



LOUDOUN COUNTY CAMPUS

144MW of Scale in Loudoun County



TOTAL CAMPUS CAPACITY
144^{MW}

TOTAL CAMPUS SIZE
122^{ACRES}

GENERAL OVERVIEW

Northern Virginia remains the world’s largest and most competitive data center market, with demand for capacity continuing to outpace supply. This makes STACK’s newest 144MW campus in Loudoun County a rare opportunity to secure long-term, scalable infrastructure in the heart of Ashburn’s data center cluster.

Designed to support the next generation of AI, cloud, and hyperscale workloads, the campus will deliver 144MW of capacity across two 72MW, two-story facilities. With dedicated power from an on-site substation and access to 100% renewable energy, this development ensures reliability and sustainability at scale. The site also incorporates advanced cooling options, including closed-loop water cooling systems for high-density environments, while embracing STACK’s efficient no-water-use design where applicable.

Strategically located in a region designated for data center growth, this campus reinforces STACK’s commitment to delivering cutting-edge, high-performance digital infrastructure in one of the world’s most vital technology hubs.



Strategic Location: Positioned in Loudoun County providing direct access to major East Coast availability zones and established infrastructure network.



Scalable Power: A dedicated onsite substation supports 144MW of capacity, ensuring reliable power for long-term growth.



AI-Ready Capabilities: Engineered to support advanced workloads, the campus features a modern closed-loop cooling system designed for efficiency and high-performance computing.



Sustainable Growth: Designed with STACK’s efficient no-water-use infrastructure and powered by 100% renewable energy, aligning with corporate sustainability commitments

Facility Overview

- 144MW Capacity
- 1,317,000 SQ. FT.
- 122 Acres
- Supports both shell and turnkey deployments

Supporting AI, ML, and Cloud Workloads with Flexible Cooling

- Proprietary design can support multiple cooling deployments, including liquid to chip
- Closed-loop water cooling systems provide optimal cooling for high-density workloads
- N+1 345-ton air-cooled chillers with quick restart

Security

- 24/7 on-site security with dual-factor biometric access
- Comprehensive CCTV coverage with 93-day retention
- Secure perimeter with gated vehicle access

Connectivity

- 2 Main Distribution Frames (MDFs) with diverse fiber entrances for redundancy

Power & Reliability

- Dual utility feeds with N+1 block redundancy (generators/UPS)
- Minimum 24-hour fuel storage for continuous operation
- Client-dedicated PDU distribution with BMS portal access

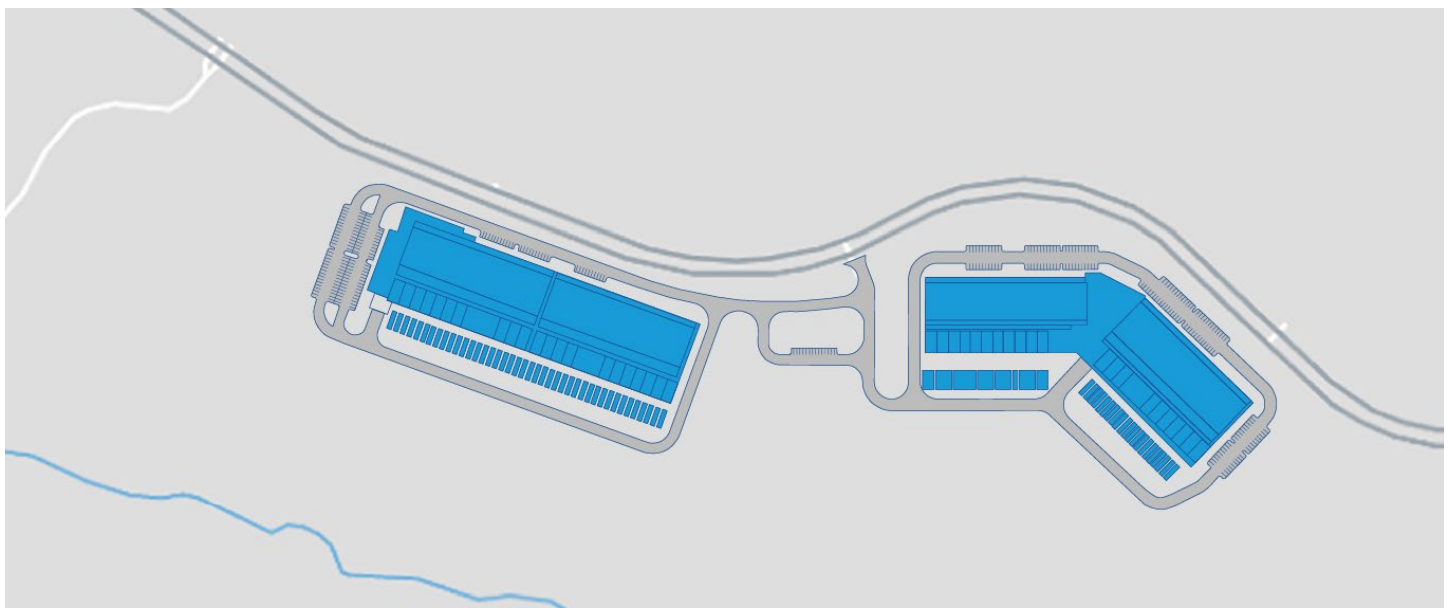
Fire Protection

- Dual smoke detection including VESDA
- Dual-interlock pre-action sprinkler system
- Located in a TRCA-designated area of minimal flood hazard

Amenities

- Conference rooms, complimentary WiFi, and shared office space
- Bicycle storage, showers, and secure multi-bay loading dock
- Dedicated storage and staging areas

Certifications Supported



STACK provides digital infrastructure to scale the world's most innovative companies. With a client-first approach, STACK delivers a comprehensive suite of campus, build-to-suit, colocation, and powered shell solutions in the Americas, EMEA and APAC regions. With robust existing and flexible expansion capacity in the leading availability zones, STACK offers the scale and geographic reach that rapidly growing hyperscale and enterprise companies need.