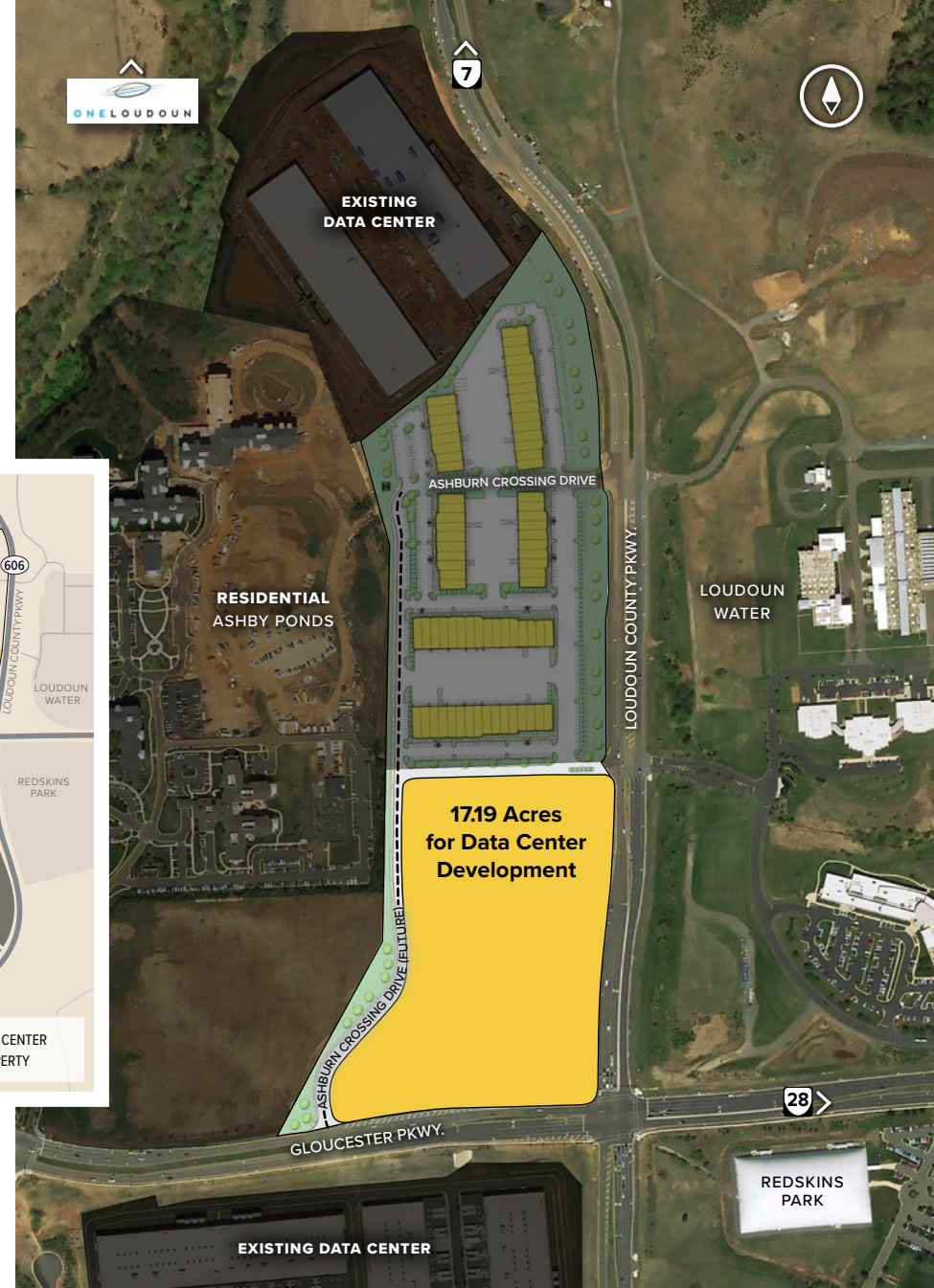
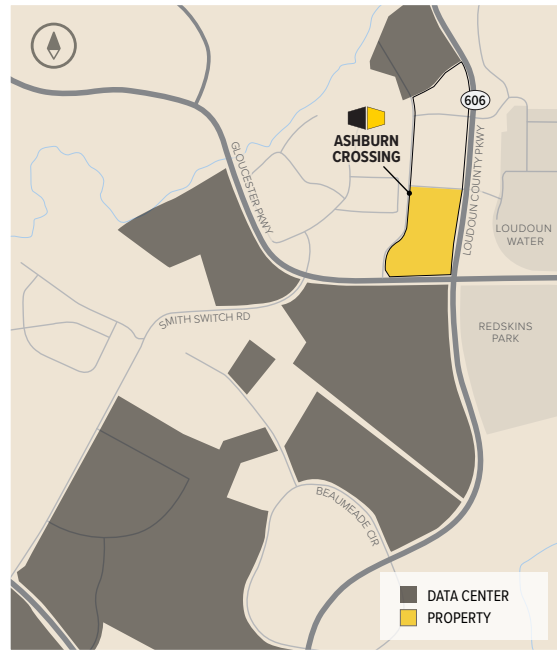


# Ashburn Crossing

## Ashburn, Loudoun County VA, 20105

449,185 SF of by-right Data Center Development

- 17.19 acre property at the epicenter of Loudoun County data center cluster
- Zoned PD-IP 1993 revised with 0.6 FAR by-right (1.0 FAR with SPEX)
- Property supports 449,185 SF of data center development by-right
- Access to significant power, fiber, water, and sewer
- Reclaimed water to property
- Dominion Energy service area
- Flat/graded site with existing sediment/erosion pond and active grading permit
- In-process siteplan for accelerated approvals
- Frontage along Gloucester and Loudoun County Parkways



To learn more about Ashburn Crossing, visit: [sjpi.com/AshburnCrossing](https://sjpi.com/AshburnCrossing)



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