

UNDER CONTRACT

CULPEPER TECHNOLOGY CAMPUS

| TOWN OF CULPEPER, VA

Located in a Data Center Opportunity Zone, just three minutes from the Historic Downtown, Culpeper Technology Campus will support over 2M SF of Data Centers. Based within Culpeper County's identified Technology Zone, offering a significant tax rebate and an accelerated asset depreciation schedule. Additional details:

[Taylor Chess](#)

703-631-7520 | tchess@petersoncos.com



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DEMOGRAPHICS

CENTER HIGHLIGHTS

Zoning: M2/L1 - Data Center by Right

Power Availability: Q1 2027 - Served by two approved 300MW Dominion Power Substations (Dominion 230KV line onsite)

Fiber: On-Site

Water & Sewer: Town of Culpeper Public Services (3,000,000 GPD recycled water)

RETAILERS INCLUDE



LEASING AGENT

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