SEALY & COMPANY

157 Simmons St
Marion, LA 71260

Operational Data Center/ Office Building
For Sale



3MW Powered Site
157 Simmons St
$4,500,000

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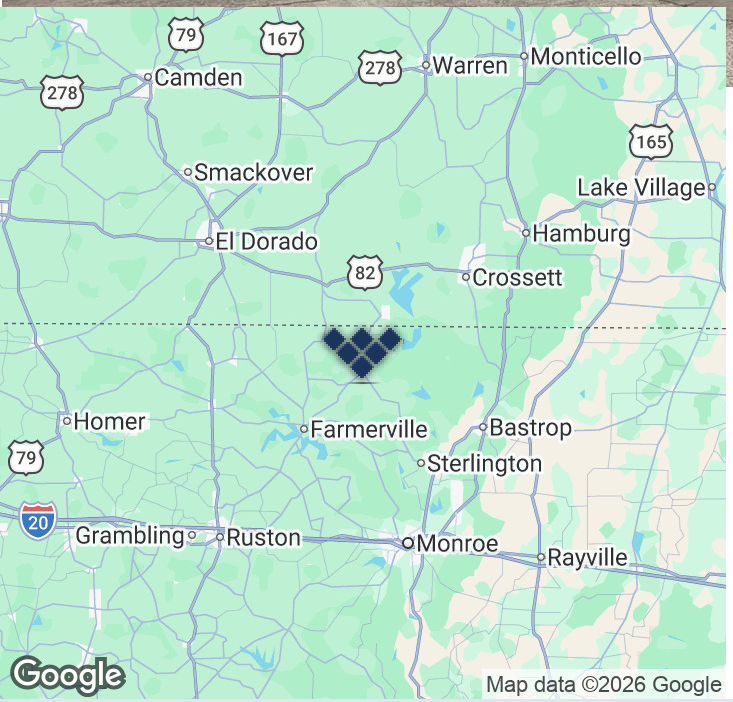
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Offering Summary

Sale Price:	$4,500,000 ($63.54/SF)
Building Size:	70,827 SF
Lot Size:	13.08 Acres
Year Built:	1980
Grid Power:	3MW

Location Overview

The property is strategically located in Marion, Louisiana, within Union Parish, offering convenient access to key transportation corridors serving North Louisiana, South Arkansas, and the Monroe metropolitan area. Situated in Marion's established commercial district, the property is approximately one-half mile from the intersection of Louisiana Highways 33 and 143, the community's primary transportation routes. Highway 33 provides direct access to Farmerville and Ruston to the south and the Arkansas state line to the north, while Highway 143 connects Marion to surrounding communities throughout Union Parish.

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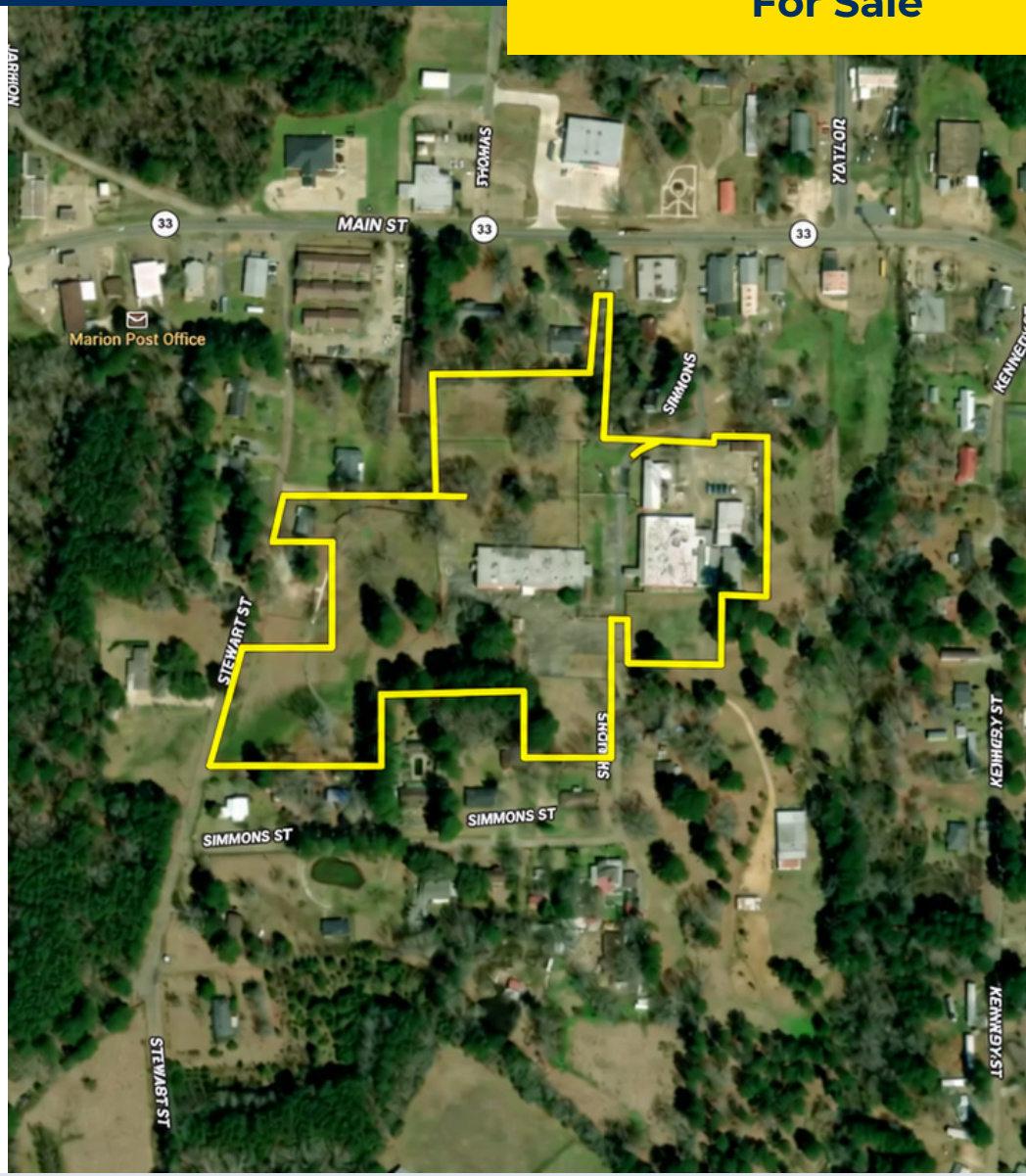
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Property Type	Data Center
Property Subtype	Office Building

157 Simmons Street presents a unique opportunity to acquire an office and technology facility with a history as a telecommunications and data operations center. Situated on more than nine acres, the property features substantial infrastructure and a flexible layout suitable for secure office operations, technology services, network management, business continuity functions, or other mission-critical applications. Its combination of functionality, accessibility, and specialized infrastructure makes it well-positioned for a variety of office and technology-focused users.

There are three main buildings and three addresses.

-147 Simmons Street - 2,683 SF - Office Building
-157 Simmons Street - 50,432 SF - Data Center Building
-158 Simmons Street - 17,712 SF - Office Building

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Your Questions, Answered

Q: What is the size of the electric service to the property (amps, kVA, or MW)?

- There are 8 services for this site.
- 2 underground transformers both are 112.5KVA padmounts
- 4 overhead transformer racks; each rack holds three 250 kVA transformers (750 kVA per rack), for a total of 3,000 kVA
- 1 overhead transformer bank 1-25KVA and 2-15KVA
- 1 overhead transformer 25KVA

Q: What is the voltage, and is the service three-phase?

- 2 underground transformers both are 112.5KVA padmounts (3-phase) (120/208V)
- 4 overhead transformer racks of 250KVAs (total of 3000KVA) (3-phase) (120/208V)
- 1 overhead transformer bank 1-25KVA and 2-15KVAs (3-phase) (120/240V)
- 1 overhead transformer 25KVA (single-phase) (120/240)

Q: Is the site served by one power feed or two separate feeds?

-Single feed serves all services.
- One primary Claiborne meter, plus two internal owner meters.
- Claiborne can backfeed the site if their equipment fails.

Q: Are the transformers owned by Claiborne Electric or the property owner?

- All transformers are owned by the property owner.
- There appears to be one spare 250KVA overhead transformer at the site.

Q: Which substation serves the property, how far away is it, and how much additional capacity is available?

- The property is served by the Marion substation. The substation is less than half a mile from this site. This property is very well placed for Claiborne to meet most power needs.

Q: If a buyer needed more power, what is the process (including any load study), cost, and timeline?

- If more power is needed, an appointment with Claiborne's Engineering team and a load sheet would be required. At that point, Claiborne would determine the necessary costs and timelines associated with the project.

Q: Can you provide the past 12 months of usage and peak demand?

- Average monthly usage: 361,200 kWh
- Last month's billable demand: 576 kW
- Average monthly demand: 550 kW
- Average monthly bill: $37,264.97

Q: Is fiber internet available at these addresses, and who should I contact about business fiber?

- The local internet suppliers include Conexon, Bayou Cable, and AT&T.

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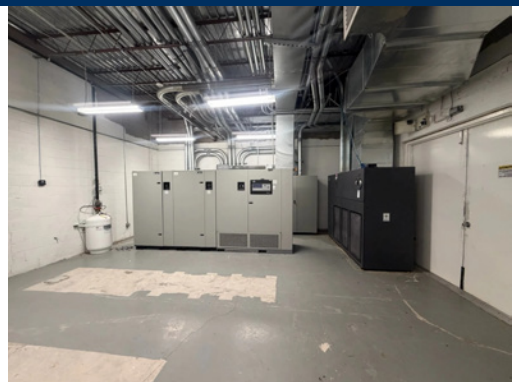
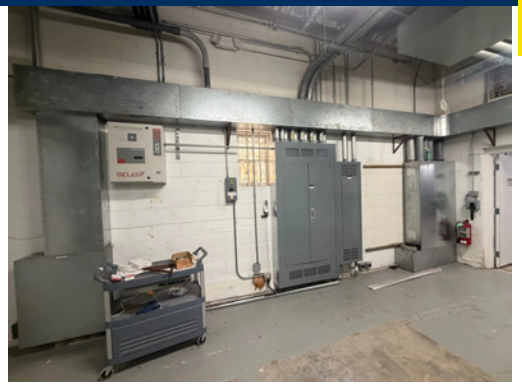
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