

美国前金霸王制造厂 + 27 兆瓦（专用现场变电站）



MERGERSCORP

+ 27

该物业位于佛罗里达州中北部的主要商业与研发走廊内，是一处难得的工业用地及大功率电力采购机会。该设施拥有完善的现有公用设施基础设施、可供园区式扩建的广阔用地，以及强大的电力容量配置，足以支持高强度工业或计算运营。

关键指标	房产详情	战略意义
	104 英亩（总面积）	拥有充足的占地面积，可满足多栋建筑扩建、分阶段开发或大型场地需求
	27 兆瓦（专用现场变电站）	立即绕过标准公用事业排队等待时间（通常为24至48个月）
	可扩展至 57 兆瓦	迈向超大规模级计算或重工业制造的道路
	16,500,000美元	约158,654美元/英亩（含所有现有场地改良设施和电力资产）

TARGET PRICE

\$ 16,500,000

GROSS REVENUE

\$ 0

EBITDA

BUSINESS TYPE

数据中心

COUNTRY

美国

BUSINESS ID

L#20261178

- 现场变电站提供直接、大容量的电力传输，使运营免受标准配电网络拥堵的影响。
- 27 兆瓦的负荷可立即满足近期投运需求，且已确定工程方案，可将输电接入容量提升至 57 兆瓦。
- 毗邻美国441号公路，可直接通往75号州际公路（阿拉楚阿/盖恩斯维尔枢纽），既便利了货物运输，也便于从大盖恩斯维尔地区及佛罗里达大学的人才库中招募员工。

该资产符合那些希望快速实现供电的客户需求，尤其在标准绿地公用事业项目的时间表无法实现的情况下。

1. 向供电企业（杜克能源或当地合作社）索取正式的负荷函和并网协议，以核实当前断路器/变压器的额定值以及达到57兆瓦门槛所需的时间表要求。
2. 审查与历史电池制造用途相关的第一阶段/第二阶段环境场地评估（ESA），同时审查建筑物的楼板荷载额定值和净高。
3. 确认阿拉楚阿县内针对目标最终用途分类（例如：轻工业/重工业、数据中心、专业制造）的市政许可资格。

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