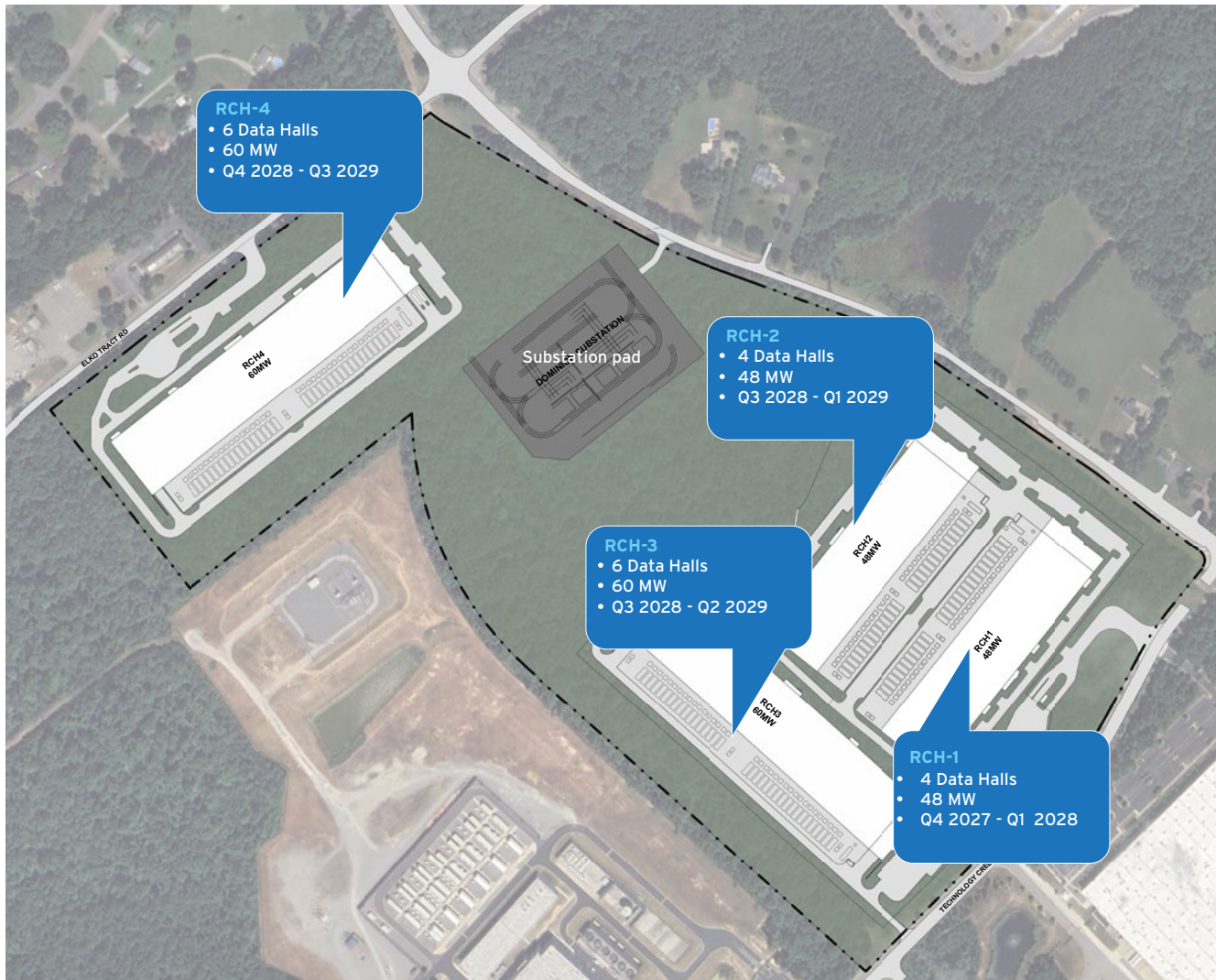


Connectivity

- > Carrier neutral / Cloud neutral
- > Multiple carriers on site
- > Metro cloud access
- > SDWAN options
- > WAN connectivity options
- > Redundant MMRs, fiber PoE



Site plan



Richmond campus overview

- > **Location**
Swift expansion route to support hyper-scale infrastructure with world-leading compliance and Tier 1 connectivity
- > **Built for AI and Scale**
Ideal for AI, hyperscale customers and highly regulated organizations
- > **Delivery**
Phased campus delivery schedule between Q2 2027 - Q2 2029
- > **Conectivity**
Multiple long-haul fiber providers near I-64 & I-95

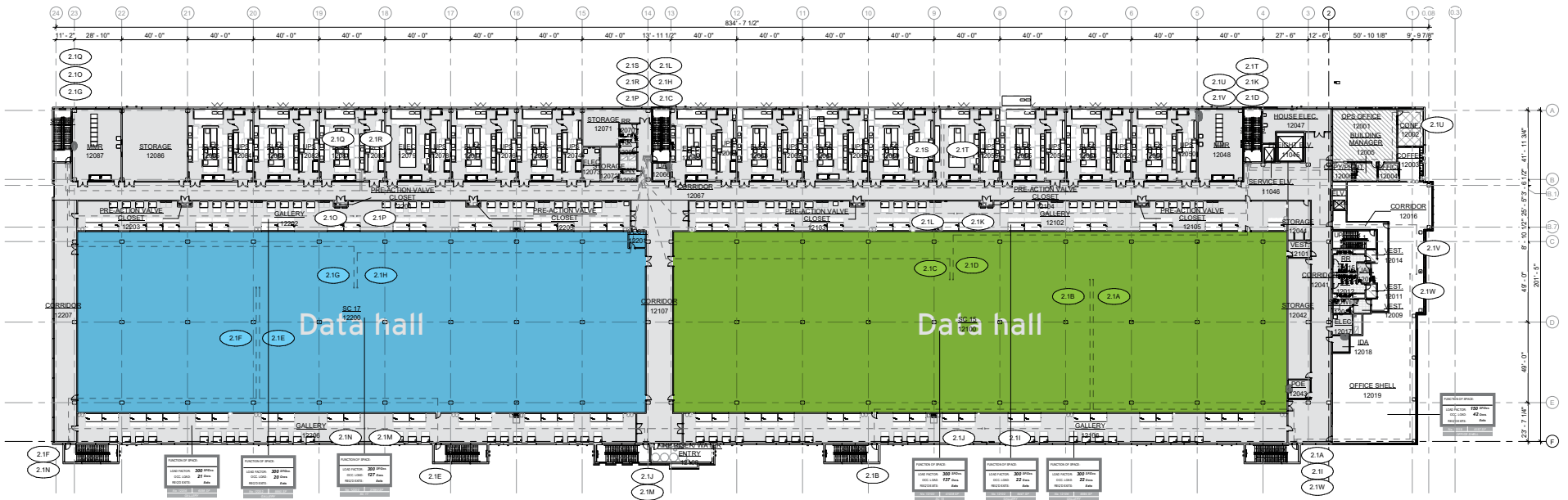
Building area breakout

RCH-1				
Area / Floor level	Level 01	Level 02	Total	% of Total
Office	3,665	6,030	9,695	2.9%
Admin - Building Support	5,960	4,783	10,743	3.3%
Storage	3,359	3,806	7,165	2.2%
Shipping & Receiving	2,039	0	2,039	0.6%
Circulation	20,749	17,739	38,488	11.7%
Telecom Hub - Building Support	52,037	52,045	104,082	31.5%
Telecom Hub - Data Hall	78,842	78,908	157,750	47.8%
Grand Total	17,723	312,239	329,962	
RCH-2				
Area / Floor level	Level 01	Level 02	Total	% of Total
Office	3,643	5,878	9,521	3.0%
Admin - Building Support	5,976	5,254	11,230	3.6%
Storage	1,631	2,080	3,711	1.2%
Shipping & Receiving	2,039	0	2,039	0.6%
Circulation	20,247	17,273	37,520	11.9%
Telecom Hub - Building Support	50,594	50,572	101,166	32.2%
Telecom Hub - Data Hall	74,508	74,508	149,016	47.4%
Grand Total	17,569	296,632	314,201	
RCH-3 and RCH-4 (Est.)				
Area / Floor level	Level 01	Level 02	Total	% of Total
Office	2,990	6,201	9,191	2.4%
Admin - Building Support	6,885	5,265	12,150	3.2%
Storage	3,618	2,465	6,083	1.6%
Shipping & Receiving	2,427	0	2,427	0.6%
Circulation	25,232	22,532	47,764	12.5%
Telecom Hub - Building Support	59,454	60,575	120,029	31.4%
Telecom Hub - Data Hall	92,587	92,584	185,171	48.4%
Grand Total	17,678	365,137	382,815	

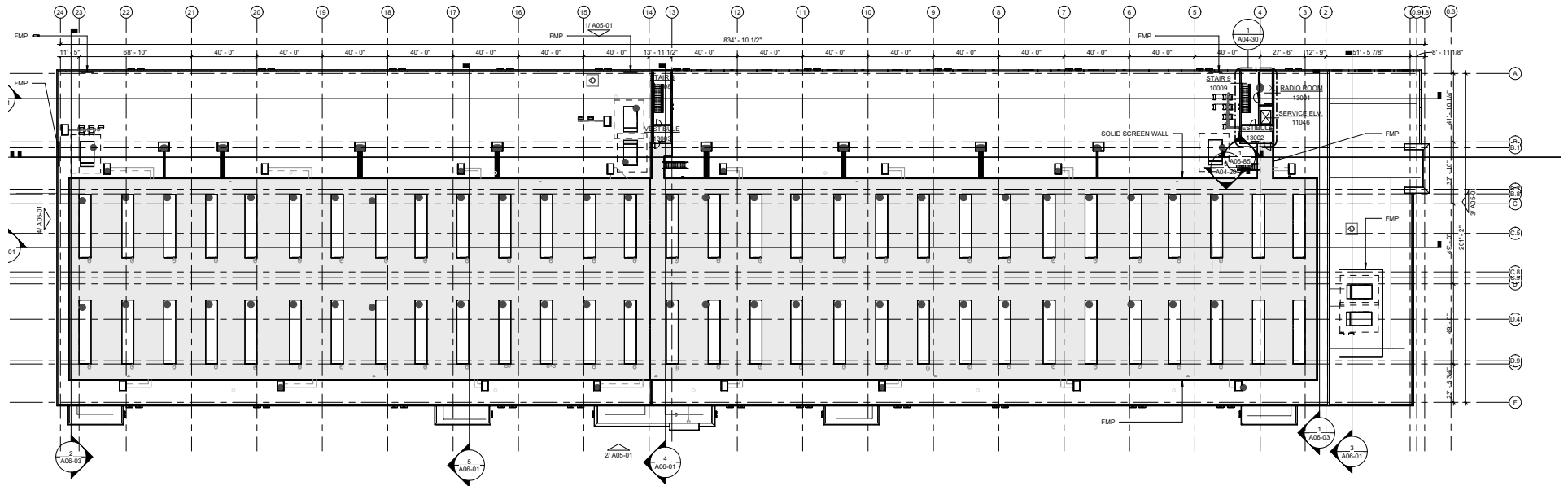
Campus delivery schedule

Site name	MW IT Power	MW Gross Utility Power	Forecast
RCH-1 B1			
RCH-1 B2	12.0	16.8	Q4 2027
RCH-1 B3	6.0	8.4	Q4 2027
RCH-1 B4	6.0	8.4	Q4 2027
RCH-1 B5	12.0	16.8	Q1 2028
RCH-1 B6	12.0	16.8	Q1 2028
RCH-2 B1			
RCH-2 B2	12.0	16.8	Q3 2028
RCH-2 B3	12.0	16.8	Q4 2028
RCH-2 B4	12.0	16.8	Q4 2028
RCH-2 B5	12.0	16.8	Q1 2029
RCH-3 B1			
RCH-3 B2	10.0	14.0	Q3 2028
RCH-3 B3	10.0	14.0	Q4 2028
RCH-3 B4	10.0	14.0	Q4 2028
RCH-3 B5	10.0	14.0	Q1 2029
RCH-3 B6	10.0	14.0	Q1 2029
RCH-3 B7	10.0	14.0	Q2 2029
RCH-4 B1			
RCH-4 B2	10.0	14.0	Q4 2028
RCH-4 B3	10.0	14.0	Q4 2028
RCH-4 B4	10.0	14.0	Q1 2029
RCH-4 B5	10.0	14.0	Q1 2029
RCH-4 B6	10.0	14.0	Q2 2029
RCH-4 B7	10.0	14.0	Q2 2029

Level two floor plan RCH-1 and RCH-2



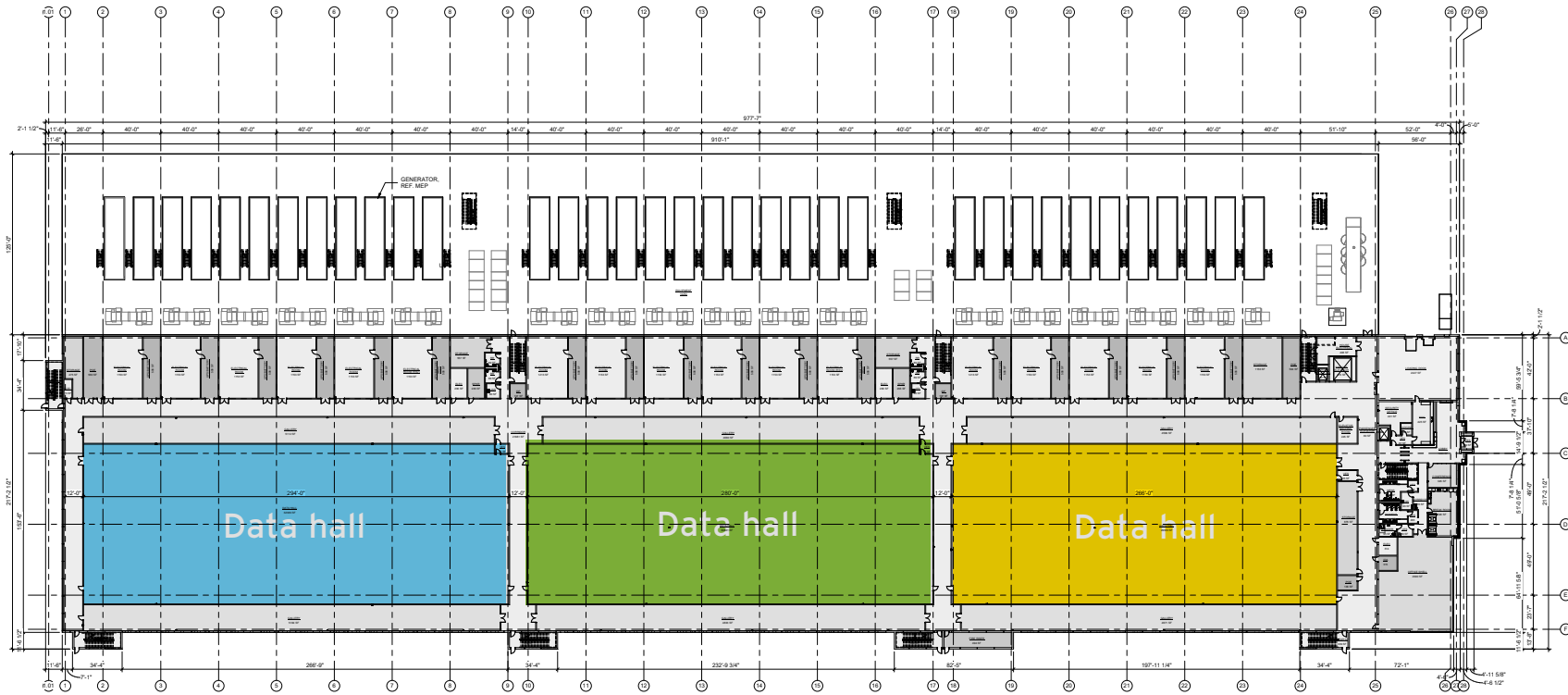
Roof plan RCH-1 and RCH-2



1 DUNNAGE PLAN - OVERALL
1" = 30'-0"

Level one floor plan RCH-3 and RCH-4

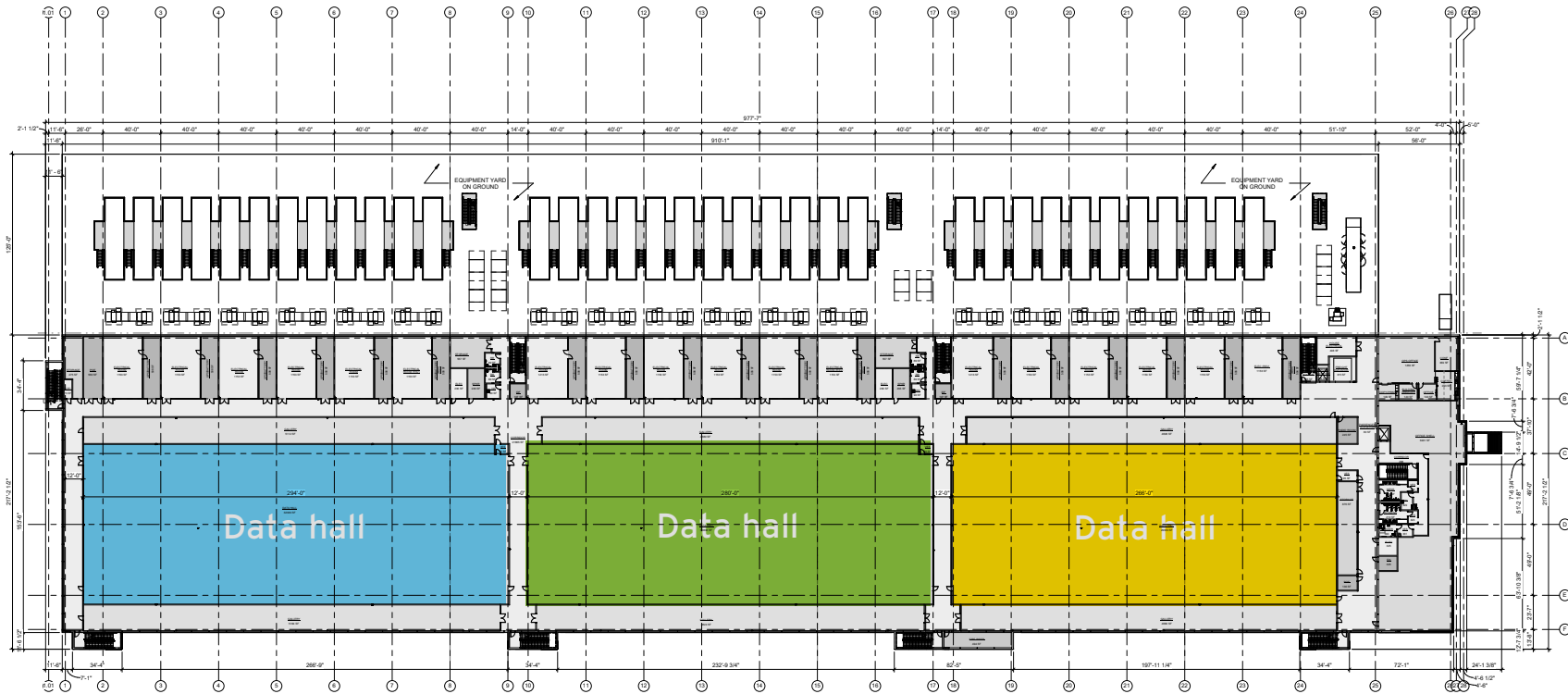
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- Circulation
- Data Hall
- DOCK
- Electrical
- Fire
- IDF/MMR/POE
- Office
- SECURITY
- Storage
- Support
- UPS/Battery

Level two floor plan RCH-3 and RCH-4

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- Circulation
- Data Hall
- Electrical
- Fire
- IDF/MMR/POE
- Office
- Storage
- Support
- UPS/Battery

Campus impression





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