



1M SF DATA CENTER CAMPUS STAFFORD COUNTY

IMMEDIATE POWER AVAILABILITY ⚡

ZONED DATA CENTER BY RIGHT ⚡

LOW PERSONAL PROPERTY TAXES ⚡

CONTACT:

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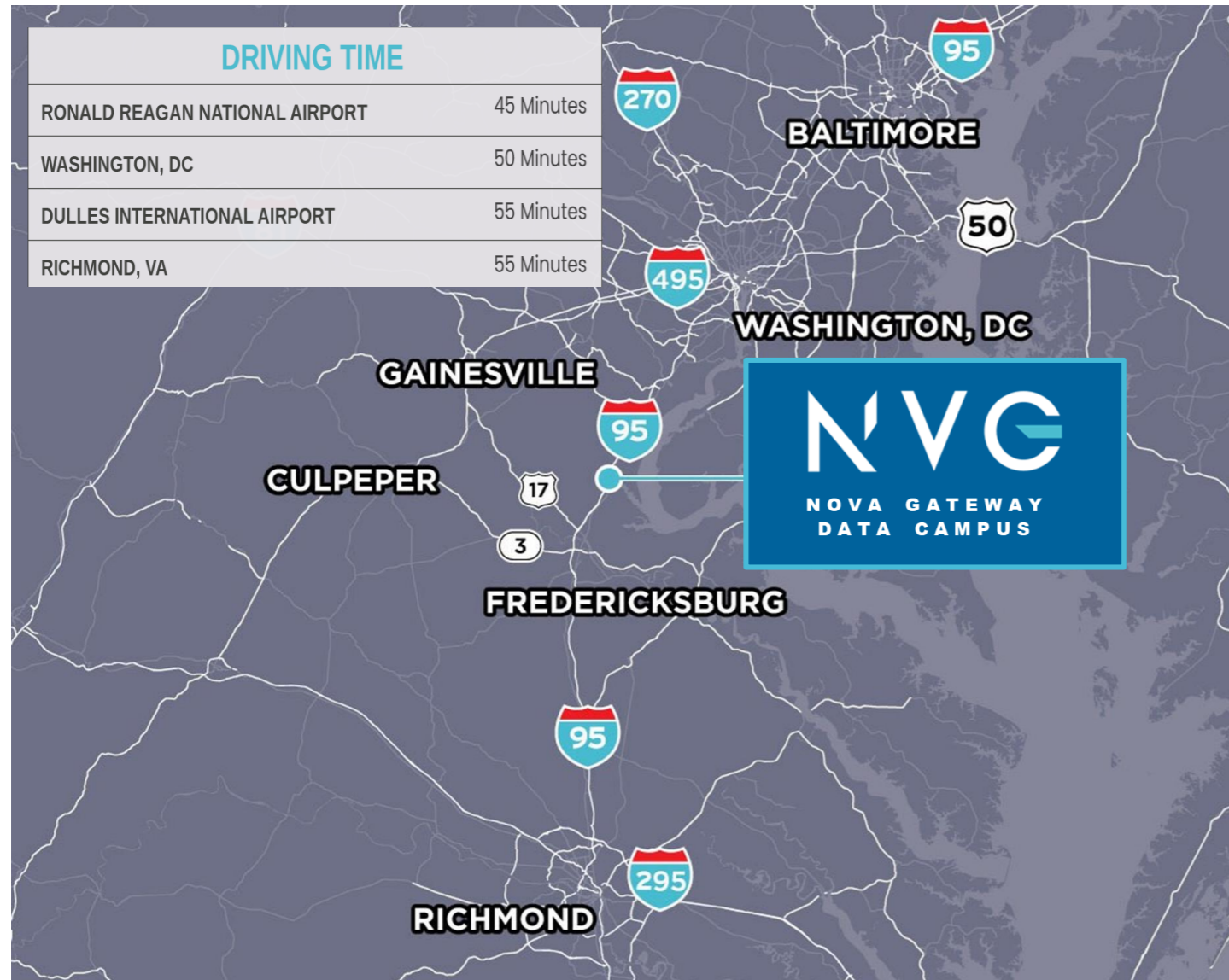


NOVA GATEWAY
DATA CAMPUS



LOCATION

NOVA Gateway Data Campus is one-minute from I-95, centrally located between Washington DC and Richmond, Virginia.

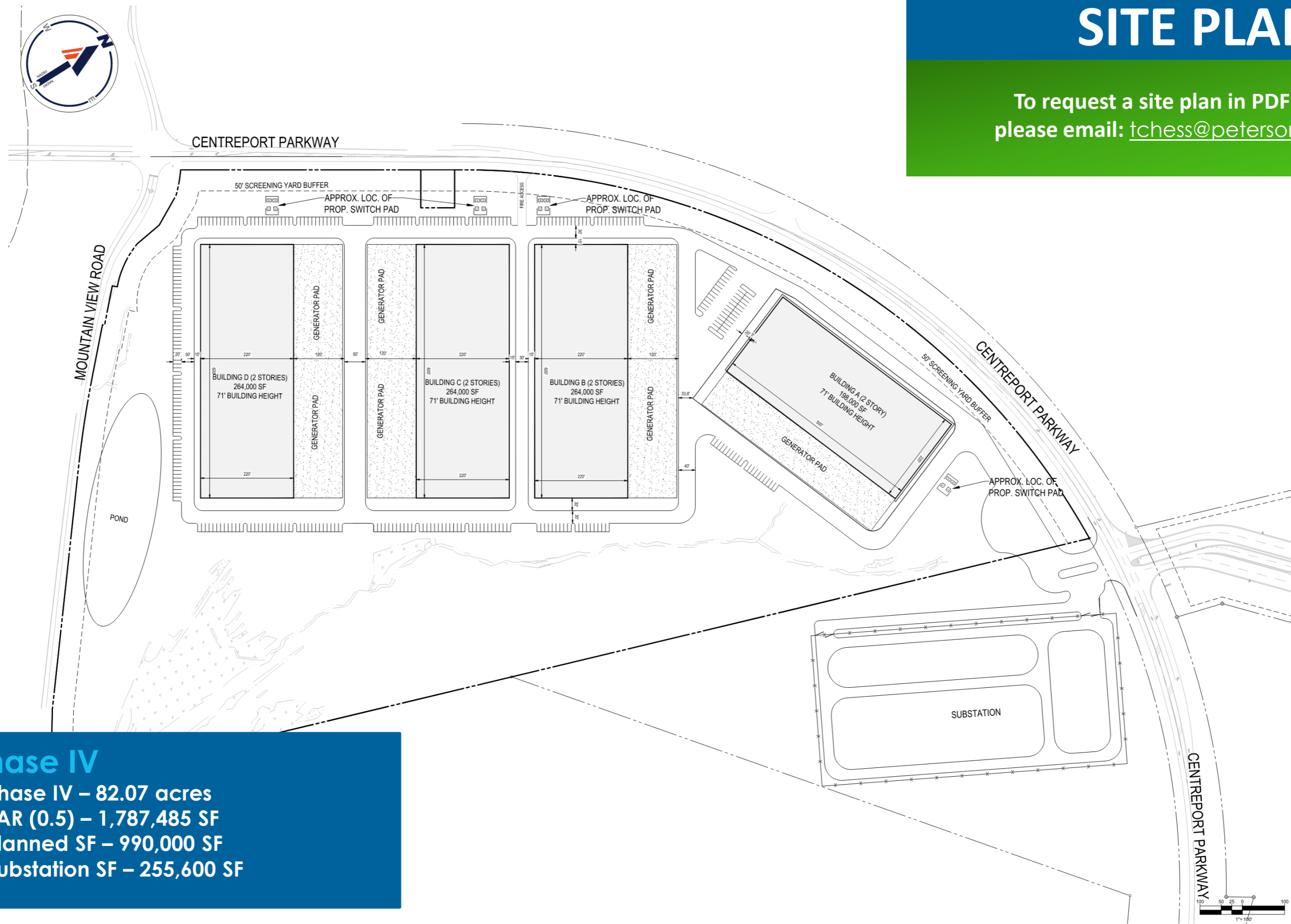


PROPERTY DETAILS

Acreage	82.07 Acres	
FAR	0.5 FAR (1,787,485 SF)	
Planned SF	990,000 SF	
Power Availability	12-15 MW	Available Now
	60 MW	Q3 2025 (bridging)
	300 MW	Q1 2027 (permanent)
Substations	Planned for one onsite 300 MW Dominion substation	
Water	Sufficient potable available Future recycled water available	
Zoning	M1 (Data Center By Right)	
Sitework Status	Grading and Wetland Permits in-hand	
Fiber	Access to Fiber along I-95	

SITE PLAN

To request a site plan in PDF or CAD,
please email: tchess@petersoncos.com



Phase IV

- Phase IV – 82.07 acres
- FAR (0.5) – 1,787,485 SF
- Planned SF – 990,000 SF
- Substation SF – 255,600 SF

ABOUT PETERSON COMPANIES

With over 3 gigawatt of data center development in Northern Virginia, Peterson Companies is one of the area's most prominent data center land developers offering a fully integrated real estate platform with in-house expertise on all aspects of land-use and development including land acquisition, planning and zoning, design and construction, property management, leasing and asset management.

Peterson Companies has closed recent transactions and is actively developing and advising for multiple data center projects including Microsoft's Loudoun County Campus, Avanti at Prince William County's Innovation Park, USTA South and East (Prince William), Silverbook (Loudoun), Lakeview (Loudoun), Leesburg Innovation Village (Loudoun), Youth for Tomorrow (Prince William), Stafford Technology Campus (Stafford), NOVA Gateway Data Campus (Stafford), Culpeper Technology Campus (Culpeper), and Valley Innovation Park (Frederick).

As one of the region's largest privately-owned real estate developers, Peterson Companies has been consistently delivering premier destinations for more than 50 years. Our most prominent and successful mixed-use, residential and office developments in Northern Virginia and Maryland include, National Harbor, Downtown Silver Spring, Rio, Fairfax Corner, Fair Lakes, Virginia Gateway, Burke Centre and Tysons McLean Office Park. Following our founder's commitment to enhance the community we call home, we create vibrant properties, landmark facilities, and entire neighborhoods that bring people together.

With a belief that responsible land use is a core value, we have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

www.petersoncos.com

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