

ENDEAVOUR EDGED
Technology Campus
Bilter & Eola
Aurora, IL

edged



ENDEAVOUR
INSPIRED INFRASTRUCTURE

PRESENTED BY



Endeavour Edged Energy
Owner

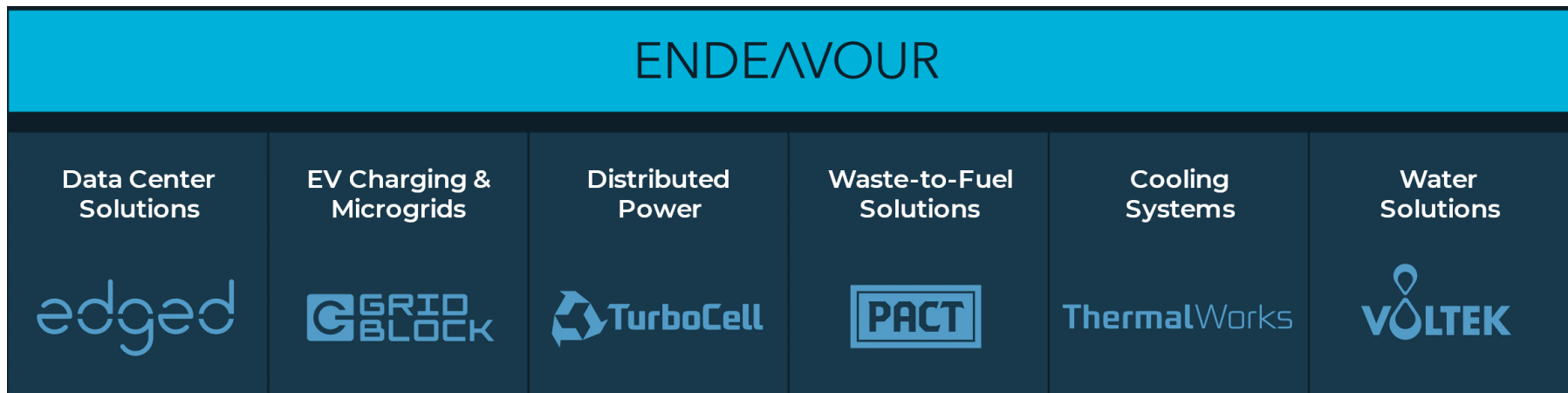
Seefried Properties
Developer

Ware Malcomb
Architect

Kimley-Horn Associates, Inc.
Civil & Traffic Engineer

Griffin Williams McMahon & Walsh
Zoning Attorney

- Edged is a global data center operator providing colocation and build-to-scale data center solutions for cloud, enterprise, and service providers. An expanding global network of Edged Data Centers and energy infrastructure is designed for rapid deployment and sustainable operation.
 - High Growth Company – projected to be a top 3 data center company in the world within 5 years based on current project pipeline
 - International Footprint – ongoing projects in United States and Spain
 - Sustainability – first ground up platform designed for zero carbon emissions and zero water usage
 - Company model – de-risked development model using anchor tenants in lieu of speculative builds
 - Historical Success – Prior to Edged, core team founded Skanska Mission Critical in 2001 and Aligned Energy in 2011
 - Endeavour’s Women in Technology Group

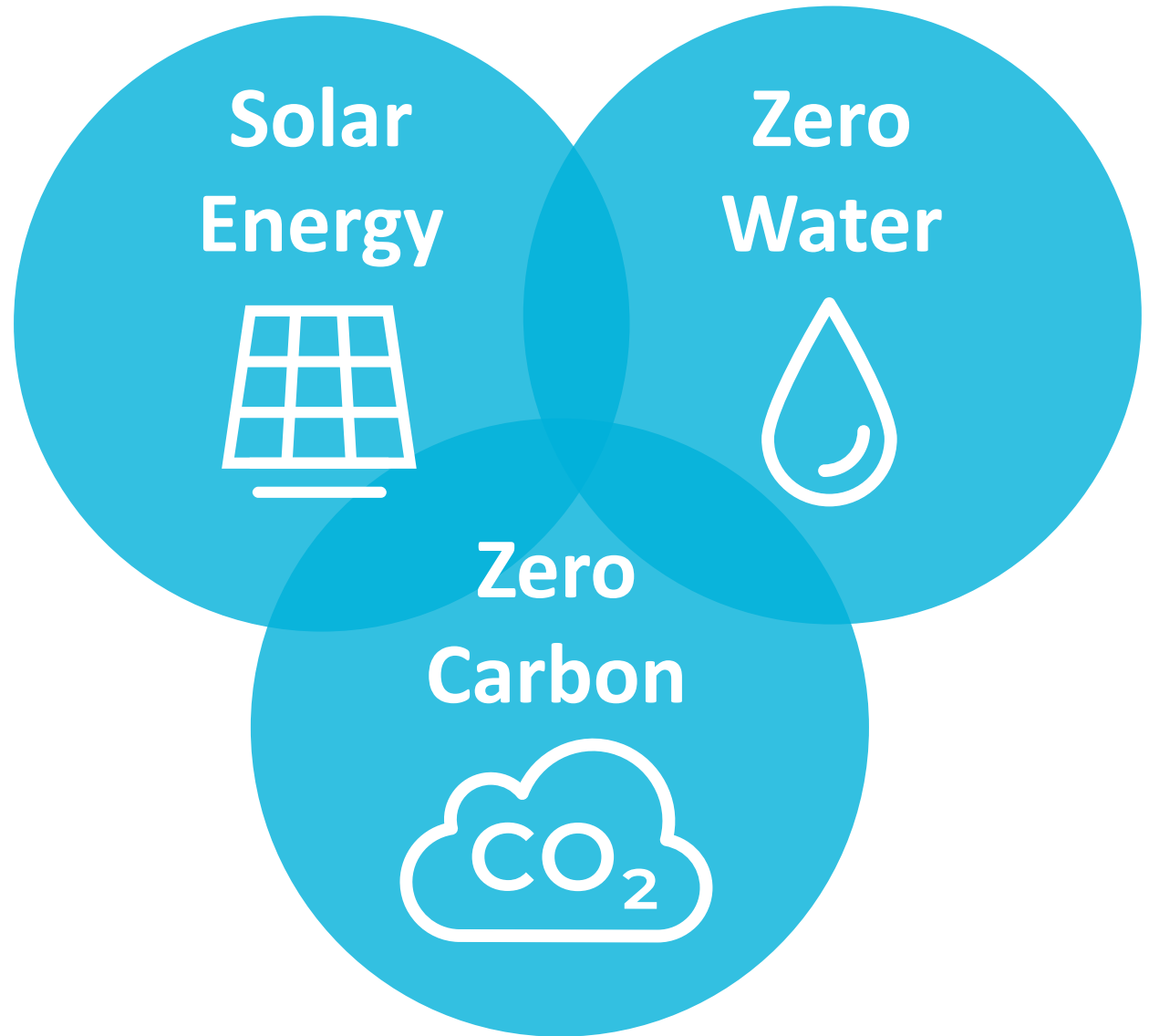




Large data center users are among the fastest-growing, most profitable companies in the world.

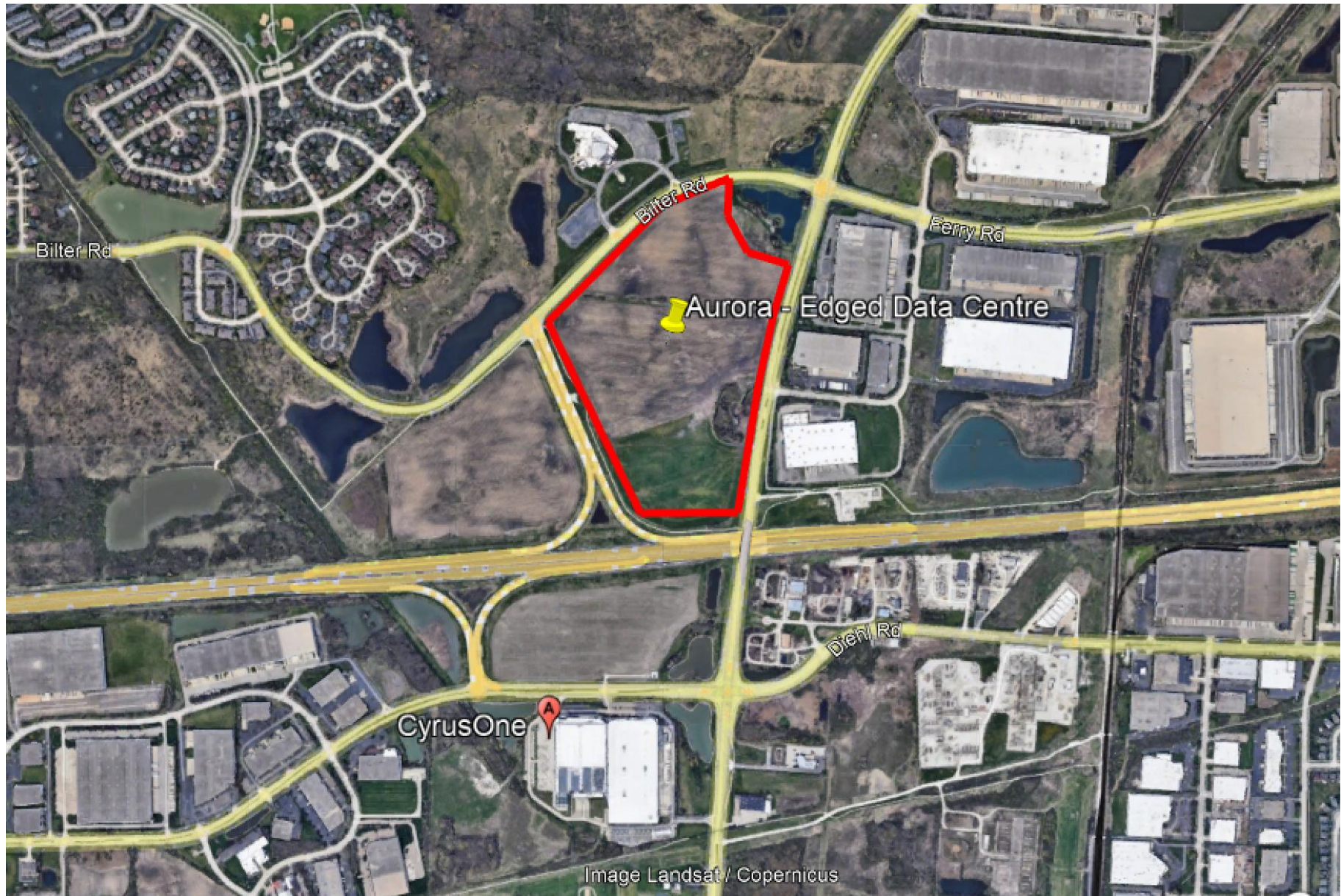
SUSTAINABLE BY DESIGN

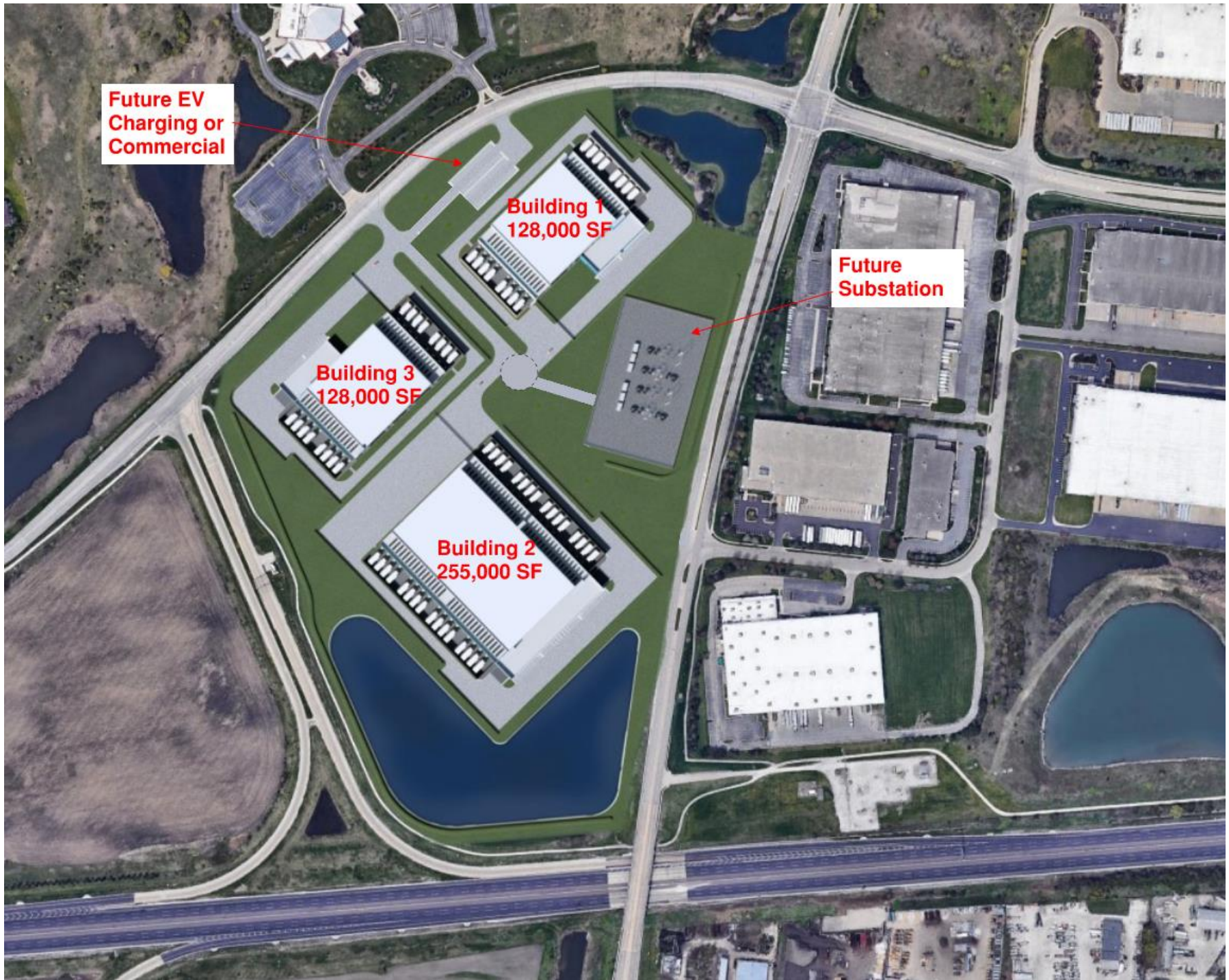
- Solar Energy
- Fiber Infrastructure
- Zero Water Cooling
- Carbon Neutral
- Integrated Electric Vehicle Charging

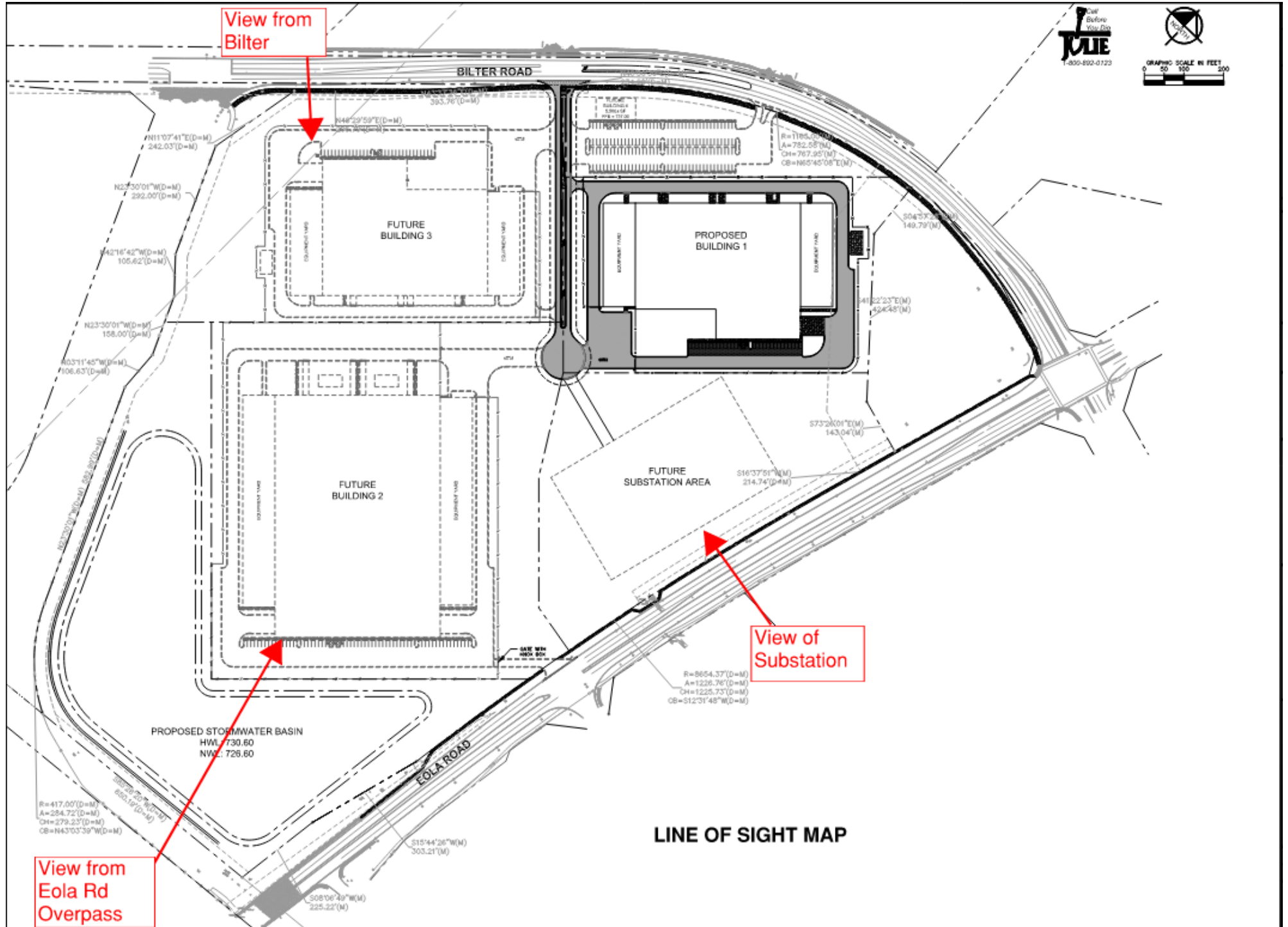


Endeavour Enters Contract to Purchase 65 acres (Seefried to act as developer)	July 2022
Development Services Team Mtg	September 2022
Development Plan Submittal	December 2022
Seefried/Endeavour to obtain Final Plat and Site Plan approval for Building 1 and Full Campus Infrastructure	February 2023
Target Construction Start	April 2023
Target Building 1 Completion	December 2023

- Located near ComEd substation with substantial power capacity
- Located near redundant fiber infrastructure
- 65-acre site allows for scale and colocation







VIEW FROM BILTER ROAD



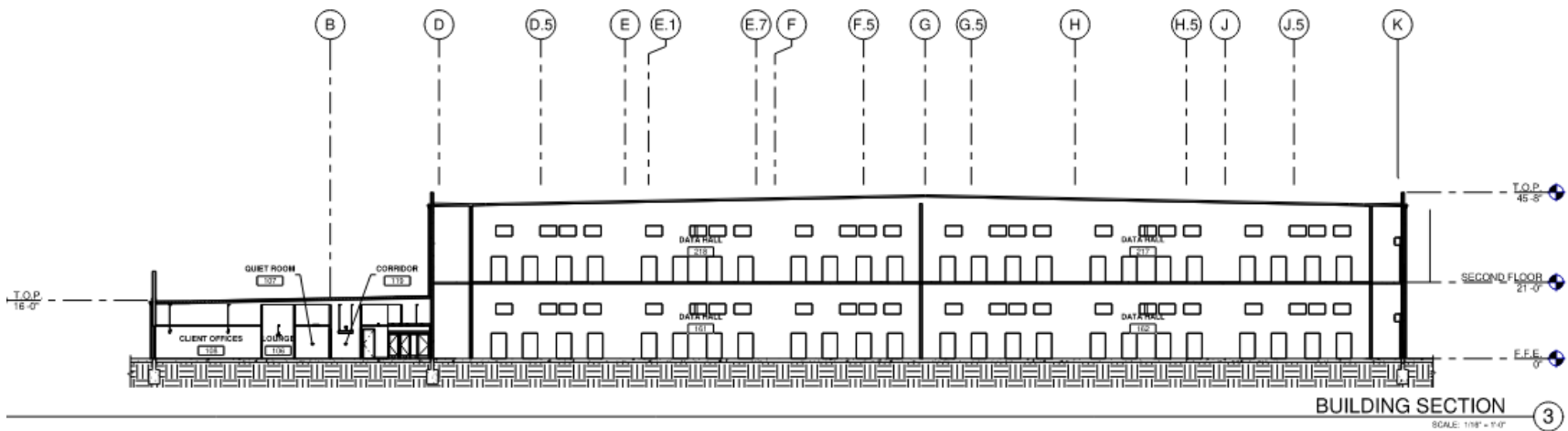
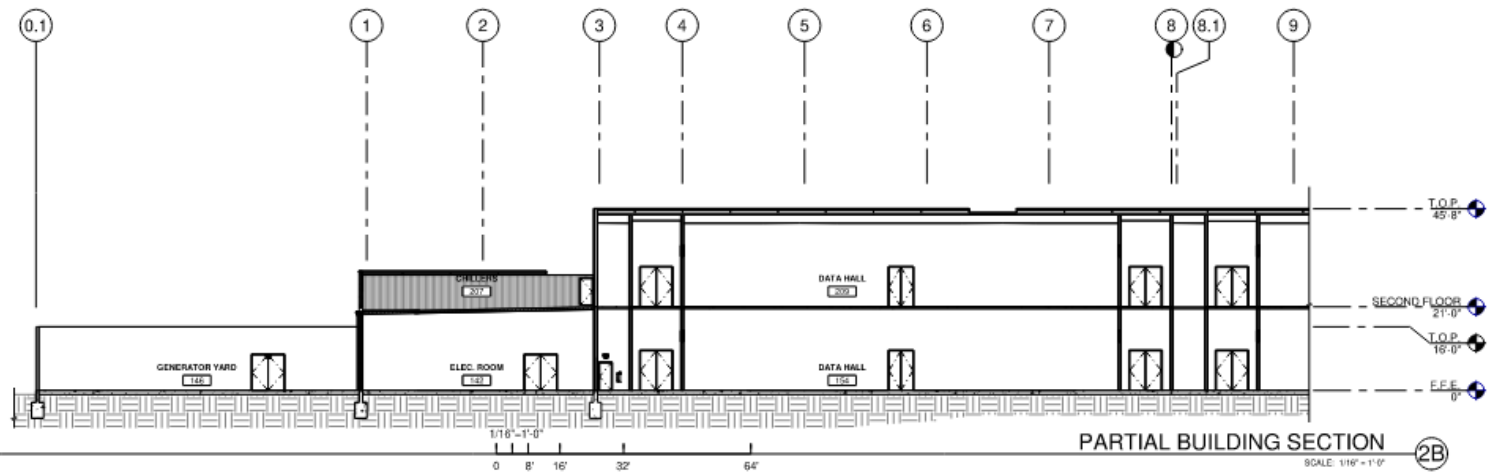
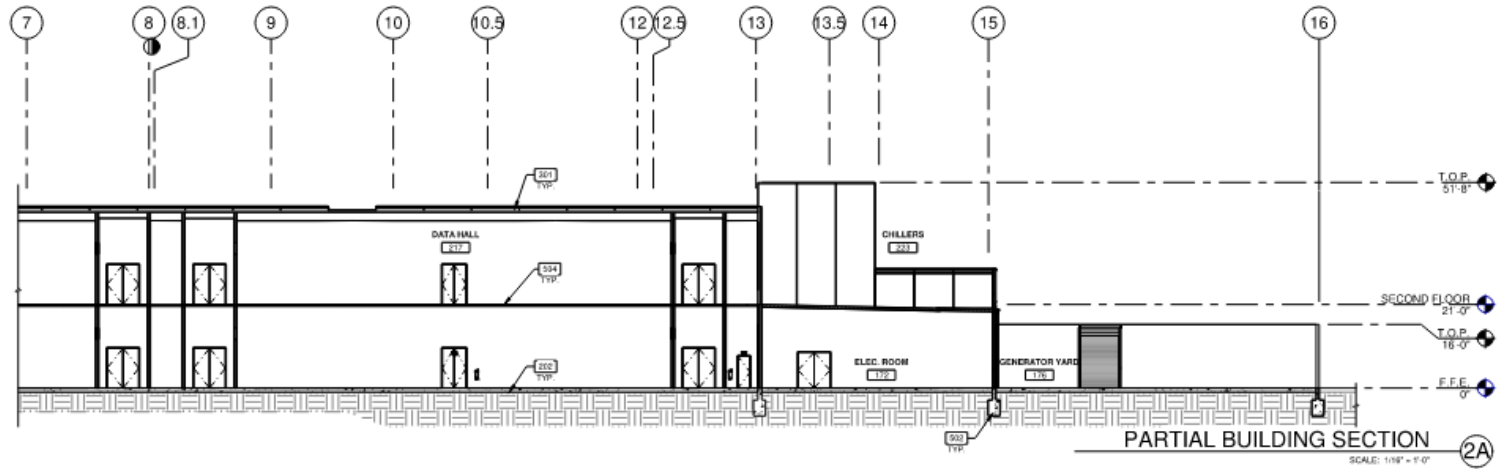
VIEW FROM EOLA OVERPASS



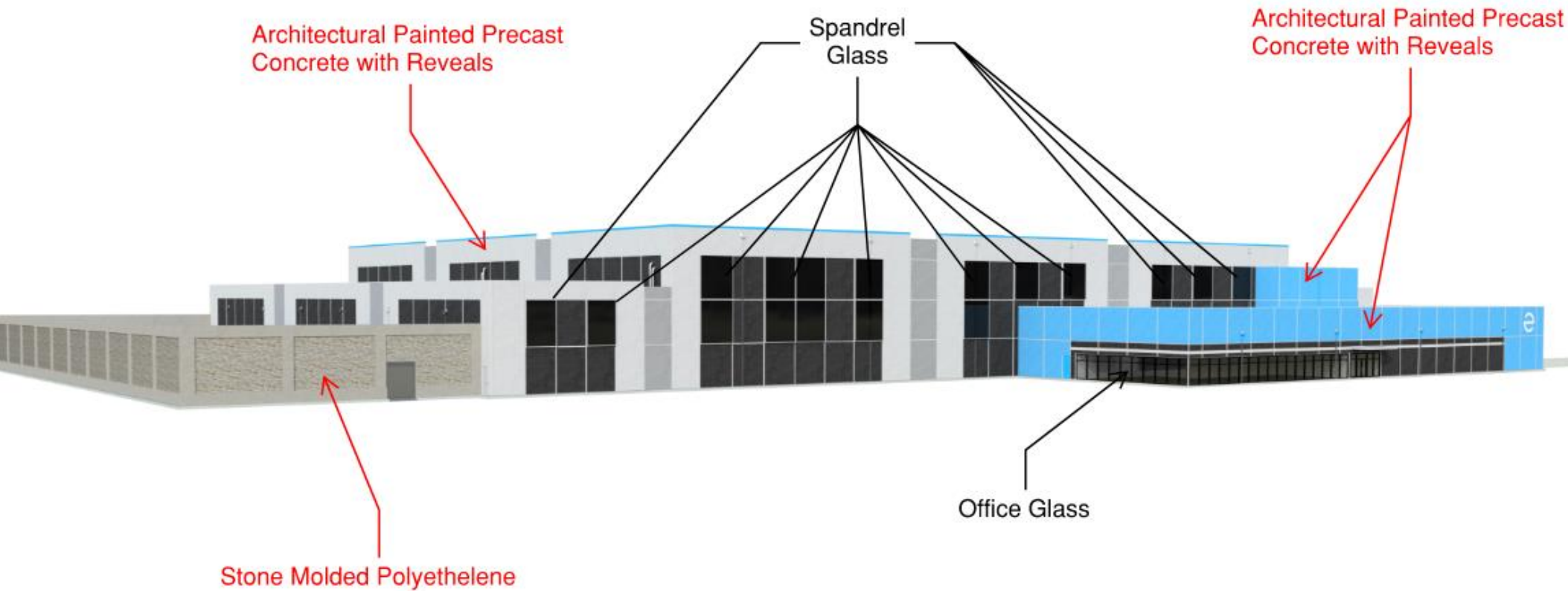


VIEW OF SUBSTATION

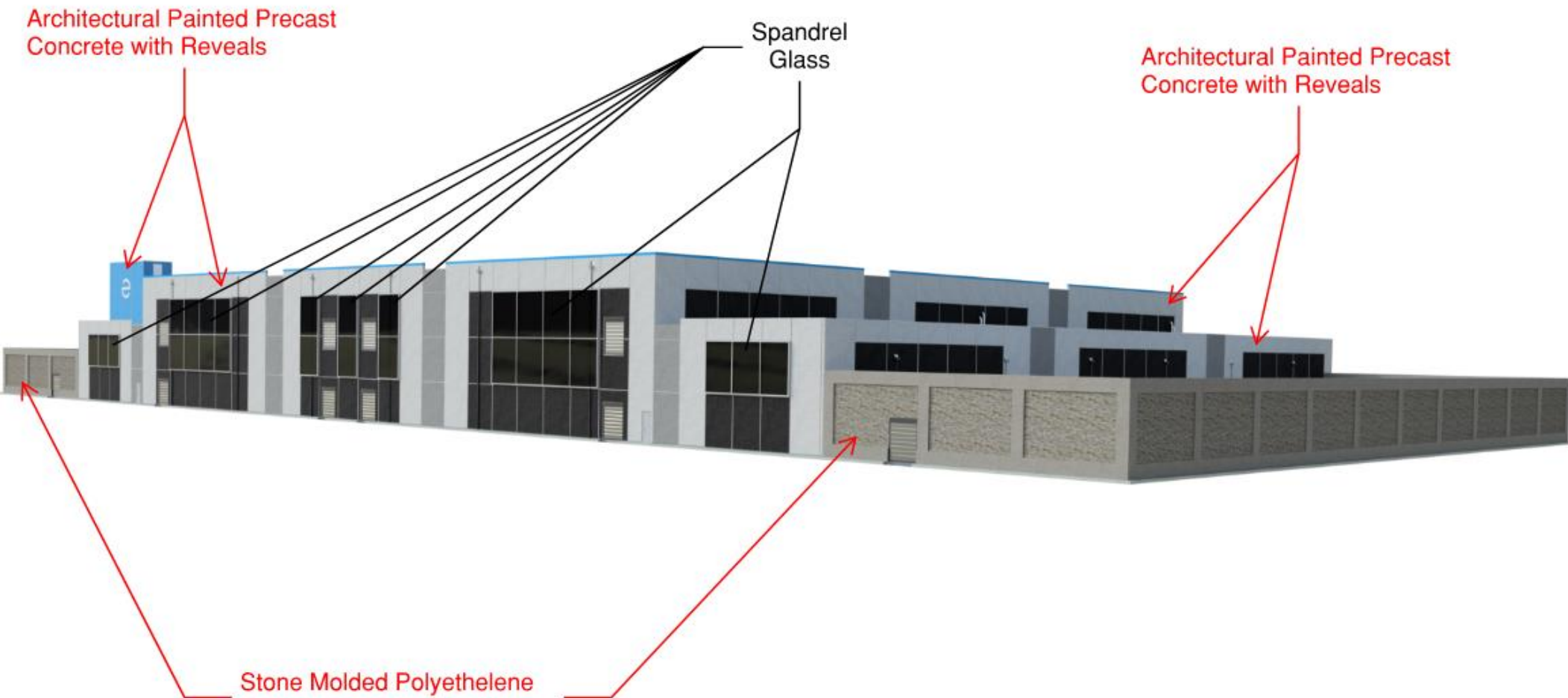




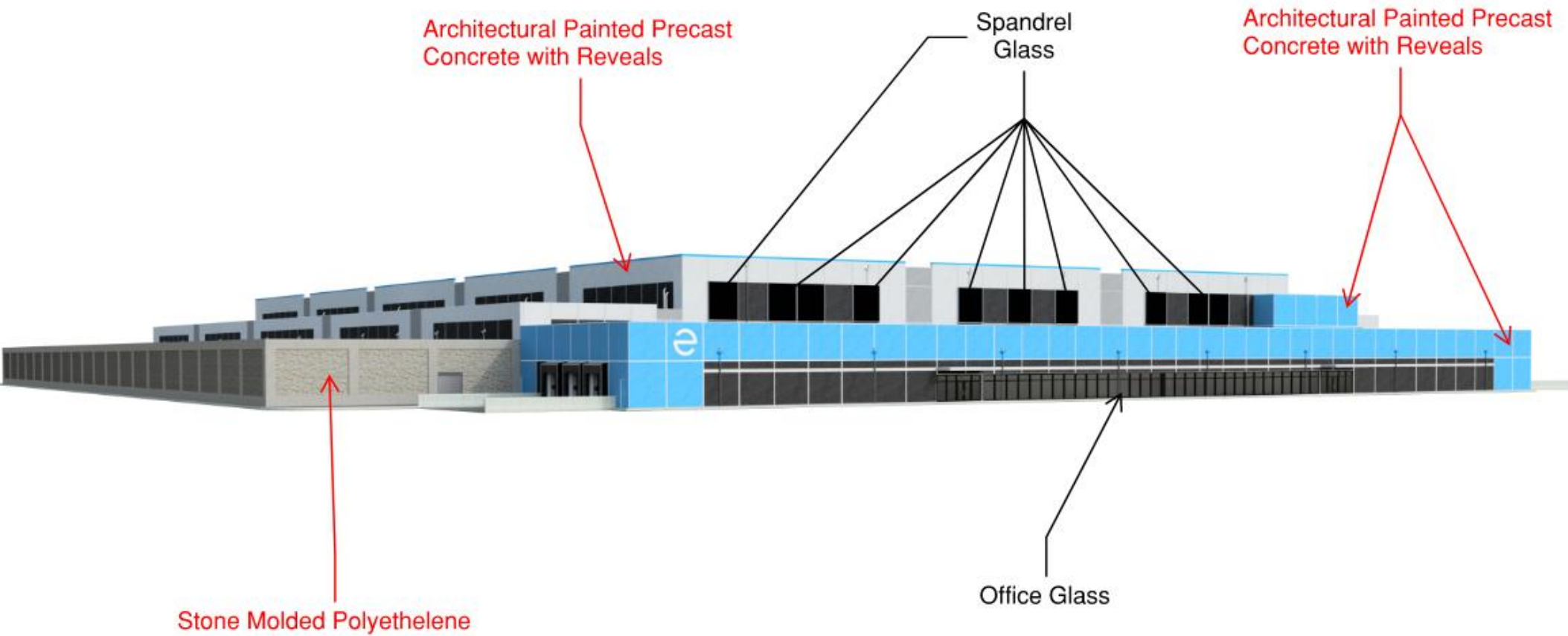
FRONT RENDERING
- BUILDINGS 1 & 3



REAR RENDERING -
BUILDINGS 1 & 3



FRONT RENDERING
- BUILDING 2



- **LOW TRAFFIC IMPACT**
 - 60 passenger vehicles per day
 - Truck traffic for construction only
 - Addresses Low Traffic Priority of Big Woods/Ginger Creek Neighborhoods west on Bilter Rd
- **DESIGN**
 - Stormwater design exceeds site requirements
- **CORRIDOR AESTHETICS**
 - Installing raised landscape medians along Bilter Rd



ECONOMIC BENEFITS (Full Build-Out)

Projected Aurora Utility Taxes –
\$3,446,000/year

Projected RE Taxes –
\$800,000 per year

Projected Investment –
\$500,000,000

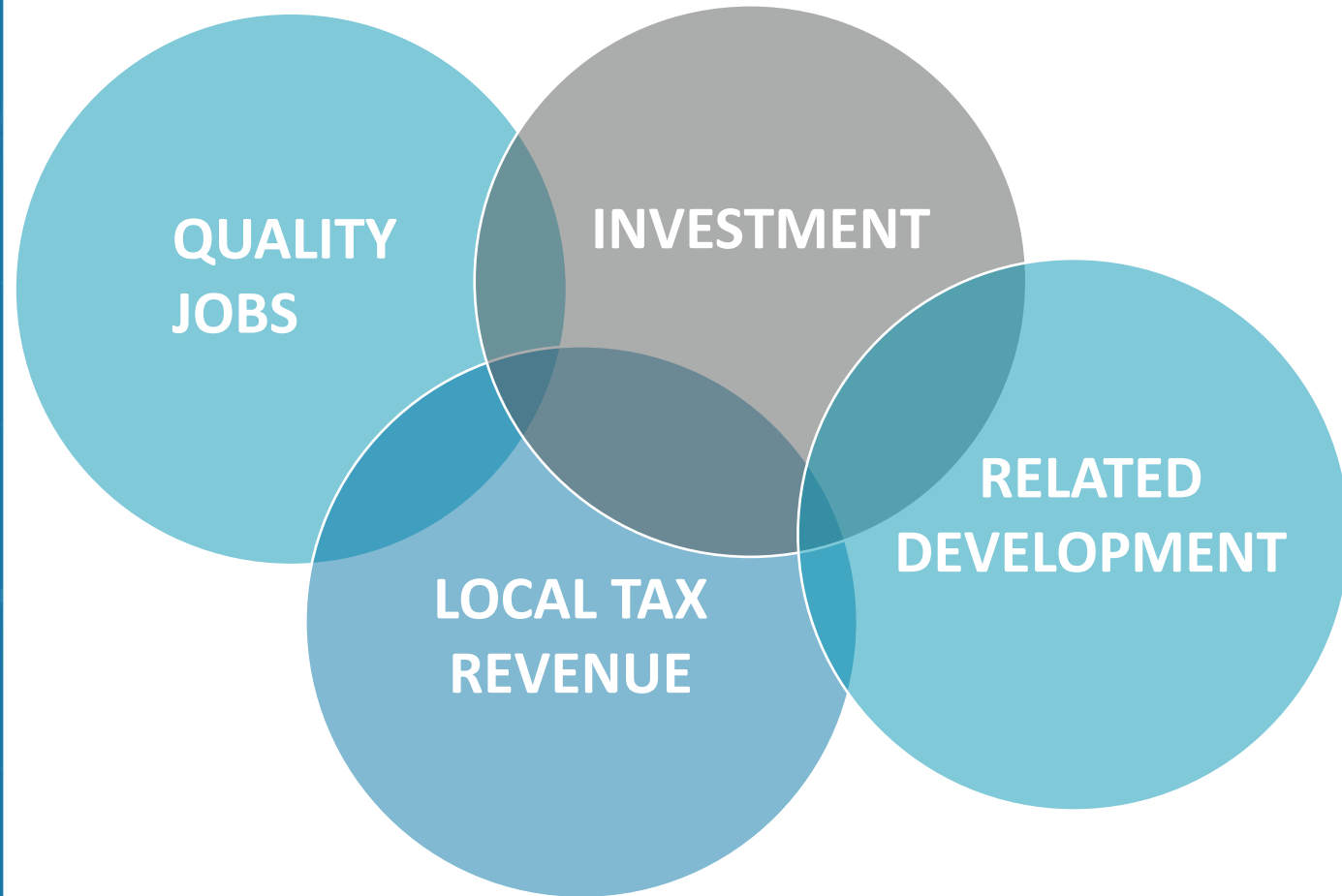
Fortune 100 Tenants

High Tech Full Time Jobs – 40-60
ppl

2,000 construction jobs over 3-5
year period

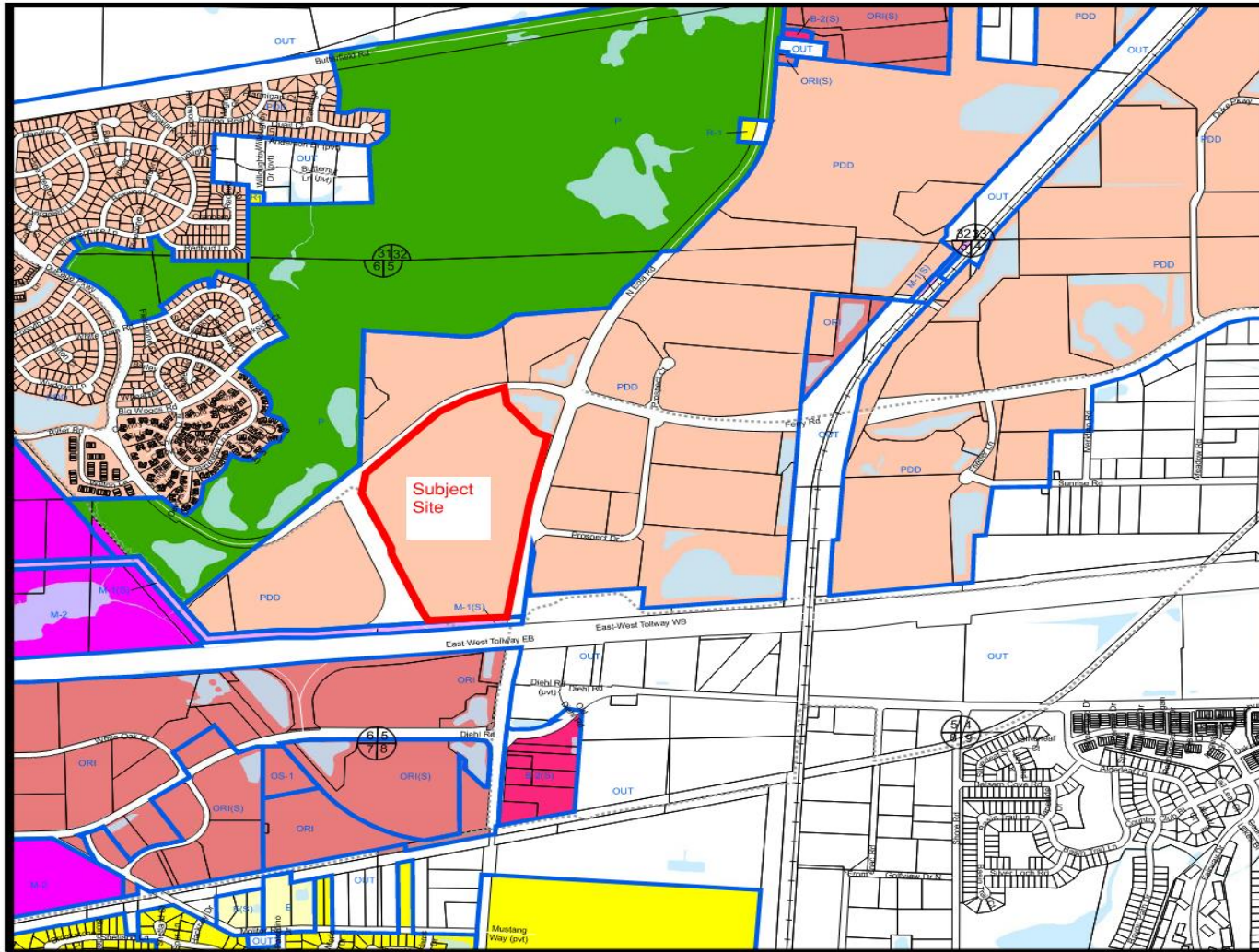
No municipal or local economic
incentives and minimal impact
on taxing bodies

Infrastructure improvements
benefit regional power grid



edged

SEEFRIED
INDUSTRIAL PROPERTIES



NA-05

Symbol	Zoning District
E	Estate Dwelling District
R-1, R-2, R-3	One Family Dwelling District
R-4, R-4A	Two Family Dwelling District
R-5	Multiple Family Dwelling District
R-5A	General Residence District
B-1	Business District - Local Retail
B-2	Business District - General Retail
B-3	Business & Wholesale District
B-B	Business Boulevard District
NC	Neighborhood Commercial
DF	Downtown Fringe
DC	Downtown Core
O	Office
ORI	Office/Research/Light Industrial
R-D	Research & Development District
M-1	Manufacturing District - Limited
M-2	Manufacturing District - General
PDD	Planned Development District
P	Park / Open Space
OS-1	Conservation, Open Space and Drainage District
OS-2	Open Space and Recreation District
(S)	Special Use District
(C)	Conditional Use District
Blue outline	Zoning Boundaries
Black line	Railroads
Dashed line	Paths
Circle with crosshair	Section Corners

[CLICK HERE TO RETURN TO INDEX PAGE](#)



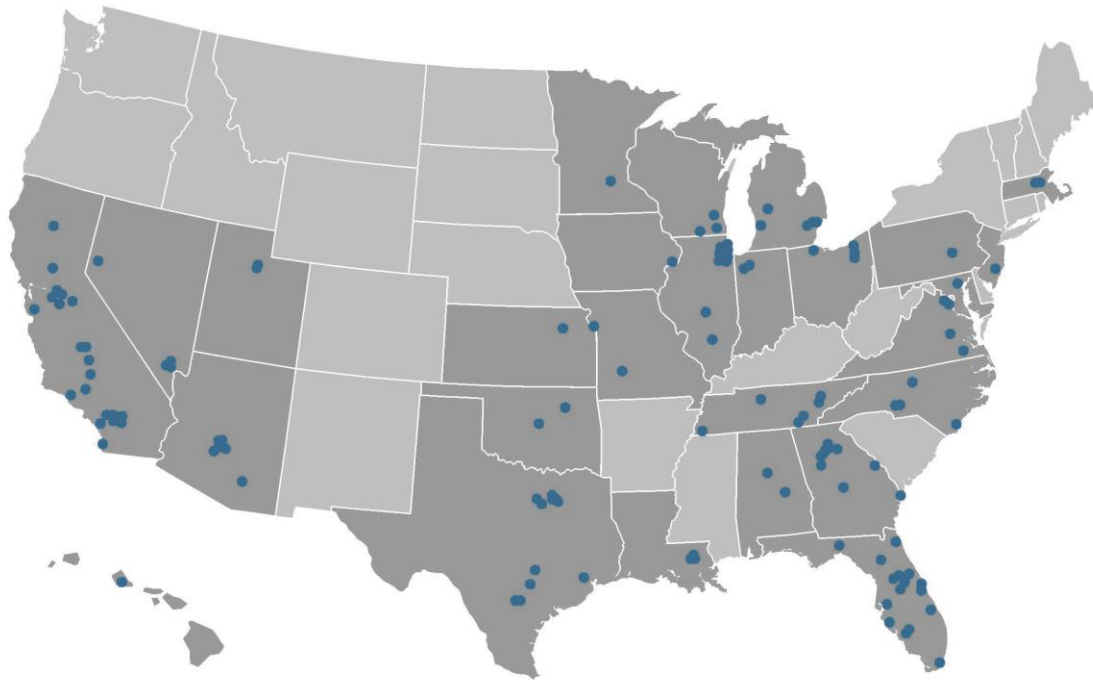
Scale: 1" = 600'
Prepared By:
GIS Division
City of Aurora
1/31/2022

- Data Centers are presently a permitted use in all of surrounding Butterfield Center PDD and ORI Zoning area.
- The City has historically categorized Data Centers under the warehouse distribution definition.
- 2015 Ordinance prohibits “Warehouse Distribution” uses on Parcel A and Parcel B to restrict certain uses seen as more industrial and with heavy truck traffic. It is the only prohibition of its kind in all of Butterfield PDD.
- There are no elements of distribution in a Data Center building and truck traffic is negligible.
- Requested use is permitted and exists on adjacent and nearby properties, and is consistent with high-tech uses in the area.
- The data centers will function with far less disturbance in comparison to the majority of buildings in the surrounding warehouse distribution park



SEEFRIED PROPERTIES

Founded in 1984 by Ferdinand Seefried, Seefried Properties specializes in the development, leasing, and management of highly automated properties, training centers and data centers in key markets across the U.S. Seefried leases and manages approximately 40 million square feet for its institutional and European clients and has developed, or is in the process of developing, approximately 190 million square feet of space valued in excess of \$17 billion across 120+ markets. Based in Atlanta, the firm has regional offices in Dallas, Chicago, Los Angeles, and Phoenix.



PROFILE

Specializes in development, leasing and management of highly automated real estate and tech space



HISTORY

38 years in business and still 100% privately owned by senior management



PORTFOLIO

Leases and manages over 40 million sq. ft. of industrial real estate for foreign and domestic institutional clients



EXPERIENCE

Built over \$17 billion in development volume in 120+ markets across the U.S.



OFFICES

Atlanta (HQ), Chicago, Dallas, Phoenix, Los Angeles

Mercedes-Benz Training Center
Grapevine, TX – 312,000 SF



Stream Data Center
Elk Grove Village, IL – 150,000 SF



Amazon Web Services 4 Building Data Center Campus
Dulles, VA – 300,000 SF



Amazon Security Center
Phoenix, AZ – 50,000 SF

