



**SOUTHEASTERN
HYPERSCALE-READY
DIGITAL INFRASTRUCTURE**

DC BLOX's Integrated Solutions and Proven Experience

The rapid growth of the Southeastern US is driving significant investments in digital infrastructure—fueled by affordable land, available power, and increasing demand for hyperscale, cloud, and SaaS companies to deploy infrastructure closer to consumers. Rising demand for richer digital communications, content experiences, and cloud expansion into edge markets is accelerating the need for scalable data center and fiber capacity.

At DC BLOX, we address this demand by delivering integrated, mission-critical digital infrastructure that enables rich customer experiences, business success, and community opportunity across the Southeast. Since 2014, we have perfected the design and construction of modular, interconnected, and AI-ready data center campuses—delivering greenfield, purpose-built facilities on accelerated schedules.



Our Comprehensive Solutions

- Hyperscale-Ready Data Centers: Scalable designs for success-based deployments from 1MW to 100MW+
- Edge-Market Presence: Multiple data centers with expansion potential across the region
- Subsea Connectivity: Cable landing stations in Myrtle Beach and Palm Coast with direct global access
- Regional Network: Custom dark fiber routes that streamline deployment and reduce complexity
- Tier III Standards: Facilities designed to Uptime Institute Tier III standards
- Strategic Partnerships: Robust relationships with business partners and government entities to accelerate land acquisition, construction, and operations

Backed by leading investors Bain Capital and Post Road Group, DC BLOX stands out as a vertically integrated provider capable of meeting the evolving needs of hyperscalers, enterprises, and cloud service providers.

Let's build the future of digital infrastructure together—enabling growth, agility, and innovation across the digital age.



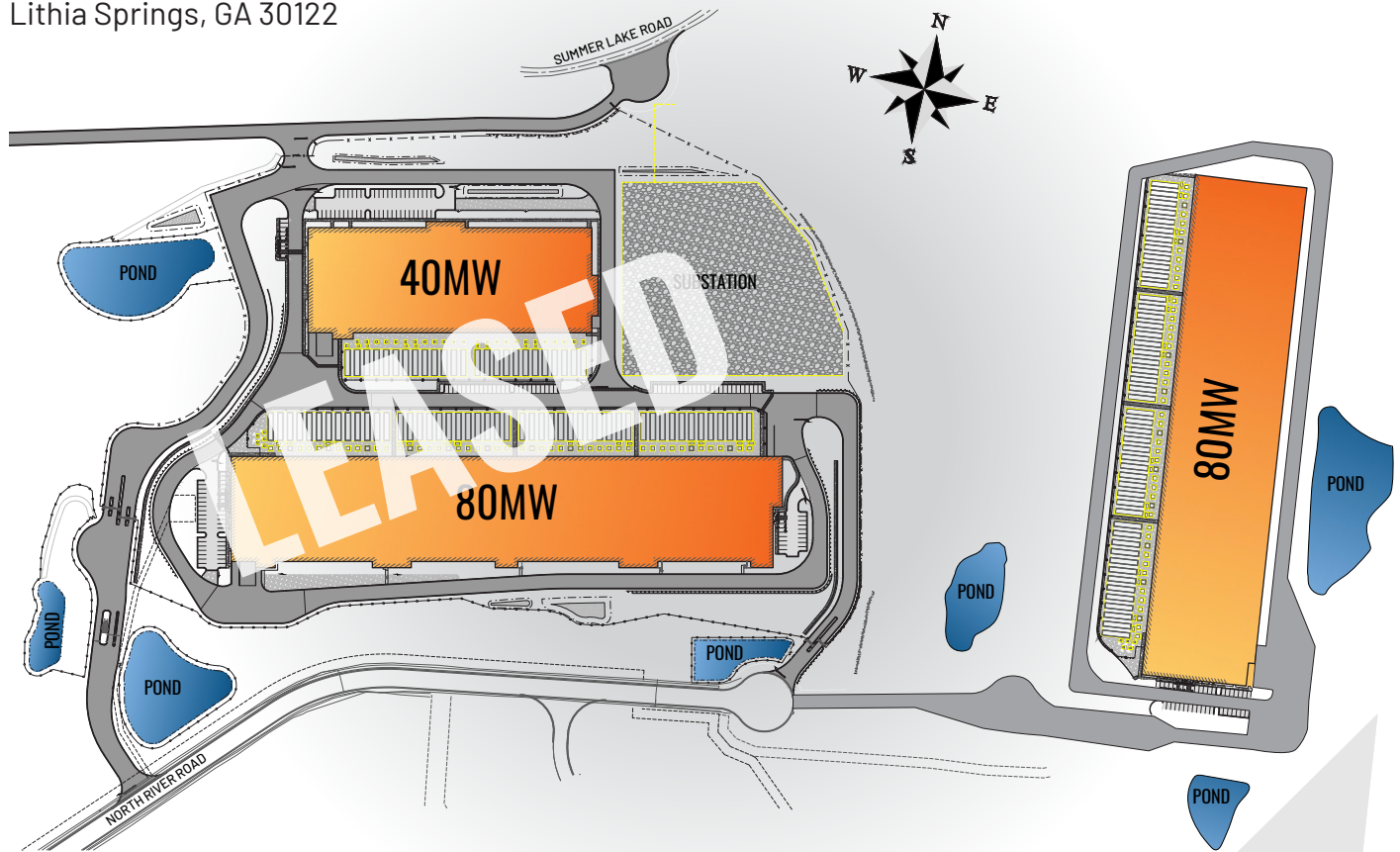
Atlanta West (ATL1)



DC BLOX is offering a hyperscale-ready data center campus in Douglasville, Georgia, referred to as Atlanta West, located on 100 acres in Lithia Springs, Georgia, next to Microsoft's 300-acre facility and 2.5 miles from Google to meet the growing infrastructure needs in the area. The remaining capacity of the facility is 498,000 square feet with 80MW critical load, 120MW total load.

Site Plan

1701 North River Rd
Lithia Springs, GA 30122



Total SF (Buildable)	~498,000 SF
Initial Move-In	Contract + 36 months
Available Power	80cMW/120gMW
Utility Provider	Greystone
Status	Planned



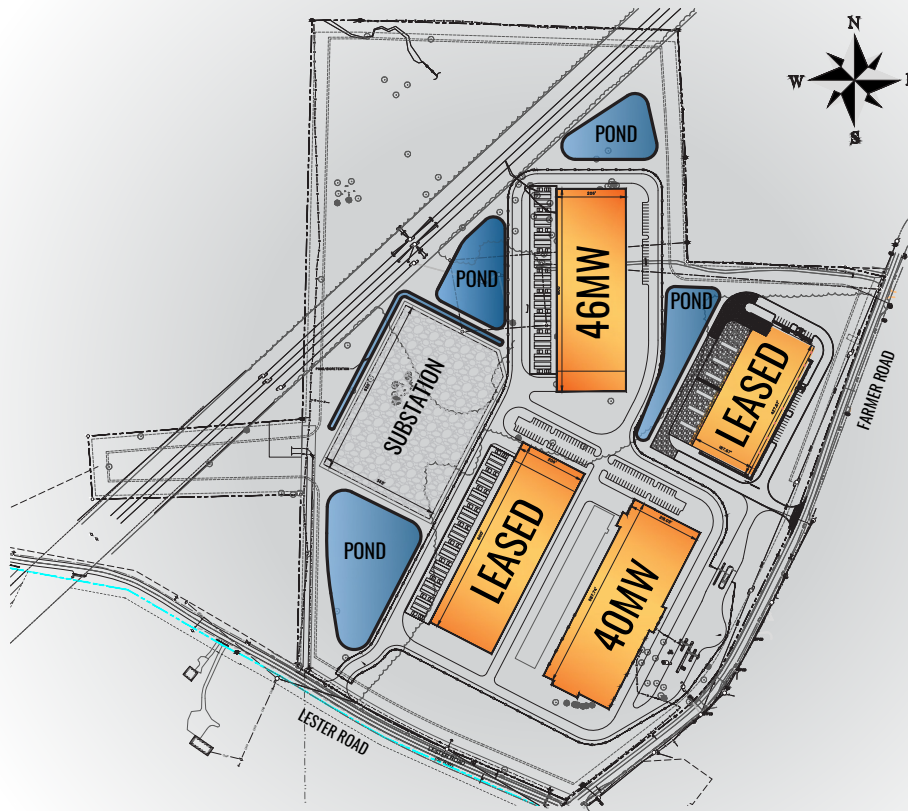
Atlanta East (ATL2)



ATL2 is located on 68 acres of land with nearly 1 million square feet of data center space at full build-out and just 24 miles east of Atlanta. DC BLOX also plans to build a dark fiber ring around the Atlanta metropolitan area as part of the project. The ring will provide significant new fiber capacity for campus tenants and will also provide a resilient connection to the DC BLOX dark fiber route transiting from Atlanta to its Myrtle Beach, South Carolina cable landing station, offering global connectivity options.

Site Plan

1726 Farmer Rd
Conyers, GA 30012



Total SF (Buildable)	~520,000 SF
Initial Move-In	Contract + 24 months
Available Power	86cMW/129gMW
Utility Provider	Georgia Power
Status	Committed



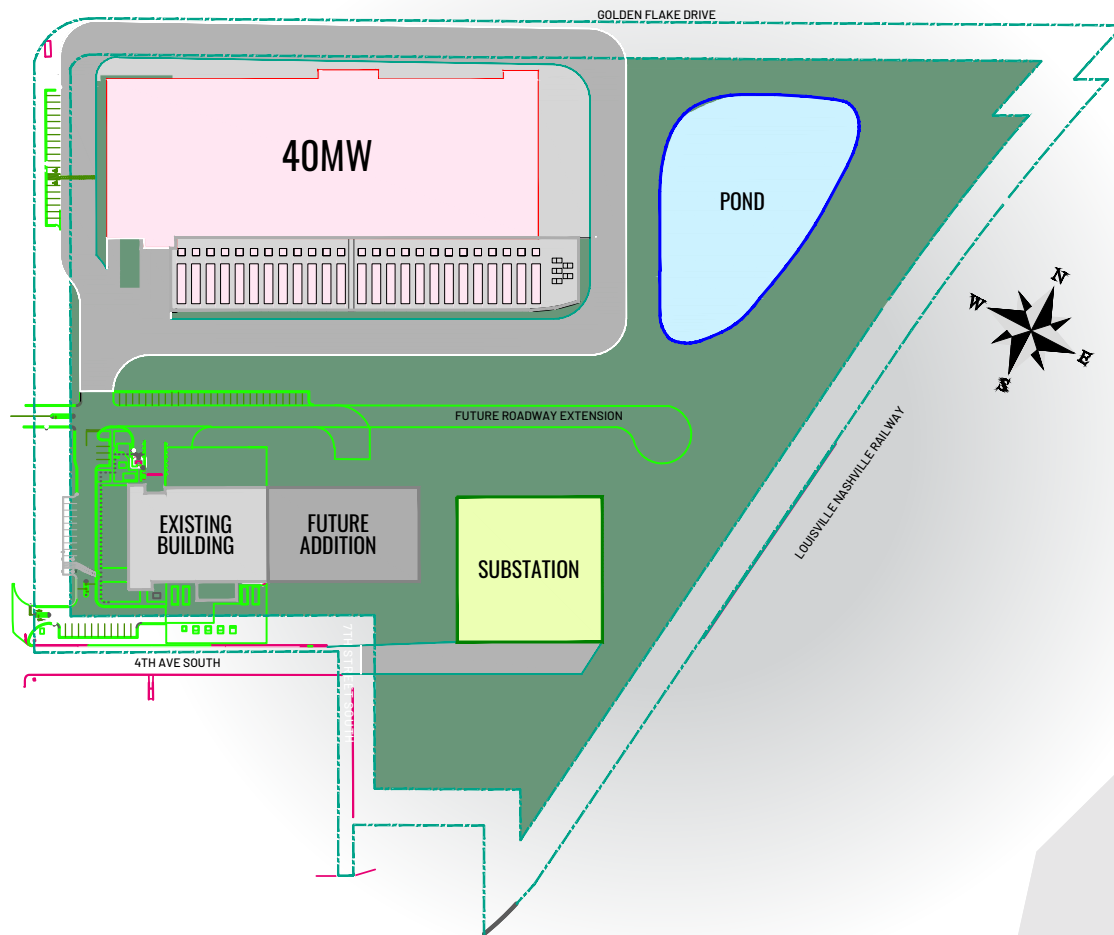
Birmingham (BHM1)



DC BLOX's Birmingham data center campus offers colocation and wholesale solutions today, with a new 263,000 sq ft data center available for large-scale build-to-suit deployments. The campus is connected to DC BLOX's regional network with dark fiber connectivity available.

Site Plan

433 6th St South
Birmingham, AL 35233



Total SF (Buildable) **~263,000 SF**

Initial Move-In **Contract + 36 months**

Available Power **40cMW/60gMW**

Utility Provider **Alabama Power**

Status **Planned**



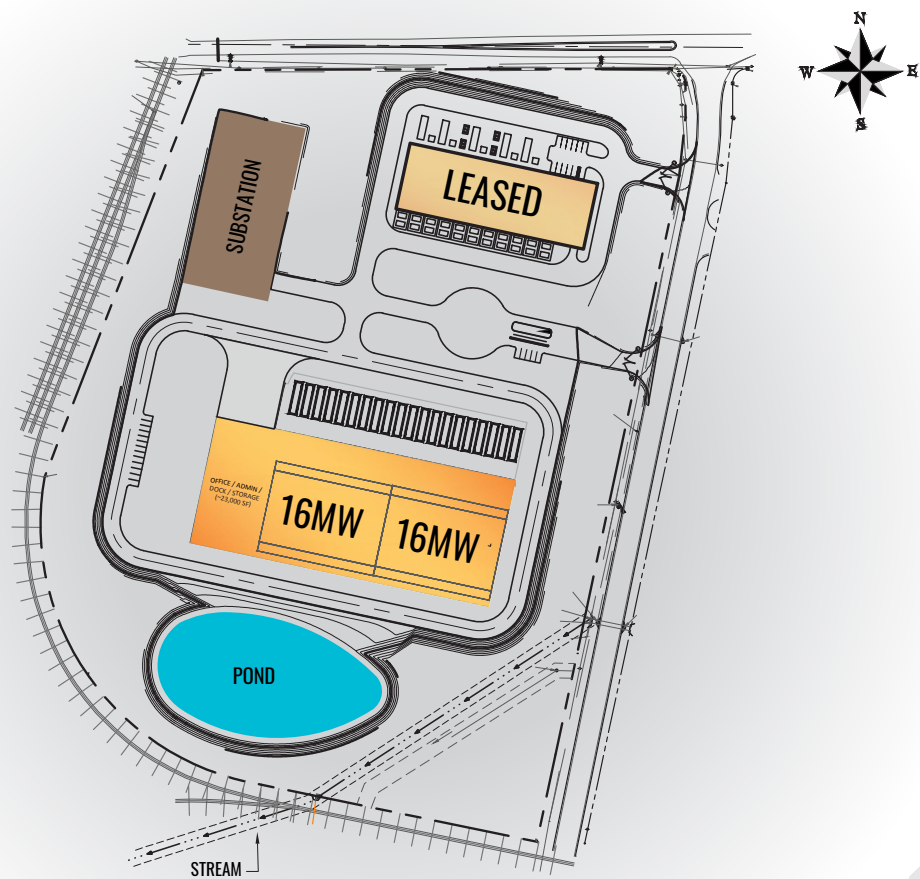
Montgomery (MGM1)



MGM1 is strategically located in an industrial area of the city, offering prime proximity to a hyperscale edge node situated on-campus. This premier location ensures seamless connectivity with an abundant fiber network readily accessible to meet high bandwidth demands.

Site Plan

7610 Bill Joseph Pkwy
Hope Hull, AL 36043



Total SF (Buildable)	80,000 SF
Initial Move-In	Contract + 36 months
Available Power	32cMW/48gMW
Utility Provider	Alabama Power
Status	Planned



Subsea Cable Landing Stations



DC BLOX is advancing international connectivity through its growing portfolio of subsea cable landing stations (CLS) in the Southeastern United States. With facilities in Myrtle Beach, South Carolina, and Palm Coast, Florida, DC BLOX provides global communications partners with diverse, secure, and high-capacity access to and from the US market. Purpose-built to host multiple subsea cables and offer carrier-neutral colocation, our CLSs serve hyperscalers, telecom providers, network operators, and enterprises. Strategically positioned in the Southeast, these facilities are critical nodes in the global digital economy.

Myrtle Beach Cable Landing Station (MYR1)

Completed in 2023, the Myrtle Beach CLS is strategically located on the South Carolina coast between Florida and Virginia Beach cable landing locations. It provides direct dark fiber access to Atlanta and connects seamlessly to the Southeast's rapidly expanding hyperscale data center footprint. This facility anchors global communications in the region with unmatched access to hyperscale-ready locations.

Palm Coast Cable Landing Station

In partnership with global hyperscale partners, DC BLOX is expanding its subsea cable landing station portfolio with a new facility in Palm Coast, Florida. The Palm Coast CLS will support six new subsea cables landing through Flagler Beach. Anchored by a major hyperscale tenant, the facility will provide a distinct Southeast gateway into the US, offering route diversity from Jacksonville and Miami. Together with Myrtle Beach, Palm Coast enhances international resiliency and expands global connectivity through the Southeast.

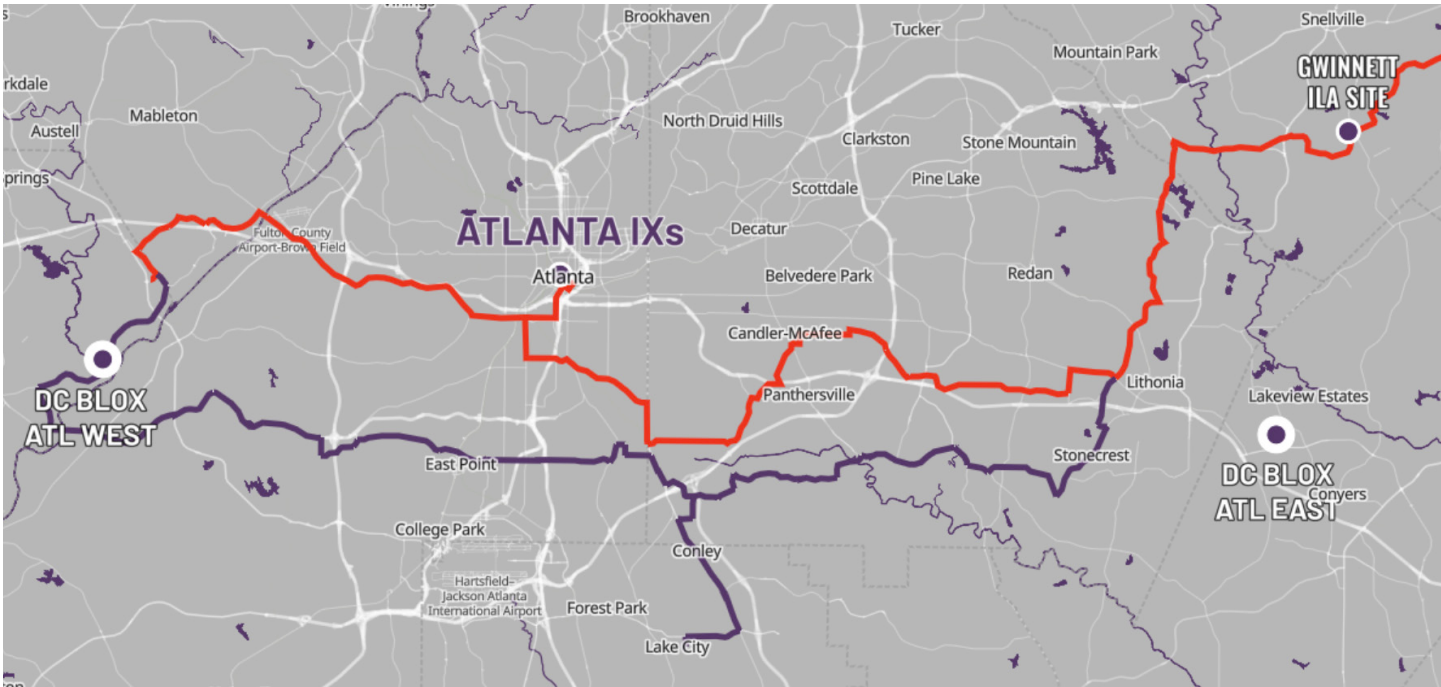
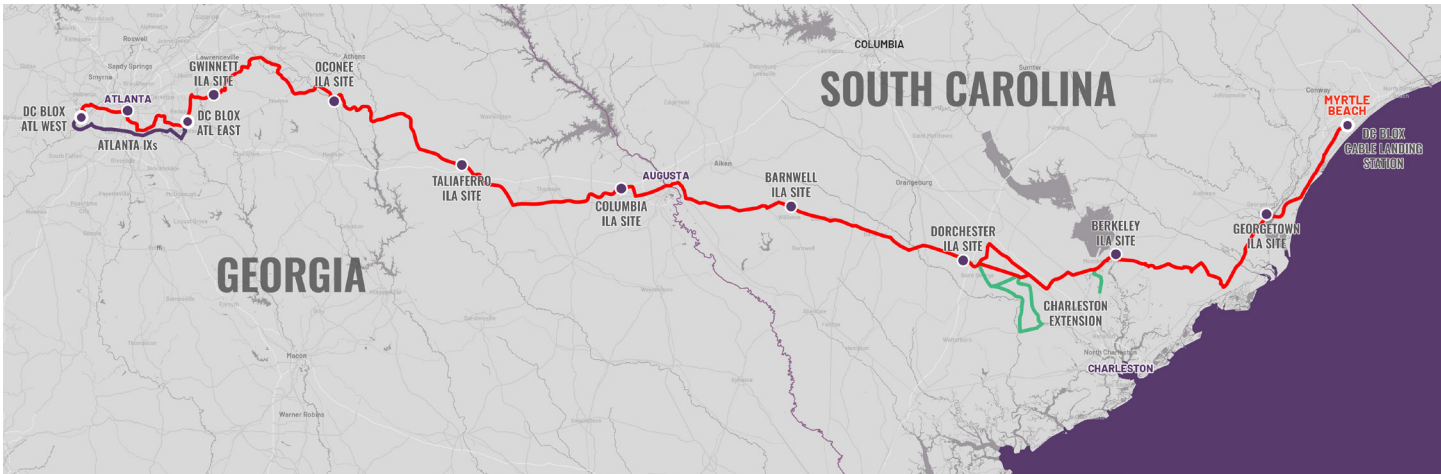


Dark Fiber



DC BLOX has built the first high-capacity, low-latency dark fiber East-West route from Lithia Springs, Georgia, to Myrtle Beach, South Carolina. The route connects into Atlanta's Internet Exchanges and passes through Augusta and Charleston to the Myrtle Beach cable landing station offering connectivity to regional and international destinations. DC BLOX is also building a dark fiber metro ring around Atlanta connecting into the Atlanta East and Atlanta West sites as well as to the East-West route. New dark fiber route options to suit specific customer needs are also available.

South Carolina-Georgia Regional Fiber Network



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