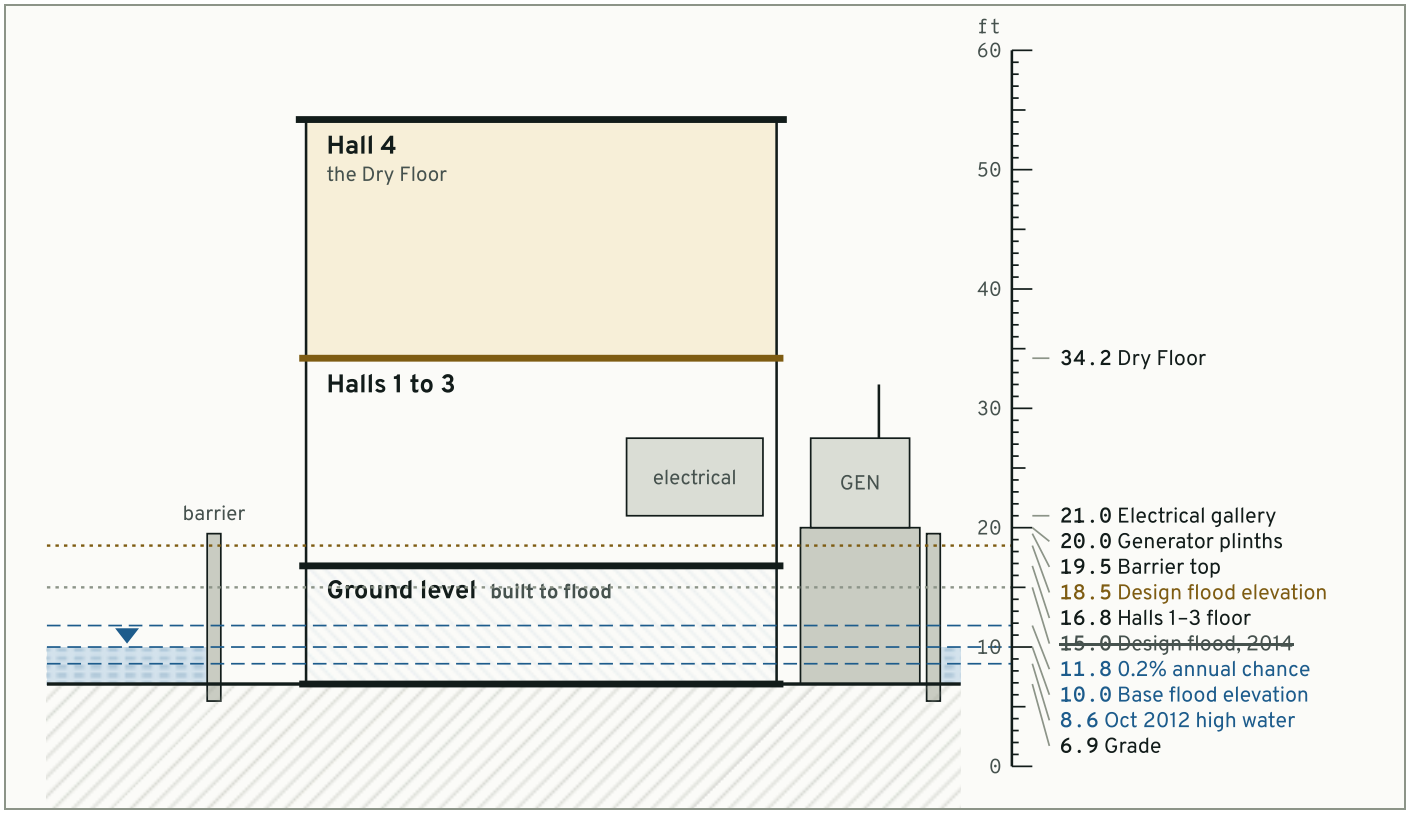
| DRAWING | TITLE | REV. | DATE |
|---|---|---|---|
| SEC1-SPEC | Facility specification | H | 2026-09-30 |
| DRAWN | CHECKED | SCALE | SHEET |
| EMC | TW | NTS | 1 of 2 |

CORDGRASS DATA

# SEC1 Secaucus

615 Sedgebank Road, Secaucus, NJ 07094 · 8.4 MW critical IT · 71,300 sq ft · 31 networks on-net




## Elevations, ft NAVD 88

| Level | ft NAVD 88 | vs. BFE |
|---|---|---|
| Hall 4, the Dry Floor, finished floor | 34.2 | +24.2 |
| Electrical gallery (switchgear and UPS) | 21.0 | +11.0 |
| Generator plinths | 20.0 | +10.0 |
| Perimeter flood barrier, top | 19.5 | +9.5 |
| Our design flood elevation since 2022 | 18.5 | +8.5 |
| Halls 1 to 3, finished floor | 16.8 | +6.8 |
| Our design flood elevation, 2014 SUPERSEDED | 15.0 | +5.0 |
| 0.2% annual chance flood | 11.8 | +1.8 |
| Base flood elevation (1% annual chance, Zone AE) | 10.0 | 0.0 |

| Level | ft NAVD 88 | vs. BFE |
|---|---|---|
| High-water mark, October 30, 2012<br>Debris line on the old loading-dock wall, surveyed in 2014. | 8.6 | −1.4 |
| Site grade (average) | 6.9 | −3.1 |

## LOCATION

| | |
|---|---|
| Address | 615 Sedgebank Road, Secaucus, NJ 07094 |
| Distance | 4.3 miles west of Midtown Manhattan; 1.7 miles from Secaucus Junction station |
| Flood zone | Zone AE, base flood elevation 10.0 ft NAVD 88 |
| Halls 1 to 3 | 6.8 ft above base flood elevation, behind a barrier 9.5 ft above it |
| Hall 4 (Dry Floor) | 24.2 ft above base flood elevation |

## BUILDING

| | |
|---|---|
| Construction | Refrigerated warehouse (1973), rebuilt as a data center 2014 to 2015 with a new cast-in-place structural deck; Level 2 added 2022 to 2023 on a new steel frame |
| Gross area | 148,600 sq ft (13,805 $m^2$) |
| Data halls | 71,300 sq ft (6,624 $m^2$) in four halls |
| Floor loading | Halls 1 to 3: 250 lb/$ft^2$ (12.0 kN/$m^2$); Hall 4: 200 lb/$ft^2$ (9.6 kN/$m^2$) |
| Clear height | Halls 1 to 3: 16 ft 6 in; Hall 4: 18 ft 0 in, to the underside of structure |
| Floor | Slab, no raised floor; overhead busway and cable tray |
| Wind | Level 2 envelope and roof rated for 140 mph (3-second gust) |
| Seismic design category | B |
| Loading | Two covered dock positions with a dock lift to deck level; 10,000 lb freight elevator to Level 2 |

## POWER

| | |
|---|---|
| Utility service | Two 26.4 kV feeders from separate substations, automatic throw-over |
| Critical IT capacity | 8.4 MW (Halls 1 to 3: 5.6 MW; Hall 4: 2.8 MW) |
| UPS | Halls 1 to 3: block redundant, four modules to carry three; Hall 4: 2N. Lithium-ion batteries, 6 minutes at full load |
| Generators | Ten 2.25 MW diesel sets on plinths at 20.0 ft; N+1 for Halls 1 to 3, 2N for Hall 4 |
| Emissions control | Selective catalytic reduction and diesel particulate filters on every set (fitted 2025) |
| Fuel | 58,000 US gal (219,550 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 standard, 415 V in Hall 4 |
| Cabinet density | Halls 1 to 3: 7.5 kW design average, 20 kW maximum; Hall 4: 15 kW average, 45 kW with rear-door heat exchangers, higher with liquid cooling by arrangement |

## COOLING

| | |
|---|---|
| Plant | Five 900-ton water-cooled chillers (N+2) with waterside economizers |
| Free cooling | 3,910 hours in 2025 |
| Halls 1 to 3 | Chilled-water air handlers (N+1 per hall), hot-aisle containment |
| Hall 4 | Fan walls (N+1), hot-aisle containment, chilled-water taps for rear-door heat exchangers and coolant distribution units |
| Supply air | 64.4 to 80.6 °F (18 to 27 °C), humidity within the recommended envelope for IT equipment |
| Make-up water | Two municipal connections and 96 hours of storage for the cooling towers |

## FIRE AND LIFE SAFETY

| | |
|---|---|
| Detection | Aspirating smoke detection in every hall and the meet-me rooms; spot detection elsewhere |
| Suppression | Double-interlock pre-action sprinklers in the halls; clean agent in the electrical gallery and meet-me rooms |
| Generator yard | Heat detection and water mist in every generator enclosure (fitted October 2025) |

## SECURITY

| | |
|---|---|
| Perimeter | 8 ft fence; crash-rated bollards and gates at both vehicle entrances |
| Staff | Security officers on site 24 hours a day, every day |
| Access | Card and palm-vein readers; mantraps at the building entrance and each hall; anti-passback |
| Video | Cameras on every aisle, cage 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] A customer may ask for privacy masking inside its own cage. Requests are reviewed by the site lead, and the cage door and the aisle stay in view.

## CONNECTIVITY

| | |
|---|---|
| Model | Carrier-neutral |
| Networks on-net | 31 |
| Fiber entrances | Four, in separate vaults on the north, east, south and west sides; conduits sealed to 19.5 ft |
| Meet-me rooms | MMR-A at deck level; MMR-B on Level 2 |
| Internet exchanges | Two regional exchanges, reached over Cordgrass waves |
| Cordgrass IP | Blended transit from four upstream networks, 1 to 100 Gb/s |
| To NWK1 | 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 |
| Amenities | Customer lounge, two conference rooms, a build room with ESD benches, 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