



edged

PHX01-1

8811 E. Warner Road
Mesa, AZ 85212

Site Coordinates: 33.33412, -111.643691

Edged Phoenix is located less than 25 miles from downtown Phoenix, in close proximity to multiple airports and major universities.



Leading energy efficiency

with 1.15 portfolio design PUE, which is 72% less overhead energy than the industry average.¹



Advanced waterless cooling

technology conserves precious local water resources.



Supports AI-driven rack densities

up to 70 kW/rack with air cooling and 200 kW/rack with plug and play liquid cooling integration.



Real-time monitoring and 24/7 onsite support ensure the facility operates at peak performance.

36 MW
CRITICAL CAPACITY

12+ ACRE
CAMPUS

210,000
SQUARE FEET

CONTACT@EDGED.US
WWW.EDGED.US/PHOENIX

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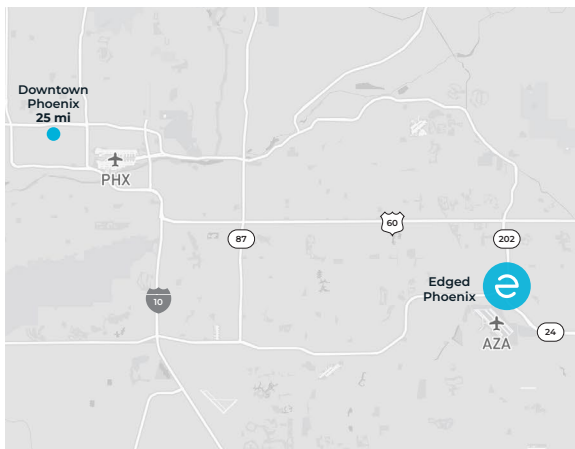
Industry-leading performance and sustainable design

Edged Phoenix delivers high-performance digital infrastructure and low-latency connectivity to the fast-growing Southwest region, an area known for its abundance of solar energy, competitive energy costs and business-friendly environment. The world-class facility uses no water for cooling, helping to conserve the region's precious water resources, even on the hottest days.

Edged Phoenix is uniquely optimized for both energy and water efficiency. The facility is backed by ultra-clean critical power systems that virtually eliminate direct air emissions.



Facility Water Savings²
138,500,000 gallons/yr



GENERAL

Construction	New build; two stories
Floor Type	Slab
Loading Dock	Two bays
Office Space	Available upon request
Storage Space	Available upon request
Access	24x7x365
Designed PUE	Enables 1.15 PUE portfolio average
Reliability SLA	100% uptime

COOLING

System	Modular waterless system Glycol heat transfer with air cooled chillers Closed loop evaporators provide secondary cooling
Hot Aisle Containment	Flexible designs ranging from 250 kW to 2.5 MW
Service	Uninterruptible maintenance outside of white space
Reliability	N+1 redundancy; Dual power source; 2N piping

POWER

Utility Provider	Salt River Project (SRP)
Utility Power	Redundant
Utility Voltage	138 to 12.47 kV
Power Delivery	415/240V via busway or 208/120V
UPS	1 MW Static UPS with 9.3 min backup; N+1 redundancy
Generators	N+1 redundancy; 24 hr fuel supply
Configuration	4-to-make-3

TELECOM

Telco Duct Banks	Four diverse entry points
Carrier Neutral	Multiple carrier access
Meet-Me Rooms	Two available

SECURITY

Exterior	Perimeter fencing Access gates
Interior	Biometric readers ID badges CCTV
Interior	24/7 manned security

Product information and specifications are approximate and subject to change.

¹ Compared with global average data center efficiency PUE 1.54 (Uptime Institute, 2025).

² Compared with industry average WUE 1.8, Lawrence Berkeley National Laboratory, 2016.