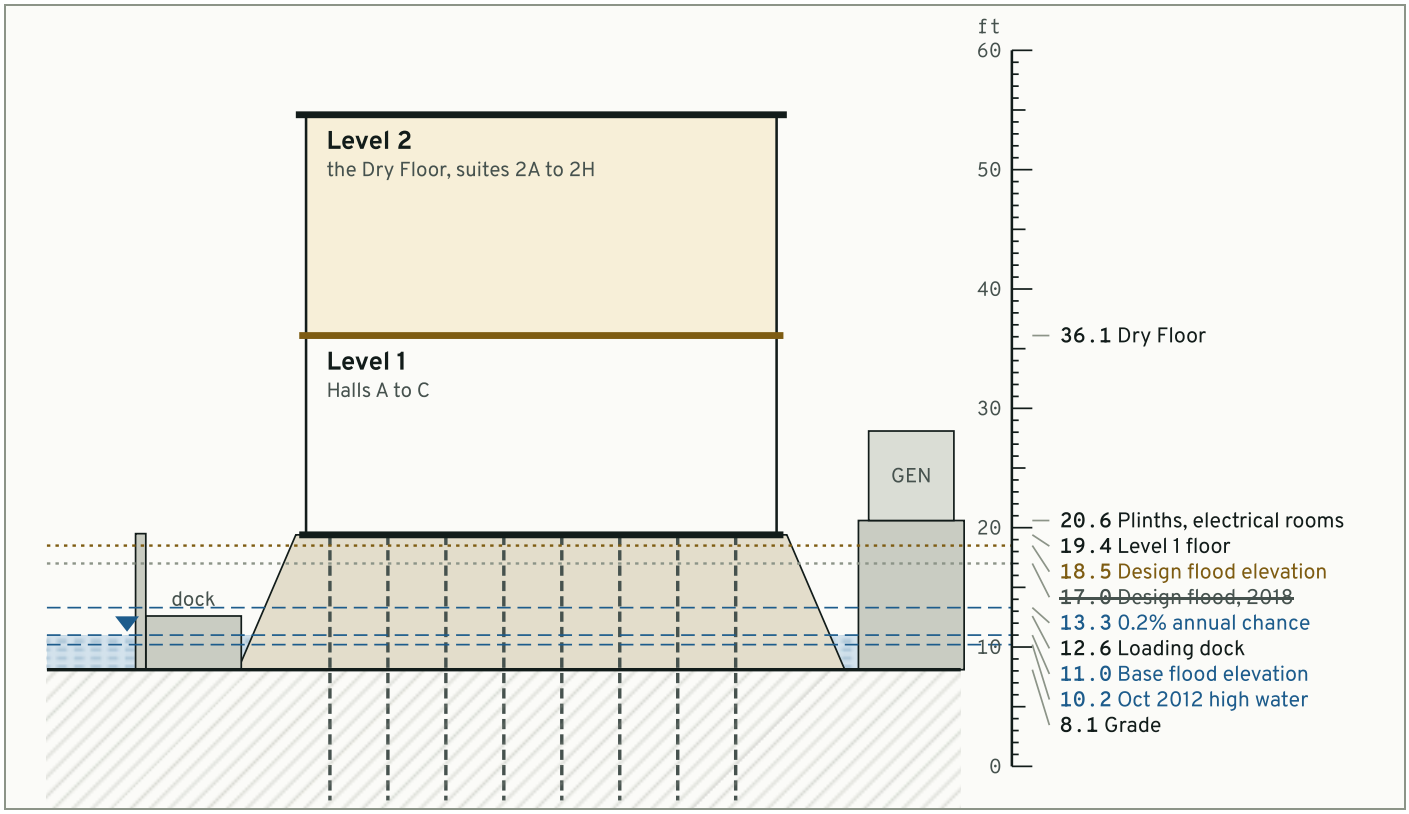
DRAWING	TITLE	REV.	DATE
NWK1-SPEC	Facility specification	E	2026-09-30
DRAWN	CHECKED	SCALE	SHEET
EMC	TW	NTS	1 of 2

CORDGRASS DATA

NWK1 Newark

241 Capstan Street, Newark, NJ 07114 · 14.4 MW critical IT · 95,400 sq ft · 19 networks on-net



Elevations, ft NAVD 88

Level	ft NAVD 88	vs. BFE
Level 2, the Dry Floor, finished floor	36.1	+25.1
Generator plinths and electrical rooms	20.6	+9.6
Level 1, finished floor	19.4	+8.4
Our design flood elevation since 2022	18.5	+7.5
Our design flood elevation, 2018 SUPERSEDED	17.0	+6.0
0.2% annual chance flood	13.3	+2.3
Loading dock	12.6	+1.6
Base flood elevation (1% annual chance, Zone AE)	11.0	0.0
High-water mark, October 30, 2012	10.2	−0.8

Level	ft NAVD 88	vs. BFE
Surveyed on the neighboring warehouse in 2018.		
Site grade (average)	8.1	−2.9

LOCATION	
Address	241 Capstan Street, Newark, NJ 07114
Distance	Two miles east of the airport; 9.6 miles from Midtown Manhattan
Flood zone	Zone AE, base flood elevation 11.0 ft NAVD 88
Level 1	8.4 ft above base flood elevation
Level 2 (Dry Floor)	25.1 ft above base flood elevation

BUILDING	
Construction	Purpose-built 2019 to 2020: precast concrete on 412 driven steel piles; Level 2 completed 2026
Gross area	212,400 sq ft (19,733 m^2)
Data halls	95,400 sq ft (8,863 m^2): three halls on Level 1 and eight suites on Level 2
Floor loading	Level 1: 350 lb/ft^2 (16.8 kN/m^2); Level 2: 250 lb/ft^2 (12.0 kN/m^2)
Clear height	Level 1: 18 ft 0 in; Level 2: 17 ft 6 in, to the underside of structure
Floor	Slab, no raised floor; overhead busway and cable tray
Wind	Envelope and roof rated for 150 mph (3-second gust)
Seismic design category	B
Loading	Three dock positions at 12.6 ft behind a deployable barrier; two 12,000 lb freight elevators

POWER	
Utility service	Two 26.4 kV feeders from separate substations, automatic throw-over
Critical IT capacity	14.4 MW (Level 1: 8.8 MW; Level 2: 5.6 MW)
UPS	Level 1: block redundant, five modules to carry four; Level 2: 2N. Lithium-ion batteries, 6 minutes at full load
Generators	Fourteen 2.5 MW diesel sets on plinths at 20.6 ft; N+1 for Level 1, 2N for Level 2
Emissions control	Selective catalytic reduction and diesel particulate filters on every set
Fuel	96,500 US gal (365,300 L) on site: 72 hours at full design load. Renewable diesel since March 2026
Distribution	A and B feeds to every cabinet; 208 V three-phase on Level 1, 415 V on Level 2
Cabinet density	Level 1: 10 kW design average, 30 kW maximum; Level 2: 20 kW average, 60 kW with direct liquid cooling

COOLING	
Plant	Air-cooled chillers with integrated free cooling (N+2); no cooling towers
Free cooling	4,280 hours in 2025
Level 1	Fan walls (N+1), hot-aisle containment
Level 2	Fan walls (N+1) and a facility water loop to coolant distribution units in each suite
Supply air	64.4 to 80.6 °F (18 to 27 °C), humidity within the recommended envelope for IT equipment

FIRE AND LIFE SAFETY	
Detection	Aspirating smoke detection in every hall, suite and meet-me room
Suppression	Double-interlock pre-action sprinklers; clean agent in the electrical rooms and meet-me room
Generator yard	Heat detection and water mist in every enclosure

SECURITY

Perimeter	8 ft fence; crash-rated bollards and gates; vehicle inspection bay
Staff	Security officers on site 24 hours a day, every day
Access	Card and palm-vein readers; mantraps at the building entrance, each hall and each Level 2 suite; anti-passback
Video	Cameras on every aisle, cage door, suite door, entrance and the perimeter; recordings kept for 90 days[1]
Visitors	Authorized by the customer in the portal; government photo ID on arrival

[1] Inside a private suite, coverage is agreed with the customer. The suite door and the corridor stay in view.

CONNECTIVITY

Model	Carrier-neutral
Networks on-net	19
Fiber entrances	Three, in separate vaults; conduits sealed to 19.5 ft
Meet-me room	MMR-N on Level 1, with a second room on Level 2 planned for 2027
Cordgrass IP	Blended transit from four upstream networks, 1 to 100 Gb/s
To SEC1	Two diverse dark fiber routes, 8.8 and 12.2 miles

OPERATIONS AND AMENITIES

On site	Critical facilities engineers and remote hands technicians, 24 hours a day
NOC	24 hours, by telephone, the portal and email
Roof	Antenna positions for customers by license
Amenities	Customer lounge, three conference rooms, a build room, crash carts, loaner tools, lockers, showers, storage cages, Wi-Fi, parking

Figures are design values unless dated. This sheet summarizes; a signed order form governs. Certifications: SOC 1 Type II, SOC 2 Type II, ISO/IEC 27001:2022, PCI DSS v4.0.1, HIPAA. Cordgrass Data LLC · 615 Sedgebank Road, Secaucus, NJ 07094 · sales@cordgrassdata.com · +1 201 016 2761