Glassworks

DATA CAMPUS

YOUR PATH TO **POWER.**



Glassworks
DATA CAMPUS

BUILD-TO-SUIT POWERED SHELLS FOR IMMEDIATE LEASE

Your path to power

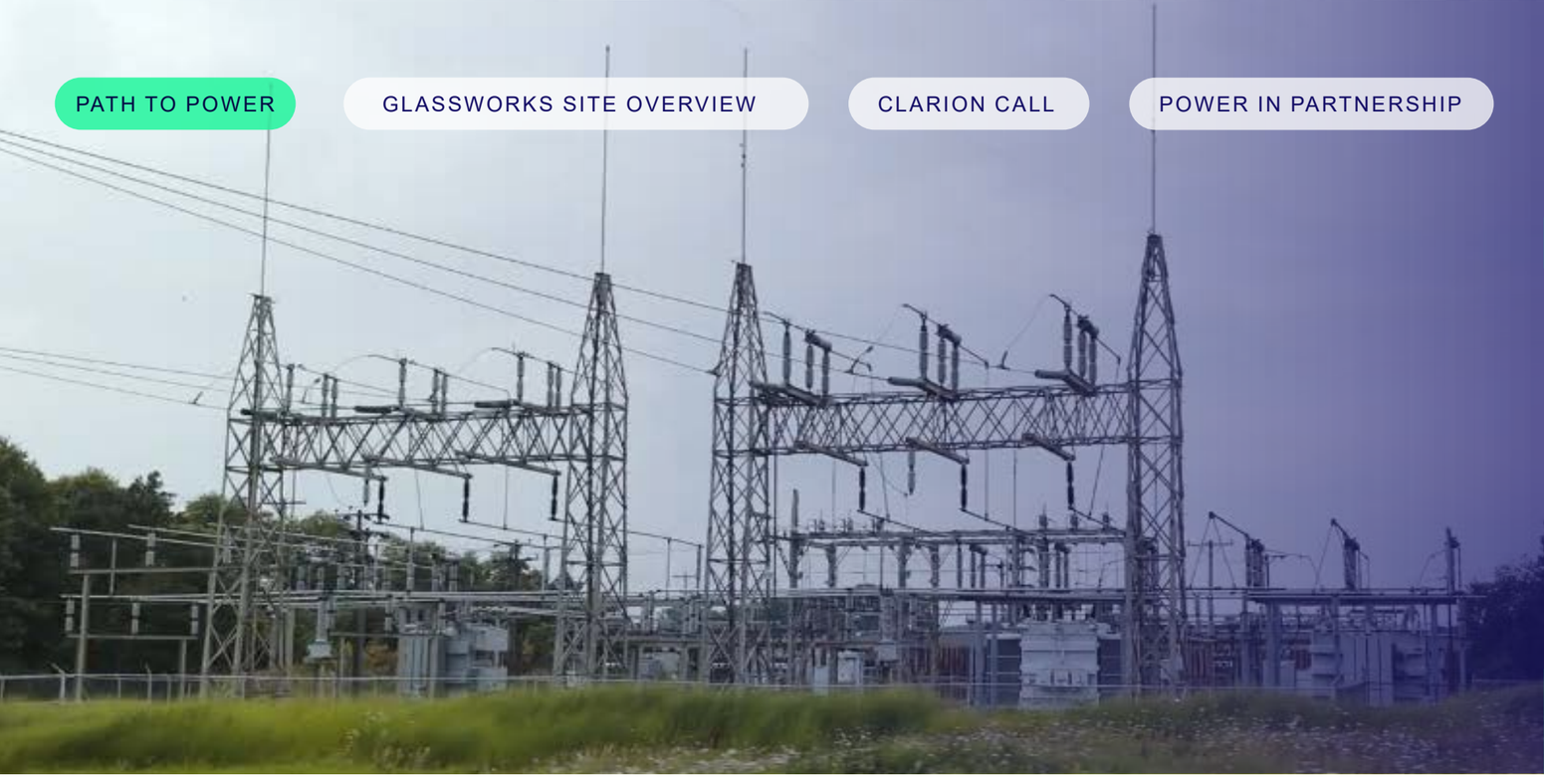
Glassworks is a data center by right, shovel ready and power-first campus in energy-rich Western Pennsylvania engineered for hyperscale, AI, and high-uptime users.

Robust grid power, abundant natural gas for on-site generation, campus workforce housing at the ready, and a development team that delivers - this is where infrastructure meets execution.

Delivery in 18 months.
After executed LOI

CLARION, PENNSYLVANIA

First Energy West Penn Substation



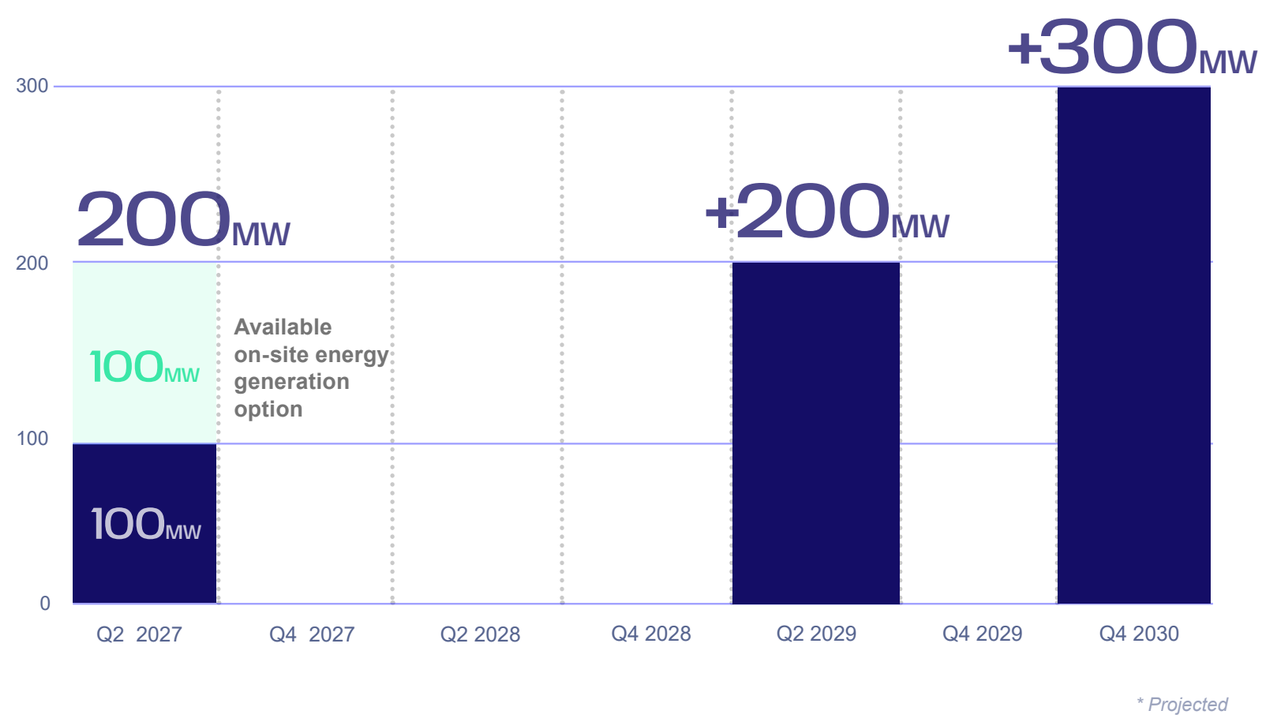
700 megawatts

Power plan

Immediate grid power at Glassworks is from the 138kV First Energy West Penn substation located on campus.

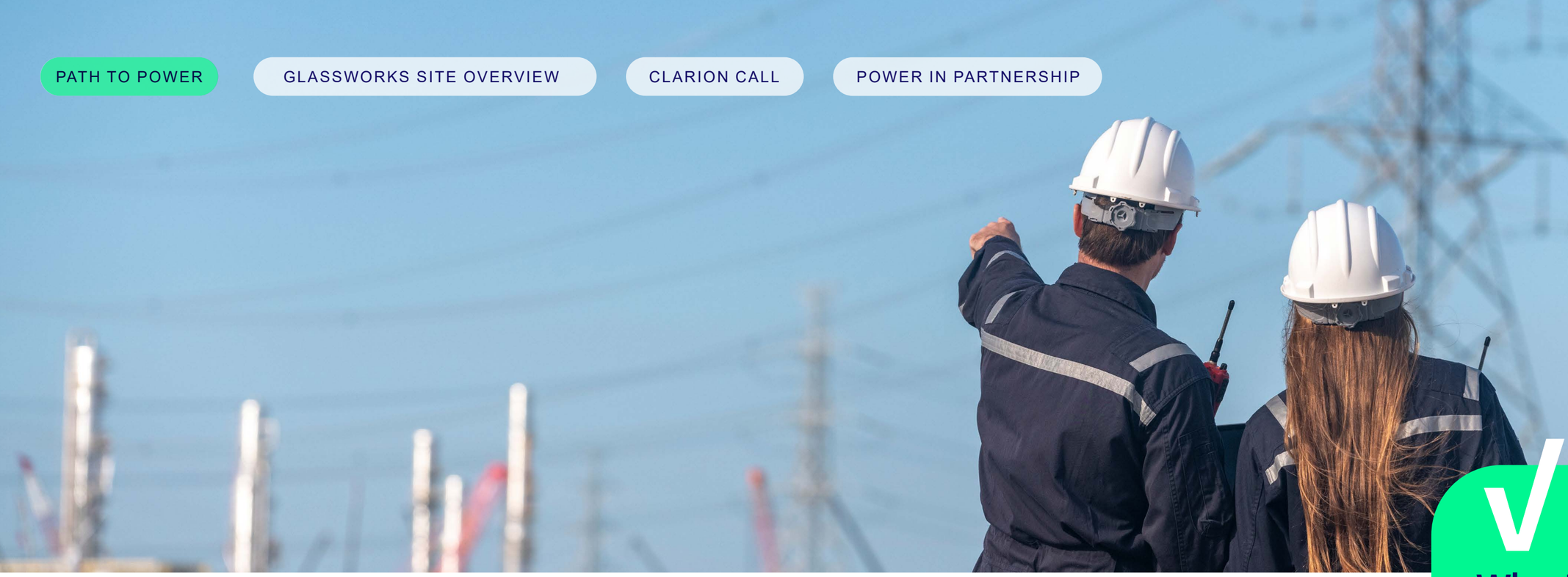
Grid power scales and compounds as natural gas availability has the potential to drive optional on-site generation systems, taking Glassworks to 700 megawatts of capacity.

FirstEnergy
GRID POWER PROVIDER



** Projected*

18 month construction timeline



On-site gen advantage

Streamlined permitting for on-site natural gas infrastructure provides quick pathways to dedicated, reliable and redundant power.

Glassworks is located in an EPA attainment area, which means it meets national air quality standards. Because of this, on-site power generation projects—fueled by natural gas—are reviewed under streamlined PSD (Prevention of Significant Deterioration) permitting rather than more restrictive rules. This allows for a faster, more predictable path to approval, allowing Glassworks to provide mission-critical facilities like data centers resilient, redundant energy systems without compromising environmental standards. These modern systems are highly efficient, producing lower emissions and ability to integrate with green energy solutions that support decarbonization goals.

Why Leverage On-Site Power?

- Speed to power
- Reliable and redundant power
- Scalability and control
- Cost optimization
- Sustainability & lower emissions

Utilities & Infrastructure

Location
49 South Sheridan Drive
Clarion Borough
Clarion County, PA

Total Site
Phase 1: 100 Acres
Phase 2: 85 Acres

Building Size
Phase 1 is conceptualized for four, two-story buildings totaling 1,601,616 SF in precast concrete, tilt-up design. Can be modified to specifications.

Access
2 miles from Interstate 80 via Exit 64 (Route 66). Campus has freight-rated, paved industrial roads with curbs throughout.

Topography
Engineered to 1% grade

Flood Zone C, minimal risk, above the 500 year flood plain

Permits
NPDES permit in place, ready for immediate construction (Phase 1)

Zoning
Data center by right

Former Use
Site of Clarion Glassworks, operated by Owens-Illinois 1941 to 2010. Demolished 2012 and remediated.

Utility
Energy is supplied by First Energy via a 138 kV diverse dual feed from its *Ridgewood* and *Burma* substations distributed to the *West Penn* substation located on campus.

West Penn substation has additional transformer capacity, positioning it to grow and is pre-engineered for power purchase agreements (PPA).

Glassworks will have an added 34.5 kV onsite step-down private substation. Designed by Burns Engineering, it is scheduled for completion in Q4 2026.

Telecom & Fiber
On-siteTier-1 backbone fiber provided by Lumen and FirstLight

Telecom & Fiber (continued)
High-count fiber density

Hyperscaler-grade transit and transport

Multiple 800G wavelengths and low-latency routes optimized for massive data transport

Dark fiber, wavelengths, DIA, and private interconnects.

Sanitary Sewer
Public sanitary sewer connection on-site

Stormwater
Site is 80% impervious by design and utilizes a centralized stormwater retention system

Water
1.2 million gallons of potable water per day sourced from the Clarion River

Zoning permits continuous 24/7 operations

Industrial water supply at 120 psi provided by Pennsylvania American Water

Water (continued)
New 12’ ductile mains and distribution lines installed

Natural Gas
On-site gas lines provided by UGI and National Fuel, with 888 Fuel supplying stranded gas from independent producers

Three (3) separate 16” gas lines located on-site, providing redundancy and operational resilience.

3500 MMBtu/hr capacity delivered by two diverse interstate transmission lines and associated gate stations.

Abundant natural gas available onsite, which will speed development of onsite energy generation.

Workforce Readiness
600 housing units pre-secured adjacent to campus for immediate construction labor or data center staffing needs.

FirstEnergy
National Fuel
UGI Energy to do more
888 FUEL
LUMEN
FirstLight
Pennsylvania American Water

Slated for demolition

Expandable

$15M

Investment in site infrastructure and readiness



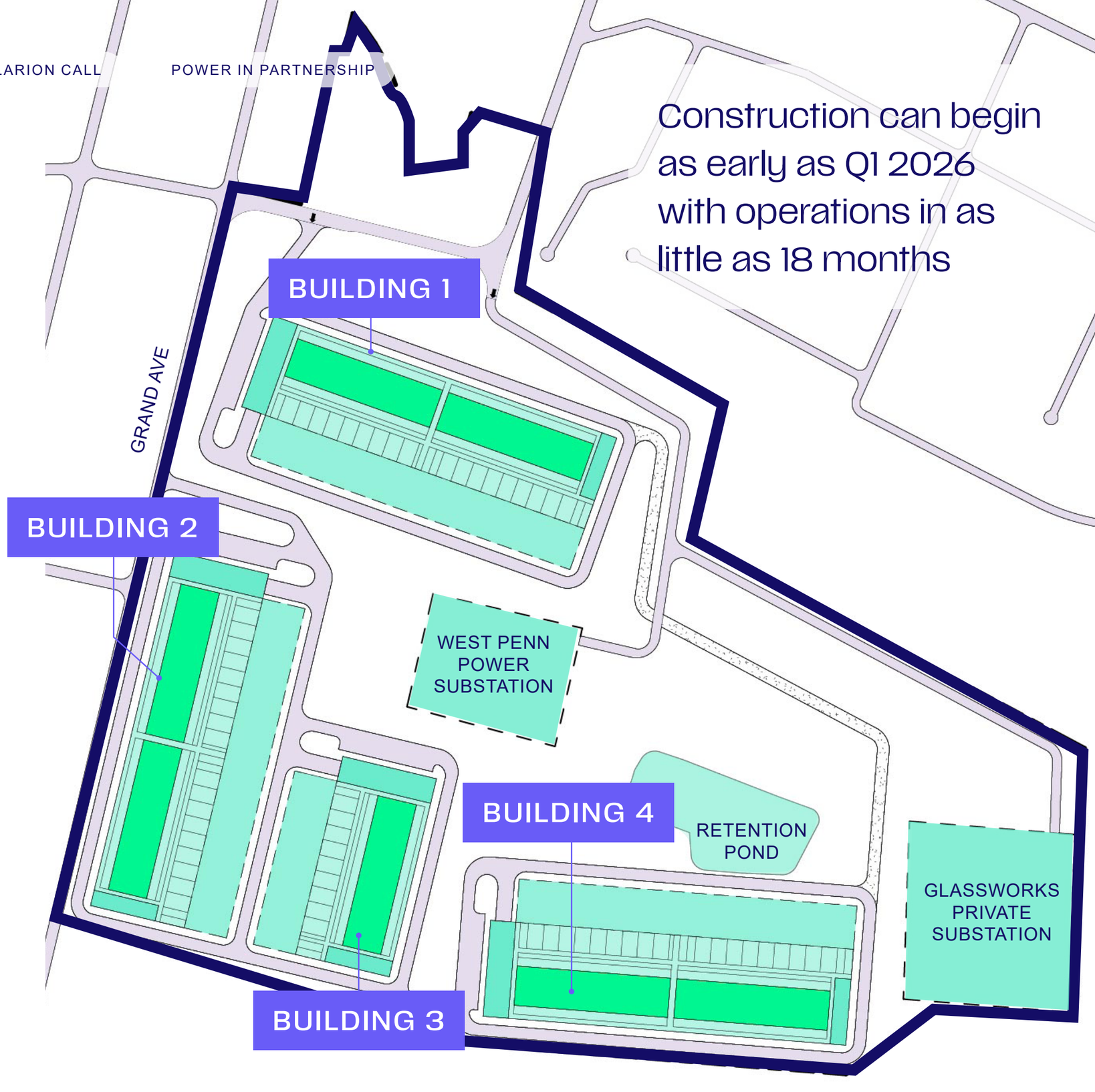
Campus Plan

Phase 1 can begin with four two-story buildings offering 1,601,616 SF on 100 acres.

Gensler designs support up to 470 MW of utility power in a two-story configuration. This conceptual plan is flexible and can be designed to suit to support AI and Cloud PUE's. Another 85 acres will be developed in a subsequent phase.

Each building provides

- Data hall
- Admin/office
- Support mechanical/ electric
- Generation yards
- Loading docks
- Parking
- Internal circulation



CLARION COUNTY AIRPORT

322

CLARION RIVER

AMERICAN WATER
WATER TREATMENT PLANT

66

PennWest CLARION

68

AMERICAN WATER
WATER TREATMENT PLANT

PHASE 1
100 Acres



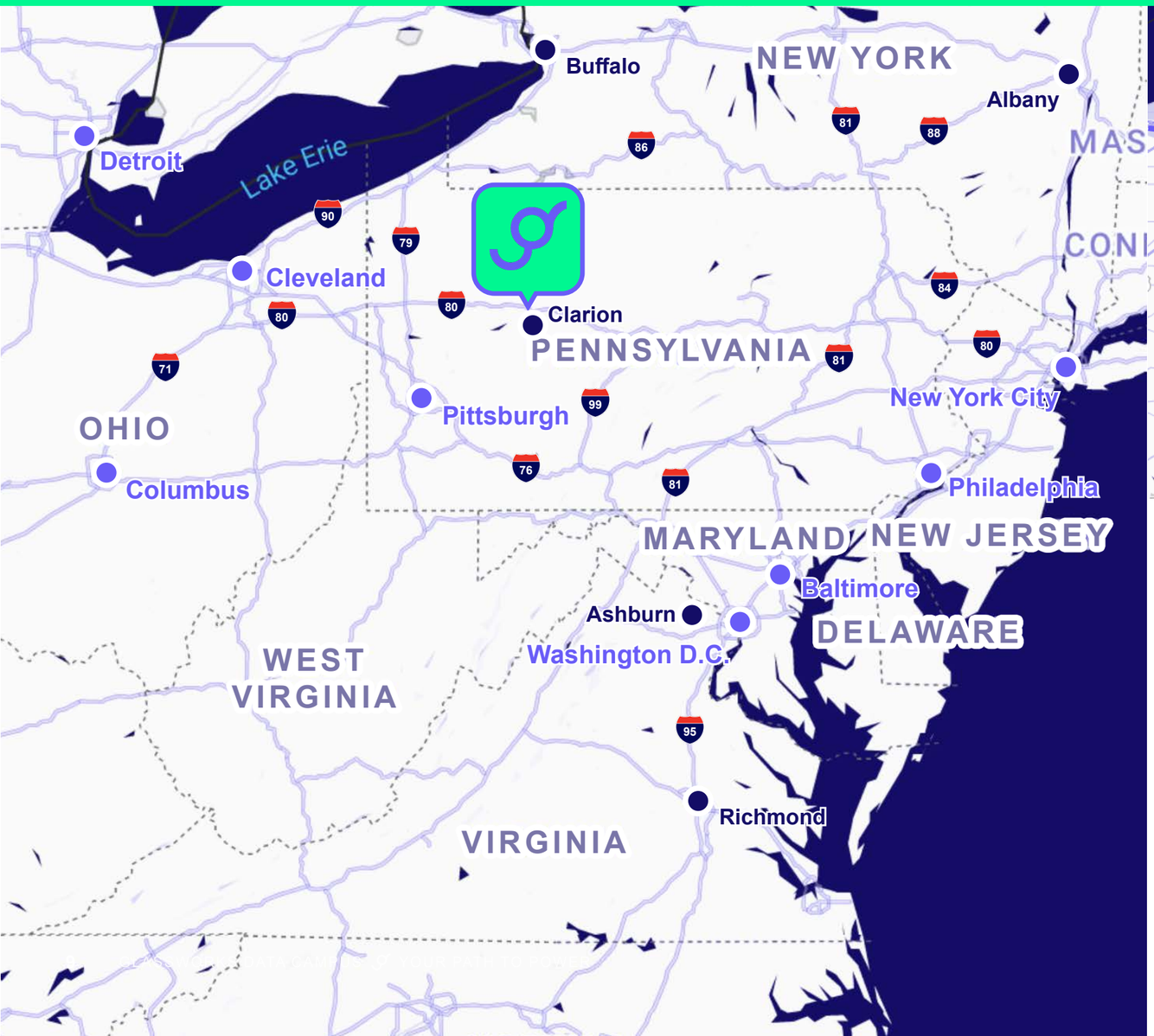
WORKFORCE HOUSING COMPLEX
600 Units

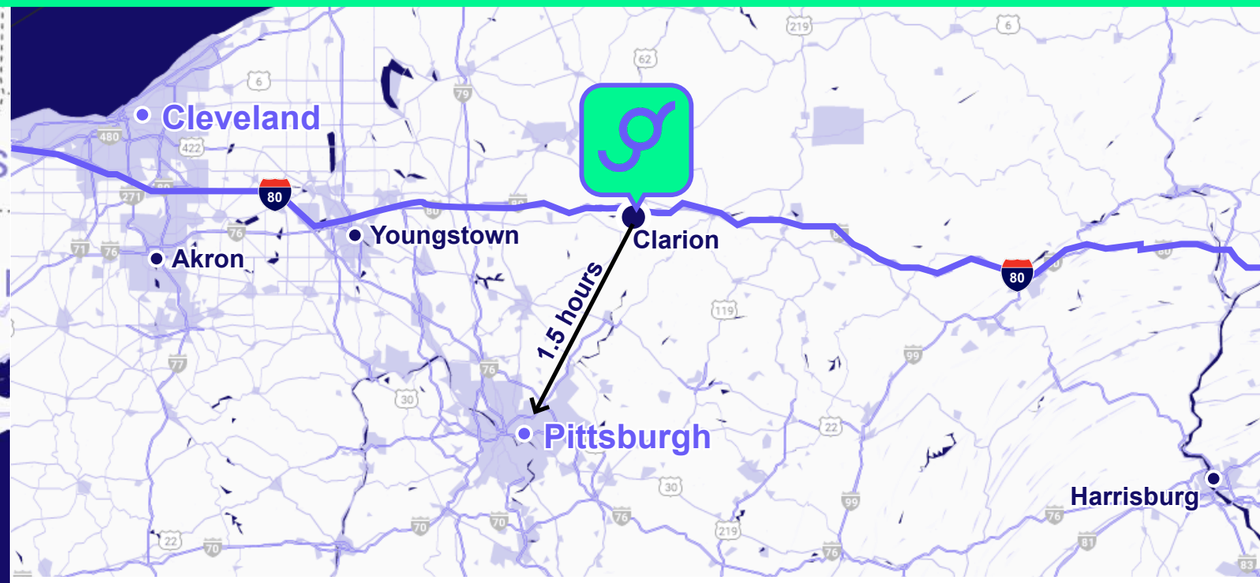
FirstEnergy
WEST PENN SUBSTATION

FUTURE PHASE
85 Acres

80

Where proximity powers possibility.





Access to the region

Located in Clarion County, PA, Glassworks offers exceptional regional access with direct routes to State Highways 322 and 66; just two miles from **Interstate 80, a major east-west corridor.**

Its central location places it within a day's drive of key U.S. and Canadian cities, including New York City, Philadelphia, Pittsburgh, Baltimore, Boston, Buffalo, Cleveland, Cincinnati, Chicago, and St. Louis. Whether you're moving data, talent, or power, this site is primed for performance with connectivity at its core.

The New AI Frontier

Western Pennsylvania offers companies a high-value location to build and grow advanced data infrastructure.

The State of Pennsylvania is accelerating digital transformation through streamlined permitting, coordinated energy and zoning policies, offering meaningful incentives and committed leadership.

To date more than $92 billion in AI and energy infrastructure investments have been secured in Pennsylvania, highlighting the Commonwealth's proven ability and on-going efforts to support large-scale AI infrastructure projects.

$92B

AI + energy investments

Infrastructure That Performs

- High power capacity, competitive utility rates, and strong broadband connectivity
- Proximity to I-80 and major regional highways ensures efficient logistics

Workforce and Talent Access

- Clarion University offers workforce training and degrees in computer science and business
- Nearby Carnegie Mellon University is a nationally recognized academic research hub for AI and engineering talent. Pitt and Penn State are also regional academic leaders.
- A labor pool with experience in skilled trades and technology-related fields

Incentives That Matter

- Pennsylvania's Data Center Equipment Exemption Program reduces operational costs substantially by providing sales and use tax exemptions for computer data center equipment

PENNSYLVANIA IN THE NEWS

Amazon Plans to Invest **$20 Billion for AI Infrastructure** in PA

"Every state wants to win projects like this one. This project sends a clear, strong signal to the world that **Pennsylvania Gets It Done.**" Learn more →

Microsoft **Revives Three Mile Island** Nuclear Power Plant

The PA power plant bought by Microsoft is slated to power the company's data centers responsible for AI generation. Learn more →

AI Innovation Hub Launches at Carnegie Mellon University

Amazon and CMU announced a strategic partnership to advance research in generative AI, robotics and natural language processing in Pittsburgh. Learn more →

Miles Advantage

Over the past decade, the Glassworks has been transformed from a former glass factory into a hub for innovation by the Miles family of companies—a development group with three generations of deep regional roots and a rare combination of in-house capabilities: real estate development and remediation (Miles Brothers), civil construction (Terraworks) and precast concrete manufacturing (American Precast).

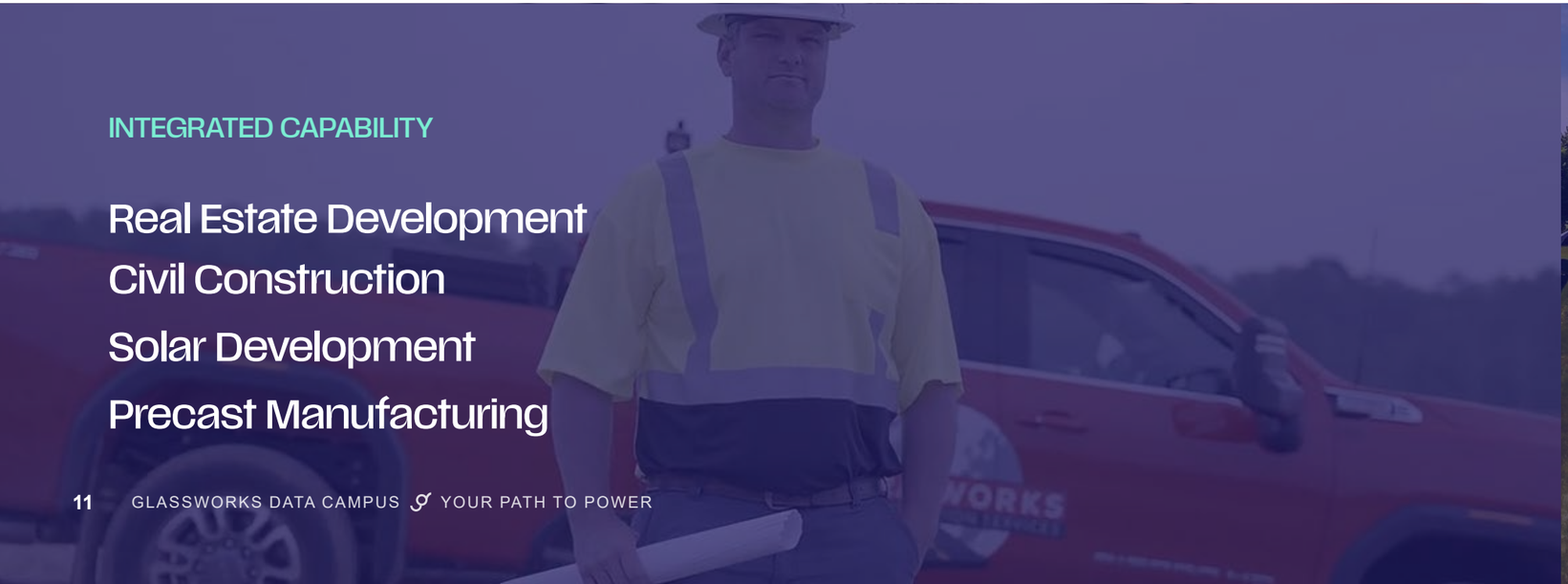
In 2022, the firm diversified into solar development, with 600 MW of contracts underway ensuring abundant sustainable energy solutions flow into the regional grid.

With deep regional knowledge and strong public-sector ties, Miles can anticipate infrastructure needs, streamline approvals, engineer on site, control the supply chain and speed up delivery. For campus tenants, that means fewer delays, smarter solutions, and faster paths to operation. When your developer knows the land, the politics, and is embedded in the community and the power grid—you move faster.

AMERICAN PRECAST INDUSTRIES LLC

TERRA WORKS CIVIL CONSTRUCTION SERVICES

MB REAL ESTATE DEVELOPMENT



INTEGRATED CAPABILITY

Real Estate Development
Civil Construction
Solar Development
Precast Manufacturing



4 integrated businesses
23 years of operations
200+ workforce
$13M invested in Glassworks
600MW solar development

Development Partners

Gensler

Gensler—widely recognized as the world's largest architecture firm—delivers over $69 million in data center design revenue annually, through its specialized Critical Facilities practice. Their global team—led on this project by **Ryan McGrath, RA, AIA,** Critical Facilities Practice Area Leader—brings best-in-class expertise in resilient, scalable infrastructure. Together with the development team, Gensler is shaping Glassworks as a next-generation data campus built for uptime, efficiency, and future AI demand.

Burns

Burns Engineering brings deep infrastructure expertise to Glassworks, with a team known for delivering innovative, high-performance energy and technology solutions. The project will be led by **Philip Gonski**—whose background includes major mission-critical and energy-intensive programs nationwide. Burns' decades-long track record in delivering complex utility and facility systems makes them an ideal partner in powering a next-generation data campus.

LANGAN

Langan delivers an integrated mix of engineering and environmental consulting services tailored to the unique demands of advanced technology infrastructure. In support of AI data center development, Langan's expertise ensures optimal site selection, sustainable land use, and resilient facility design. By addressing critical factors such as energy efficiency, environmental compliance, and long-term operational reliability, Langan helps data centers achieve both performance and sustainability goals.

dlb

DLB Associates is an industry leader with decades of expertise in engineering and consulting services for data centers and mission-critical facilities. Their mission is to drive transformative change by optimizing built environments for any occupants—computers, people, or products. Since 1980, clients worldwide have trusted DLB to deliver creative, reliable solutions for complex challenges.

CRITICALPOINT

CriticalPoint provides M&A advisory and private capital solutions that accelerate AI data center growth. With deep industry expertise and extensive networks, CriticalPoint navigates complex transactions with speed and precision. Their proven track record of successful deals enables them to anticipate challenges and secure optimal outcomes. More than advisors, they act as trusted partners, delivering responsive and detail-oriented service.

PURE PROJECT MANAGEMENT

PurePM is a client-focused project management firm dedicated to delivering maximum value. For AI data centers, PurePM offers streamlined, economical, and tailored solutions that ensure efficient, and cost-effective execution. Their strength lies in experienced professionals who adapt to the unique demands of advanced technology infrastructure. Whether managing a full-scale build, augmenting staff, or providing targeted consulting, PurePM delivers customized services that drive operational excellence and scalability.

akerman

Akerman—ranked among the top 100 U.S. law firms—advises on over $35 billion in data center development through its nationally recognized Real Estate and Infrastructure practice. Their team—led on this project by **James Grice, Partner and Data Center Lead**—offers deep expertise in hyperscale leasing, tax incentives, and digital infrastructure transactions. Working alongside the development team, Akerman is structuring Glassworks to maximize operational efficiency, regulatory advantage, and long-term scalability for future occupiers.

Colliers

Colliers serves as the exclusive brokerage and marketing representative for the Glassworks Data Campus. Leveraging national data center expertise and regional market insight, the team supports site strategy, occupier engagement, and speed-to-market initiatives. Colliers' role helps ensure that end users are aligned with the infrastructure, energy partnerships, and campus capabilities that define Glassworks' advantage.

Glassworks
DATA CAMPUS

YOUR PATH TO POWER **STARTS HERE**

49 SOUTH SHERIDAN DRIVE
CLARION, PENNSYLVANIA

Project Information Contacts

John Susanin
Senior Vice President
+1 610 812 5354
john.susanin@colliers.com

Kyle Hilbert
Senior Vice President
+1 610 615 1836
kyle.hilbert@colliers.com

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