

ENDEAVOUR EDGED

Building 2
2815 Bilter Rd
Aurora, IL

edged



ENDEAVOUR
INSPIRED INFRASTRUCTURE

PRESENTED BY



Endeavour Edged Energy

Owner

Seefried Properties

Developer

MG2/Telios

Architect/Engineer

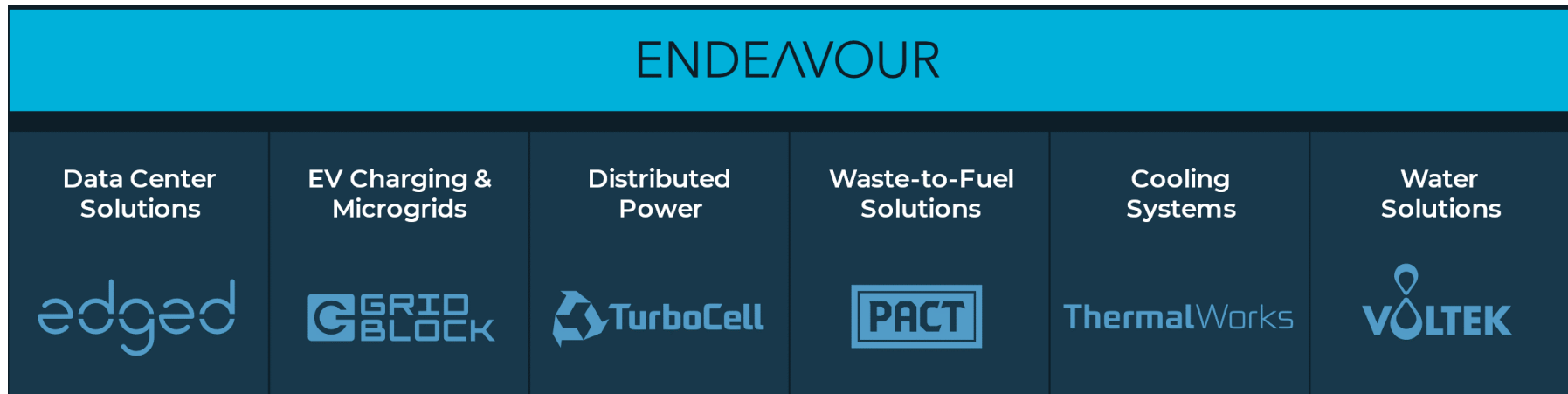
Kimley-Horn Associates, Inc.

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
 - International Footprint – ongoing projects in United States, Portugal, and Spain
 - Sustainability – first ground up platform designed for 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





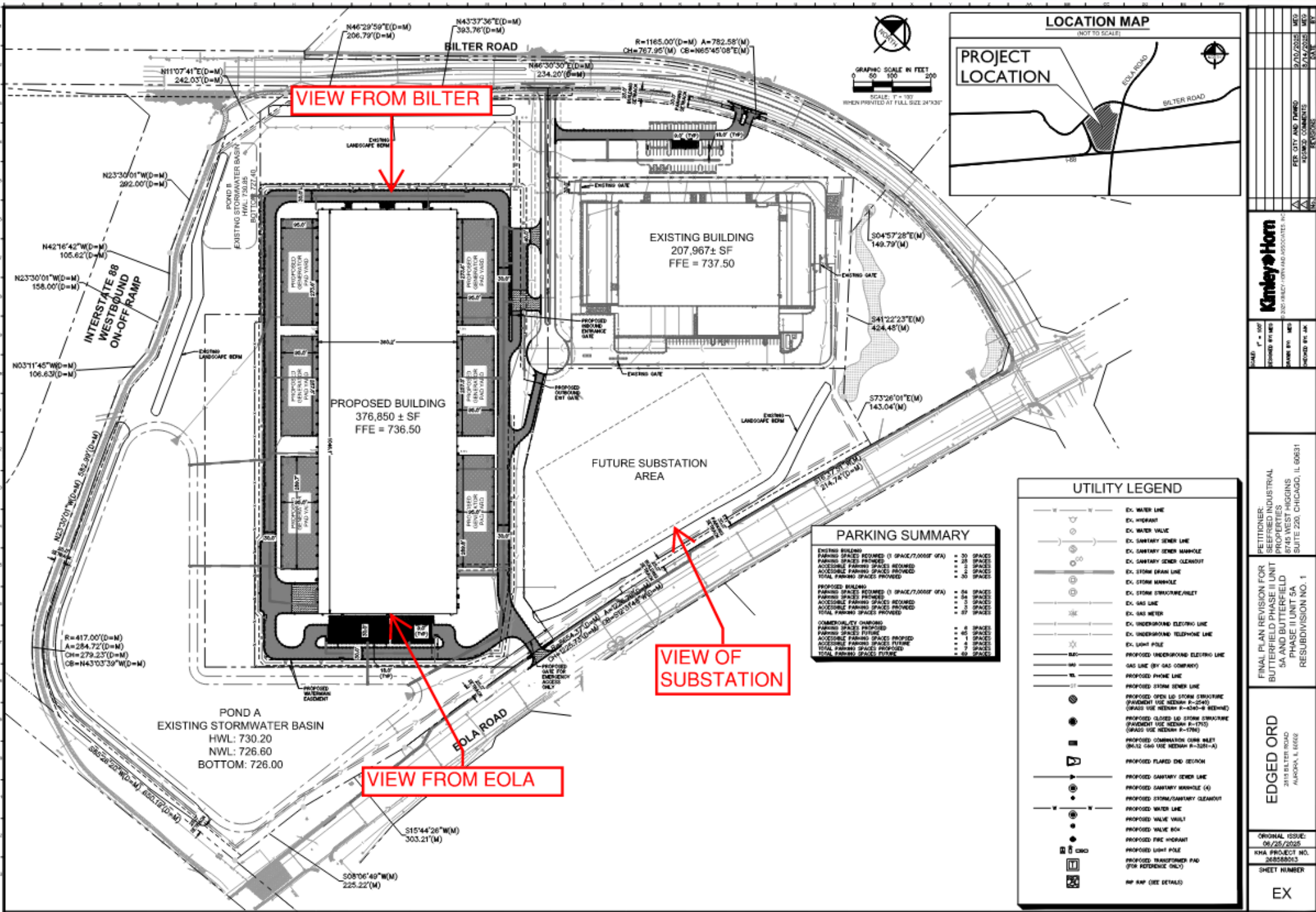
Large data center users are among the fastest-growing, most profitable companies in the world.

Endeavour Edged Rezones & Purchases 65 acres	April 2023
Building 1 Completion	December 2024
Development Services Team Mtg Building 2	April 2025
Building 2 Development Plan Submittal	July 2025
Target Building 2 Construction Start	November 2025
Target Building 2 Completion	December 2026

- Located near ComEd substation with substantial power capacity
- Located near existing or under construction adjacent data center development
- Located near redundant fiber infrastructure
- 65-acre site allows for scale and colocation







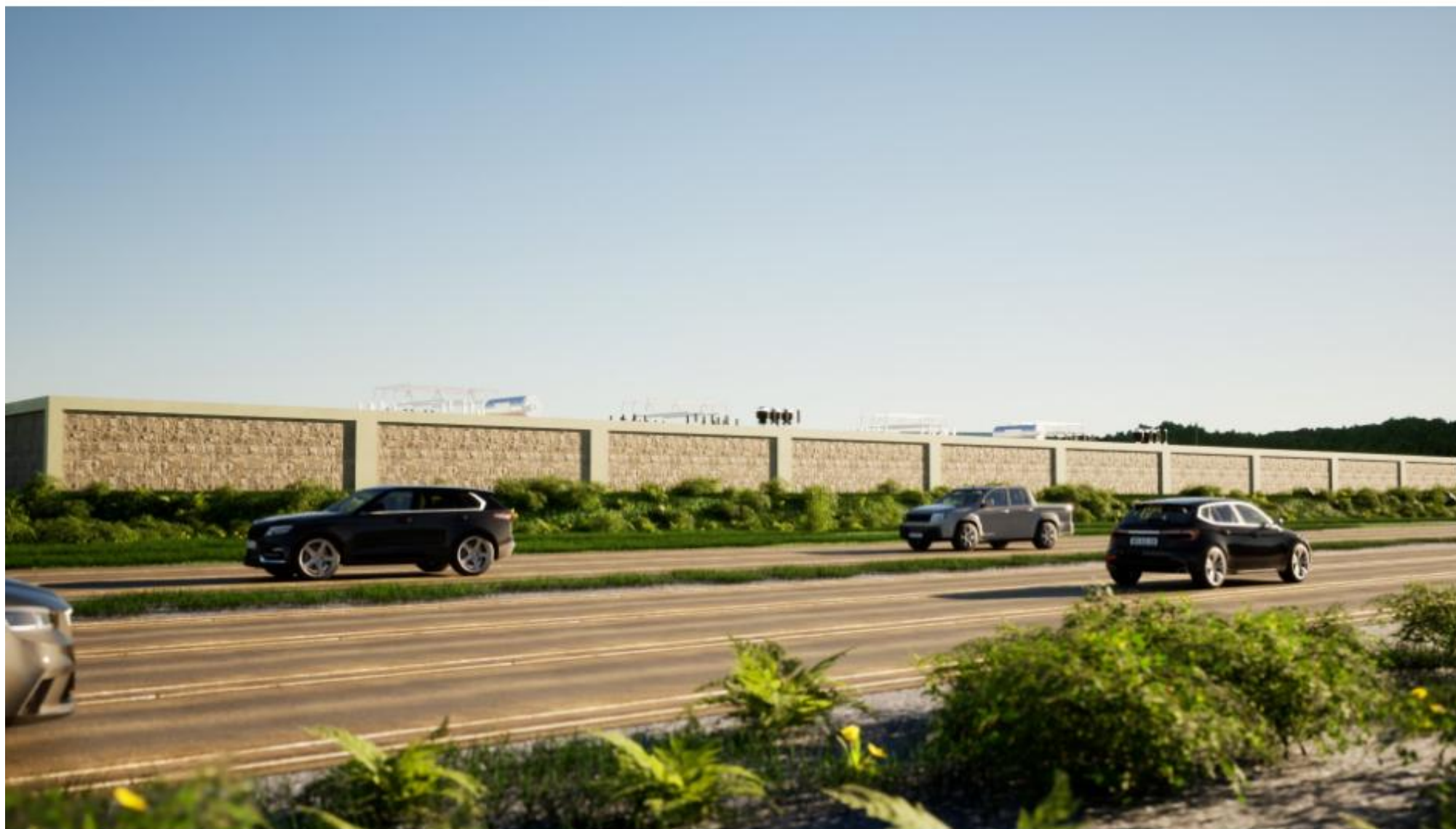
VIEW FROM EOLA

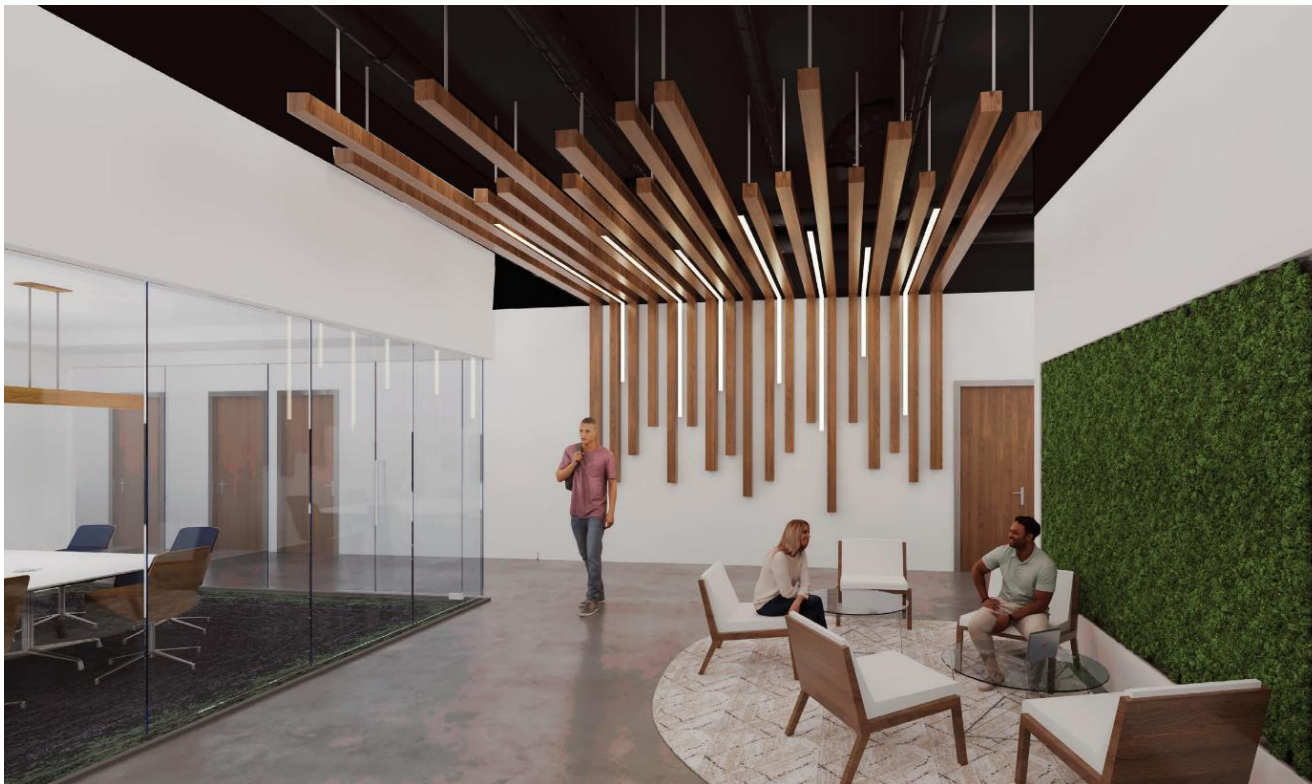


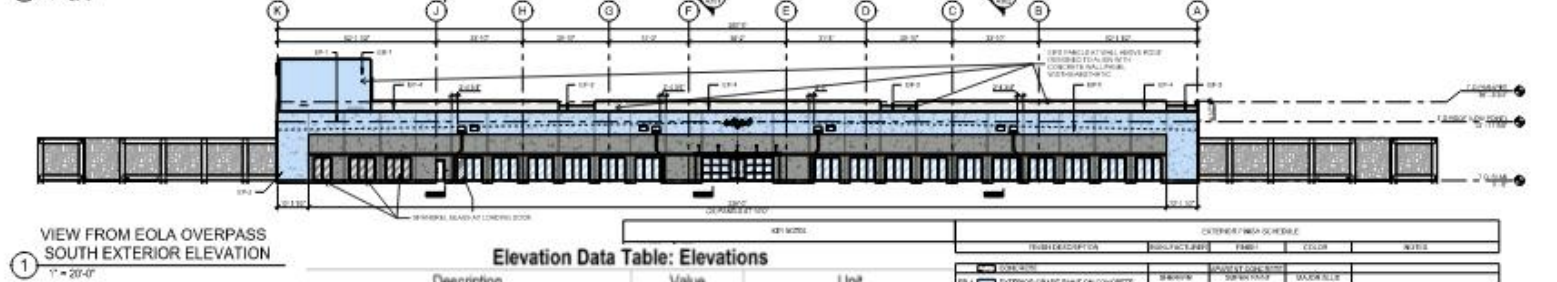
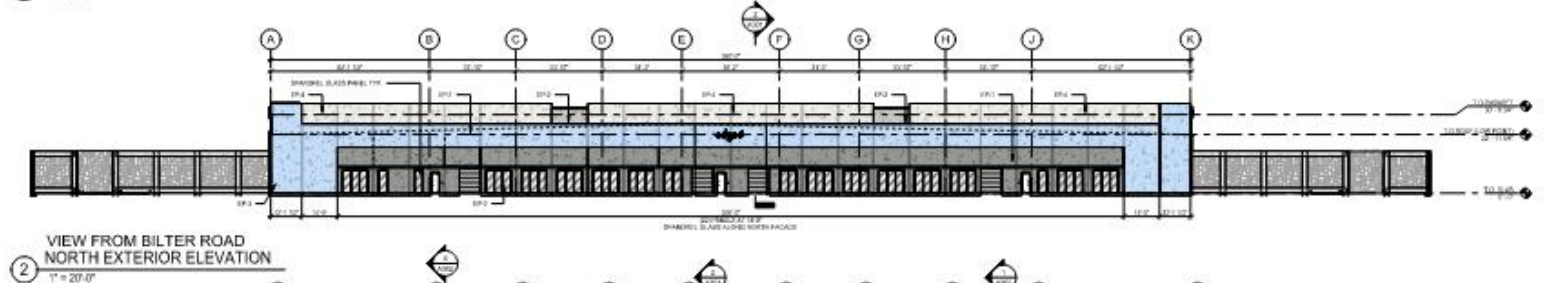
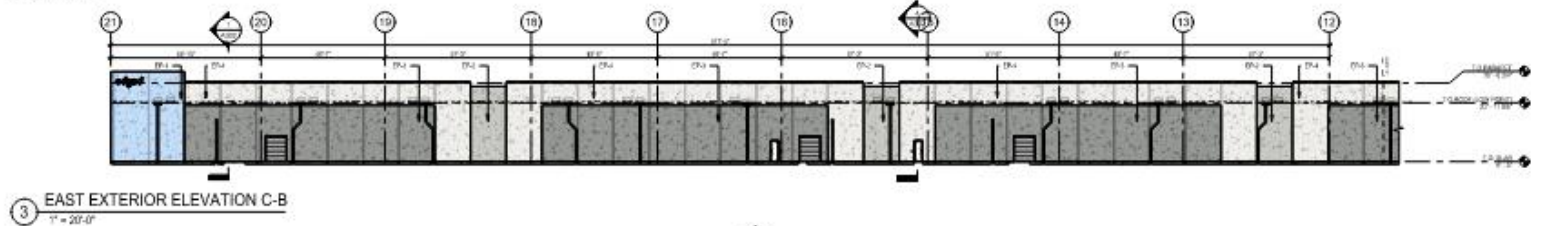
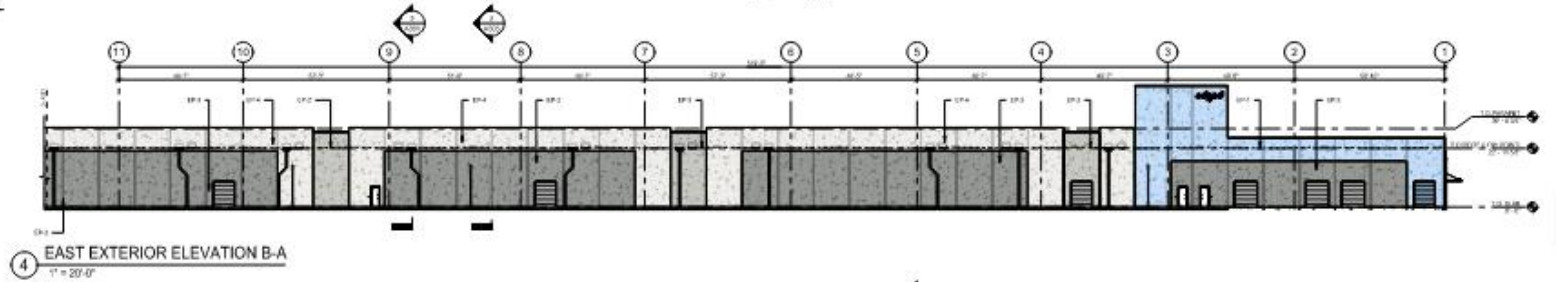
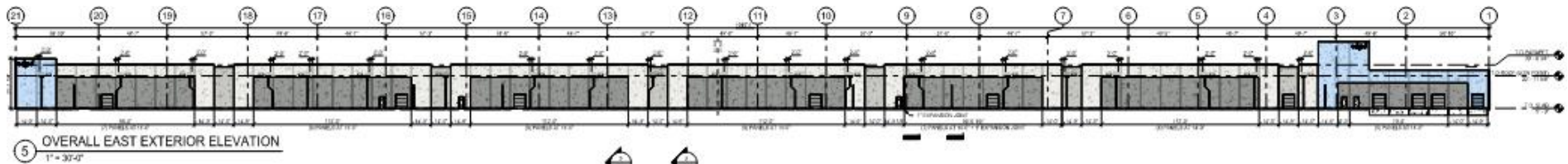
VIEW FROM BILTER ROAD



VIEW OF SUBSTATION



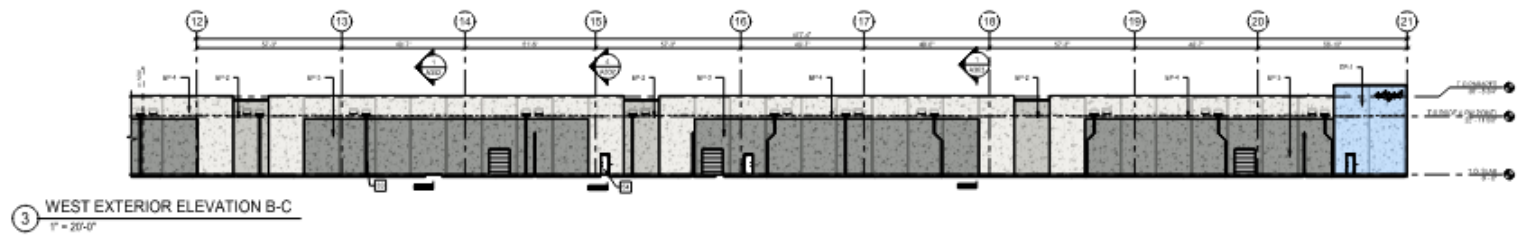
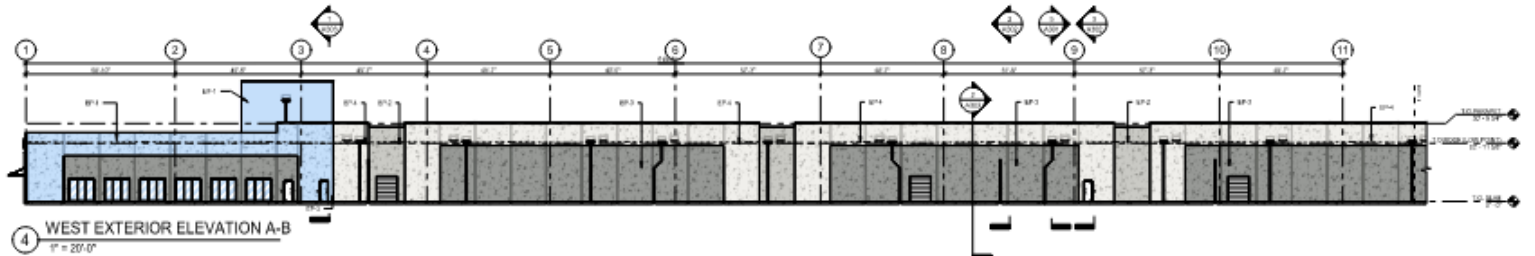




Elevation Data Table: Elevations

Description	Value	Unit
a) Building Height in feet (typical)	47'-7"	feet
b) Total Building Square Footage (typical)	374,426.00	Square Feet
c) First Floor Building Square Footage (typical)		Square Feet
d) Number of building stories (typical)	1.00	Square Feet
e) Exterior Material List (including colors) for all buildings and accessory structures:		

ITEM DESCRIPTION	FINISH/PAINT	FINISH	COLOR	NOTES
CONCRETE				
SP-1 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-2 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-3 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-4 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-5 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-6 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-7 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-8 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-9 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-10 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-11 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-12 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-13 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-14 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-15 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-16 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-17 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-18 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-19 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-20 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	
SP-21 EXTERIOR GRAB PAINT ON CONCRETE	SEAFORD	SP-1000	BLACK/WHITE	



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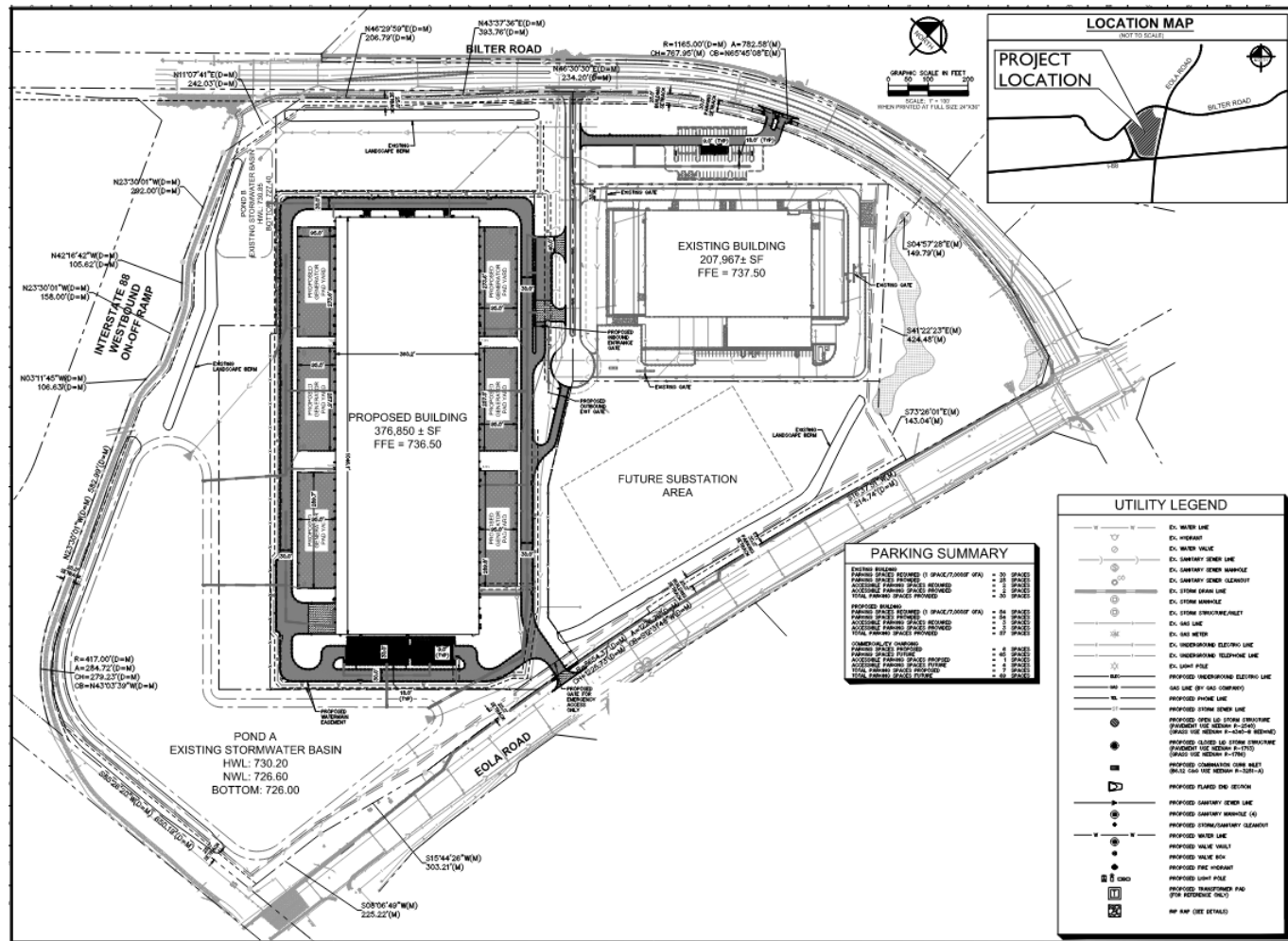
EXTERIOR FINISH SCHEDULE			
ITEM DESCRIPTION	MANUFACTURER	FINISH	COLOR
EP-1 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE
EP-2 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE
EP-3 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE
EP-4 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE
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EP-19 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE
EP-20 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE
EP-21 EXTERIOR GRADE PAINT ON CONCRETE	SPRINTLIP	EXTERIOR GRADE PAINT ON CONCRETE	MAKOLA BLUE

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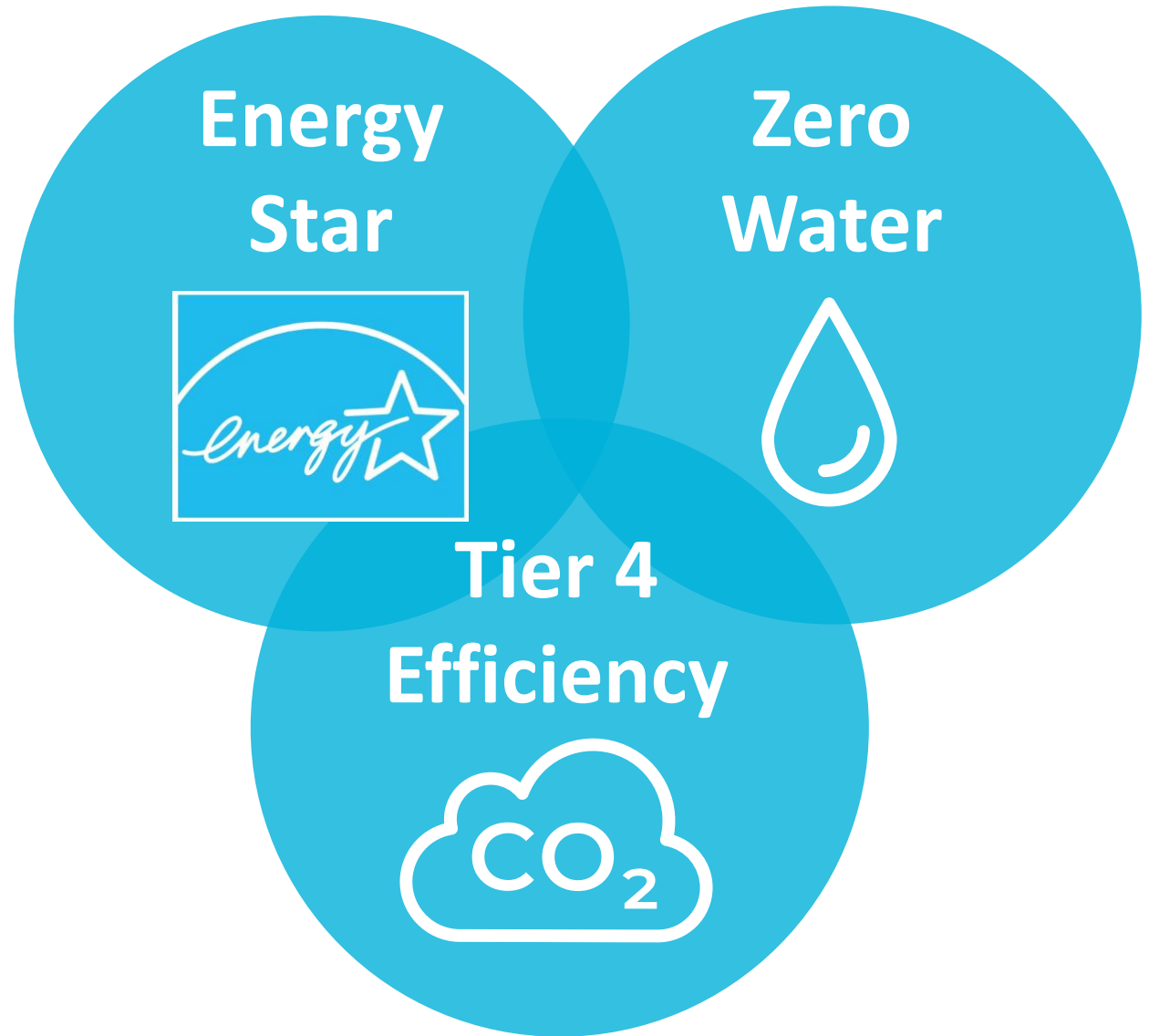
EXTERIOR FINISH SCHEDULE				
FINISH DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
 CONCRETE		APARENT CONCRETE	-	
EP-1  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	MAJOR BLUE SW6795	
 METALS - DOWNSPOUTS, AWNING, COPING	ATAS	PRE-FINISHED	MEDIUM BRONZE	
 STOREFRONT SYSTEM - FRAME/WINDOWS	KAWNEER	451UT	CLEAR ANODIZED	
 SPANDRELL GLASS - WINDOWS				
 ALUMINUM - FRAMED DOORS	KAWNEER	350T MEDIUM STILE	CLEAR ANODIZED	
 POLYTHYLENE - YARD WALL				
EP-2  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	ARGOS SW7065	
EP-3  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	CITYSCAPE SW7067	
EP-4  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	PURE WHITE SW7005	
EIF-1  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	MAJOR BLUE SW6795	
EIF-2  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	ARGOS SW7065	
EIF-4  EXTERIOR GRADE PAINT ON CONCRETE	SHERWIN WILLIAMS	SUPER PAINT EXTERIOR LATEX	PURE WHITE SW7005	

- **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**
 - Installed raised landscape medians along Bilter Rd
- **PUBLIC EV CHARGING**
 - Eight (8) EV charging stations available for public use along Bilter Rd powered by Edged
- **EQUIPMENT**
 - Generators are designed with vibration isolation mounts on the engines



SUSTAINABLE BY DESIGN

- EPA's Energy Star Certified
 - Top 20% of nations most energy-efficient buildings
 - Average of 30% annual energy and emissions savings
- Zero Water Cooling
- Integrated Electric Vehicle Charging
- Tier 4 High Efficiency Clean Generators
- Energy Recovery Wheels in office HVAC design for



ECONOMIC BENEFITS (Full Build-Out)

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

Projected RE Taxes –
\$800,000 per year

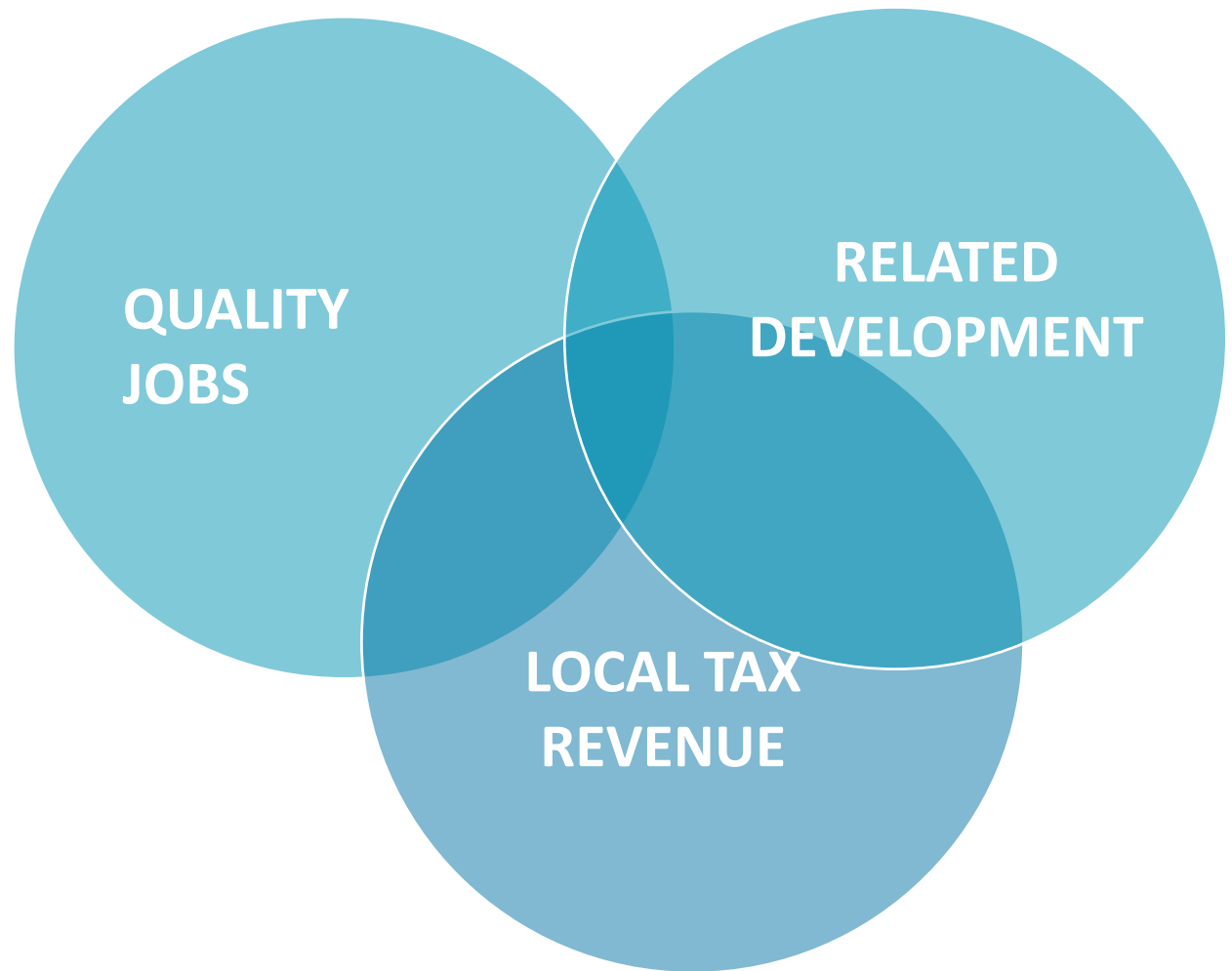
Fortune 100 Tenants

High Tech Full Time Jobs – 40-60
ppl

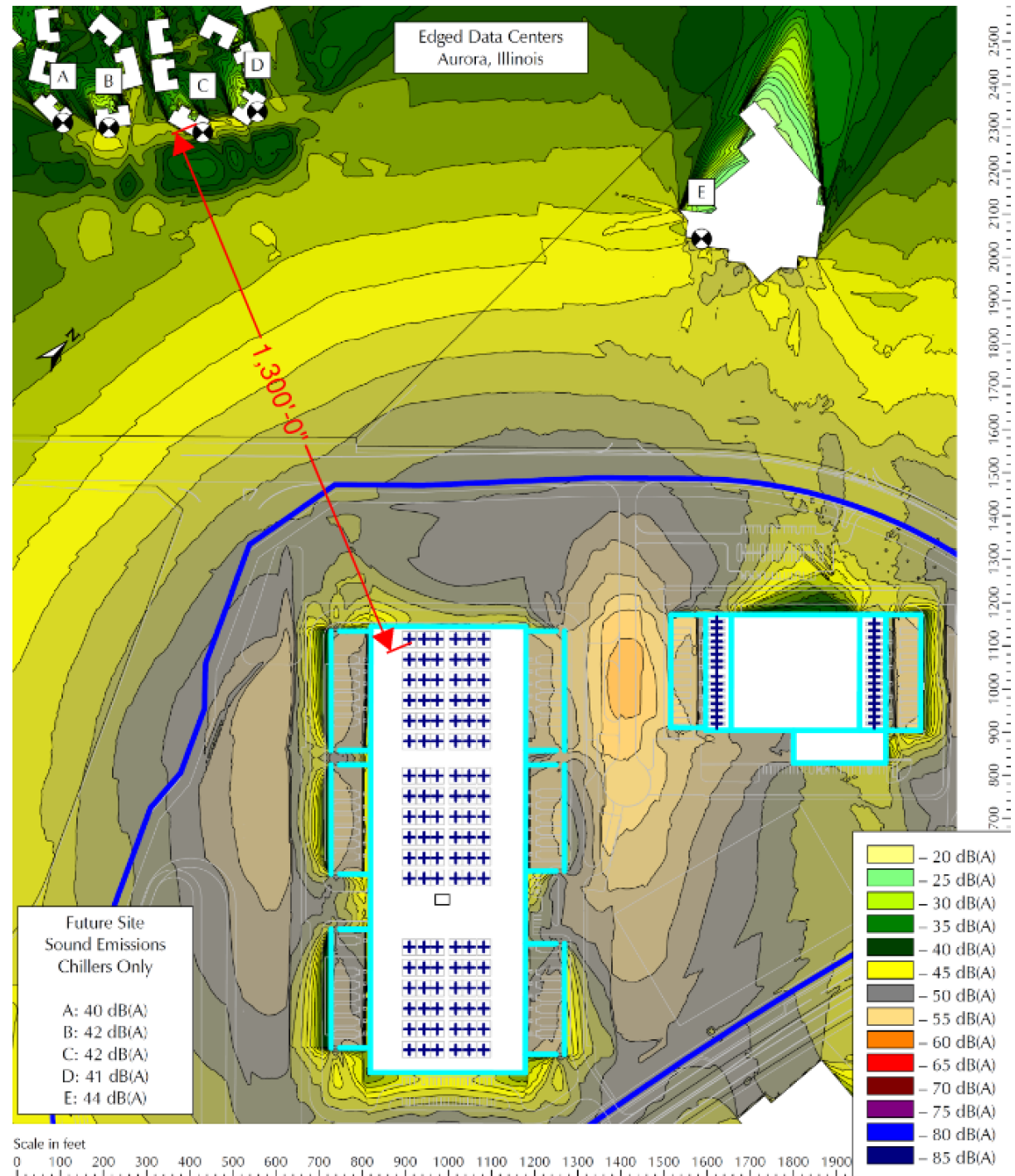
2,000 construction jobs over 3-5
year period

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

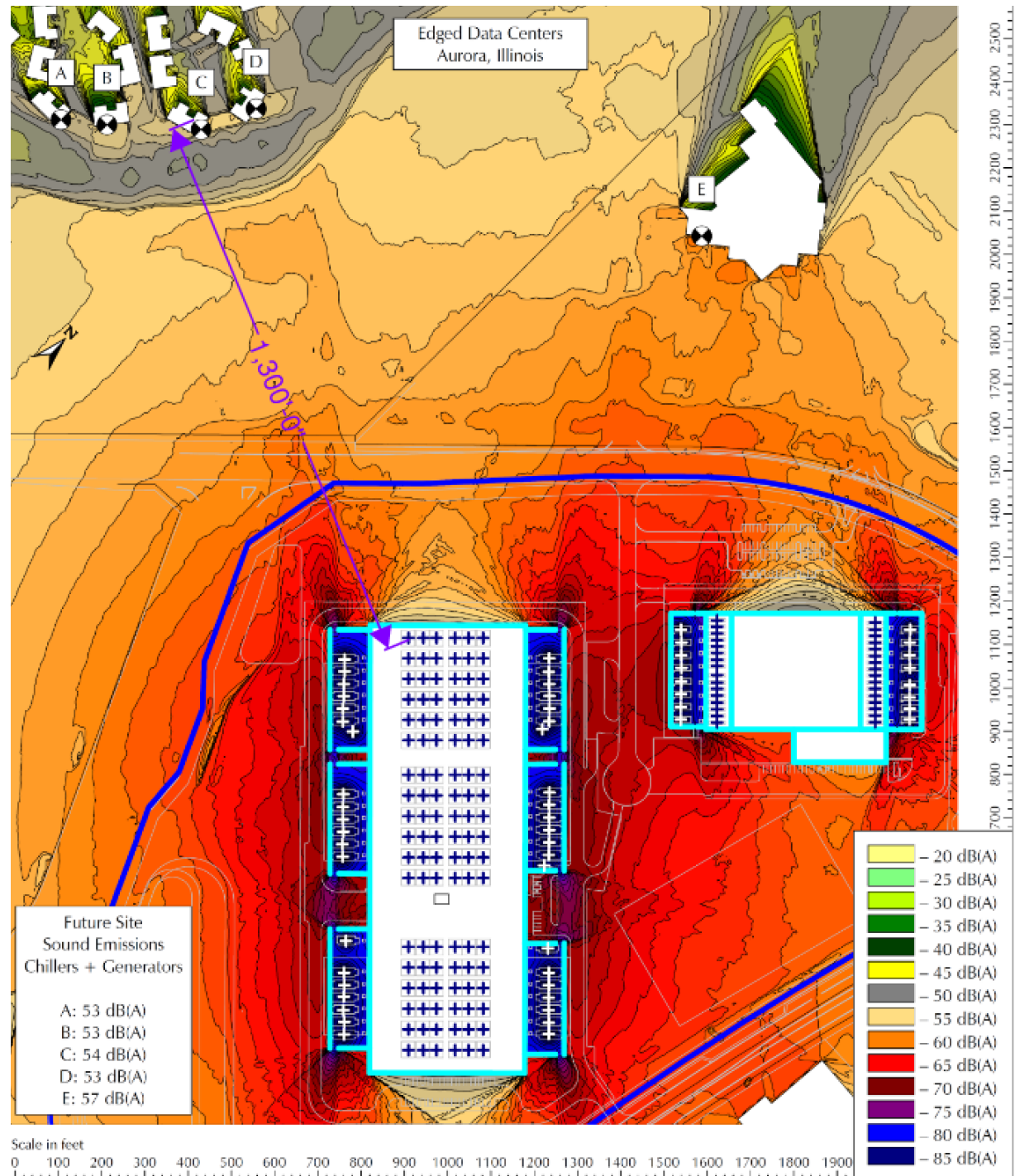
Infrastructure improvements
benefit regional power grid

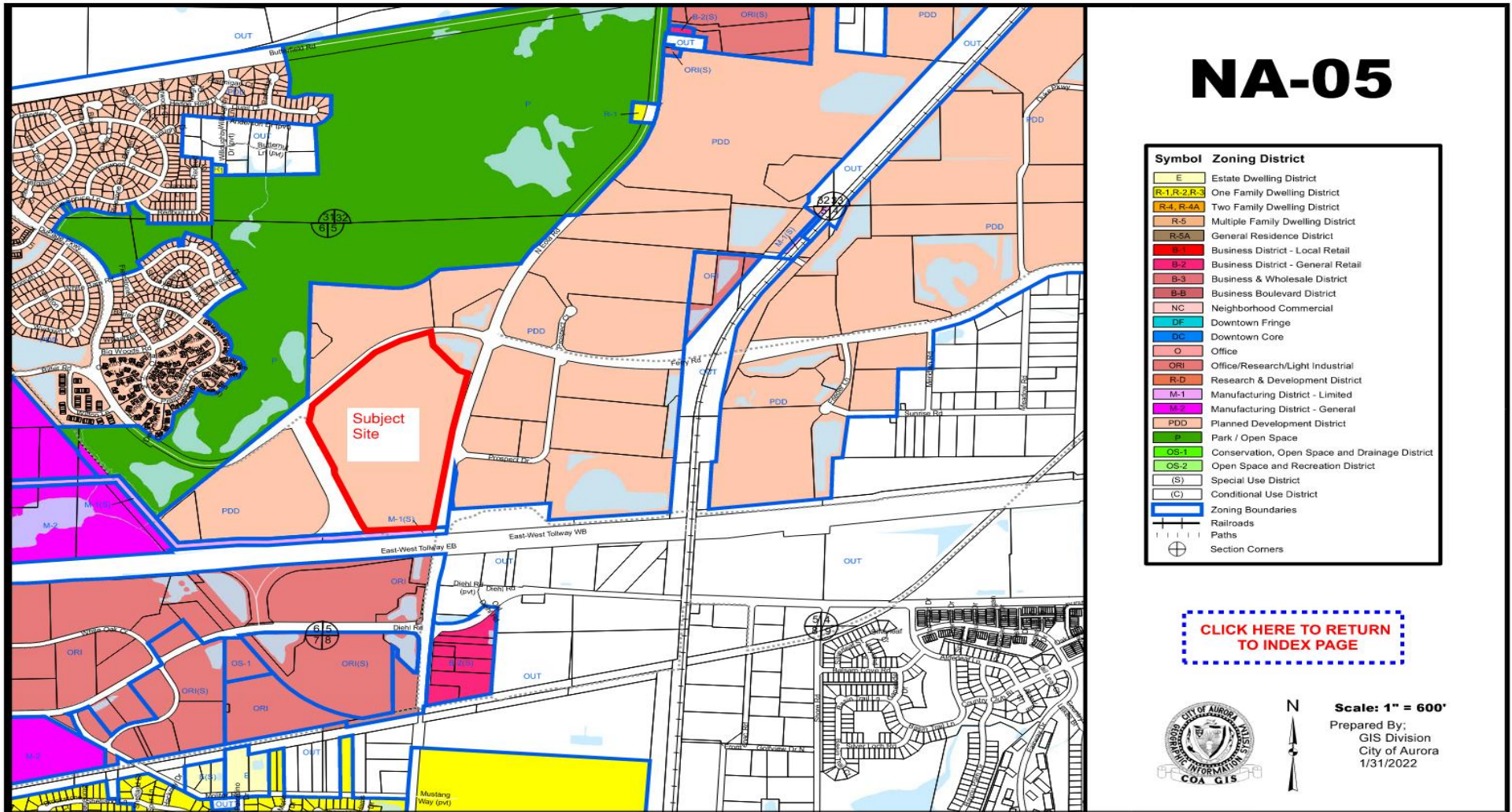


- To control noise, the chillers will be enclosed by solid concrete parapet walls that have been extended at owners expense as follows: 8-foot-high on the east and west sides, 4-foot-high minimum on the south side, and 8-12-foot-high parapet wall on the north side to provide additional shielding toward residences.
- This project will utilize magnetic levitation (maglev) chillers for the data center's critical cooling, which, use low-friction magnetic bearings in the compressors, operate with reduced vibration and significantly lower noise compared to traditional chillers.



- Ownership will retain an independent, third-party acoustical consultant to conduct sound testing under operating conditions. The results of these studies will be submitted to the City to verify compliance with all applicable State of Illinois noise regulations. Certificates of occupancy will not be issued until the City has received confirmation of compliance, ensuring transparency and regulatory assurance.
- The generator yards will be fully enclosed with full height walls.
- Acoustical modeling shows that predicted sound levels will comply with all State of Illinois regulatory limits.

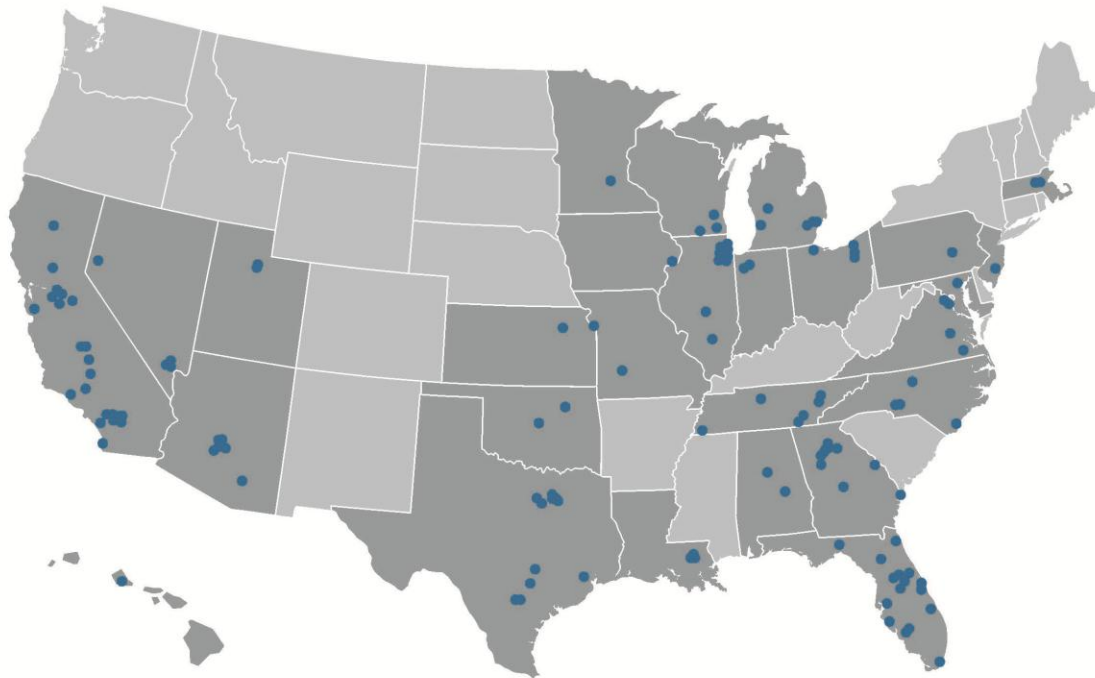




- Data Centers are presently a by-right use at the subject property.

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

