

占地187.89英亩的滨水工



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187.89

这是一次难得的良机，可收购位于 佛罗里达州的一块约187.89英亩的连片滨水工业用地，该地块极具潜力，可规划建设为大型人工智能/超大规模数据中心及能源基础设施园区。

该地块不仅拥有广阔的土地面积，还具备电力、天然气、供水、排污、铁路、海运及高速公路等基础设施的接入条件，为实施集成的数据中心与现场能源开发战略创造了潜力。

主要投资亮点

- 187.89英亩连片滨水工业用地
- 位于佛罗里达州一个成熟的工业和物流走廊内
- 约84英亩的历史上已确定的高地开发区域，需进行当前测绘和湿地界定
- 人工智能/超大规模数据中心发展的潜力
- 据报道，该物业大门处已配备天然气基础设施
- 有望评估以天然气为支撑的现场发电项目，装机容量最高可达约1,000兆瓦，具体取决于容量、工程、许可及监管审批情况
- 附近的电力基础设施和区域发电资源
- 位于通道沿线的供水、排污和供电管线
- 从地界可直接通往铺装道路，并设有铁路货运站入口
- 具有分阶段开发潜力，涵盖数据中心、发电设施、变电站、电池储能系统（BESS）、冷却系统及配套设施
- 面向海事或工业用户的滨水区租赁及独立地块开发还存在进一步潜力

数据中心与能源园区的发展潜力

该地产的规模及其工业环境为评估一个垂直整合的人工智能基础设施园区提供了契机，该园区有望整合以下要素：

人工智能 / 超大规模数据中心

- 现场天然气发电
- 变电站与电力基础设施
- 电池储能
- 制冷与供水基础设施
- 光纤 / 网络连接
- 工业与海事支持应用

TARGET PRICE

\$ 75,000,000

GROSS REVENUE

\$ 188,300,000

EBITDA

\$ 169,300,000

BUSINESS TYPE

数据中心

COUNTRY

美国

BUSINESS ID

L#20261142

应将这一潜在的1,000兆瓦发电规模
严格视为一种发展设想，尚需通过天然气供应分析、公用事业研究、工程设计、排放建
模、许可申请及最终审批等环节予以确认。

关键权益要求

在开发之前，必须确保数据中心的分区规划和开发许可。

买方需要获得相关主管部门出具的书面确认，以证明拟建的数据中心、现场发电设施、
变电站、电池储能系统（BESS）、制冷基础设施及相关公用设施改进项目的可行性。

根据最终裁定结果，该项目可能需要
获得有条件使用许可、PUD修改、分区调整、例外许可或其他审批手续。

因此，该收购交易的架构应以完成令人满意的分区规划和开发许可尽职调查为前提。

交易概述

项目	详细信息
地点	佛罗里达州
资产类型	滨水工业用地
土地总面积	187.89英亩
潜在高地面积	约84英亩，具体面积待核实
潜在用途	人工智能 / 超大规模数据中心与能源园区
潜在发电规模	最高约1,000兆瓦，具体视可行性及审批情况而定
要价	7500万美元
交易类型	买方收购
现状	须经土地规划、环境、公用设施及技术尽职调查

明细项目	Y1	Y2	Y3	Y4	Y5	Y6（稳定版）	Y7	Y8	Y9	Y10
IT 算力批发租赁	—	—	174.0	356.7	549.3	563.1	577.1	591.6	606.4	621.5
能源管理跨度	—	—	11.8	24.3	37.4	38.4	39.3	40.3	41.3	42.4
海事地块地面租赁	—	—	2.5	2.6	2.6	2.7	2.8	2.8	2.9	3.0
	—	—	188.3	383.6	589.3	604.2	619.2	634.7	650.6	666.9
COGS										
电厂运维与运营	—	—	(6.5)	(13.5)	(20.5)	(21.0)	(21.5)	(22.1)	(22.6)	(23.2)
设施工程与关键系统	—	—	(2.5)	(5.0)	(7.8)	(8.0)	(8.2)	(8.4)	(8.6)	(8.8)
	—	—	9.0	18.5	28.3	29.0	29.7	30.5	31.2	32.0
	—	—	179.3	365.1	561.0	575.2	589.5	604.2	619.4	634.9
毛利率（%）	—	—	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%

明细项目	Y1	Y2	Y3	Y4	Y5	Y6 (稳定版)	Y7	Y8	Y9	Y10
SG&A										
房地产税	(1.5)	(1.8)	(5.5)	(11.0)	(17.0)	(17.4)	(17.9)	(18.3)	(18.8)	(19.3)
财产与意外险	(1.0)	(1.2)	(3.0)	(5.0)	(7.0)	(7.2)	(7.3)	(7.6)	(7.7)	(7.9)
校园管理与安保	—	—	(1.5)	(2.5)	(3.5)	(3.6)	(3.7)	(3.8)	(3.9)	(4.0)
	(2.5)	(3.0)	(10.0)	(18.5)	(27.5)	(28.2)	(28.9)	(29.7)	(30.4)	(31.2)
EBITDA	(2.5)	(3.0)	169.3	346.6	533.5	547.0	560.6	574.5	589.0	603.7
息税折旧及摊销前利润率 (%)	—	—	89.9%	90.4%	90.5%	90.5%	90.5%	90.5%	90.5%	90.5%
折旧与摊销 (D&A)	—	—	(57.9)	(115.8)	(173.7)	(173.7)	(173.7)	(173.7)	(173.7)	(173.7)
EBIT	(2.5)	(3.0)	111.4	230.8	359.8	373.3	386.9	400.8	415.3	430.0
营业利润率 (%)	—	—	59.2%	60.2%	61.1%	61.8%	62.5%	63.2%	63.8%	64.5%
税前收入 (EBT)	(2.5)	(3.0)	111.4	230.8	359.8	373.3	386.9	400.8	415.3	430.0
所得税费用 (25.0%) *	0.0	0.0	(26.5)	(57.7)	(90.0)	(93.3)	(96.7)	(100.2)	(103.8)	(107.5)
	(2.5)	(3.0)	84.9	173.1	269.8	280.0	290.2	300.6	311.5	322.5
净利润率 (%)	—	—	45.1%	45.1%	45.8%	46.3%	46.9%	47.4%	47.9%	48.4%

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