

Colocation Data Center Solutions

Capacity Report

Availability & Pre-Lease Prospectus



Location: Sulphur Springs, TX – 1.5 Hours East of Dallas

msbglobalservices.com

Executive Summary

Our AI-Optimized Colocation Data Center Solutions offer flexible and scalable deployment starting at 200kW and expanding up to 10MW, engineered to support edge computing, high-performance workloads, and accelerated time-to-market. These fully integrated environments include immersion cooling tanks and dry coolers, operating without water usage — dramatically reducing environmental impact and operational costs.

Strategically located in Sulphur Springs, TX, this development benefits from low-cost power and robust infrastructure. With a 2-year lease minimum and pricing set at \$90 per kW per month NNN, this solution is ideal for clients seeking rapid deployment, sustainable cooling, and cost efficiency.

Facility Specifications

Power Capacity: 200kW up to 10,000kW (10MW) per colocation deployment

- Cooling: Immersion Cooling Tanks + Dry Coolers
 - Water-free operation (no water bill)
 - High-efficiency thermal performance
- PUE Target: 1.3 (depending on load density and ambient conditions)
- Deployment Format: Purpose-built colocation suites housed in ISO-standard or custom-engineered enclosures
- Scalability: Expandable in high-density increments on demand
- Power Pricing: \$0.06/kWh

Networking & Power Options

- Dark fiber or satellite backhaul connectivity

- N+1 UPS configurations
- Local utility tie-in or microgrid integration

Sustainability

- Water-free cooling system
- Low-carbon construction
- Renewable and hybrid energy compatibility

Compliance & Security

- Smart fencing and perimeter protection
- Remote monitoring and SOC capabilities
- ISO 27001 certified, Tier III-ready

Deployment Timeline & Phases

Colocation suites are available for deployment within 90–120 days of contract execution, depending on scale.

Deployment Schedule:

- Month 1: 200kW – 1MW
- Month 2: +1MW
- Month 3: +1MW
- Month X: Up to 10MW per location

Capacity can be added incrementally, with additional space and power brought online monthly as required.

Lease Terms

- Lease Rate: \$90/kW/month NNN
- Electricity: \$0.06/kWh
- Lease Term: 2-year minimum
- Security Deposit: 3 months
- SLA: High-availability power and cooling
- Availability: Immediate
- Deployment Format: Flexible colocation space with optional campus expansion

Onsite & Remote Services

- Fully turnkey deployment options
- Remote monitoring suite
- Rapid scaling support
- Onsite setup team and facility optimization
- Optional managed colocation services

Future Market Demand & Trends

The colocation data center market is growing rapidly due to the increasing demand for flexible, GPU-dense, edge-ready compute capacity. Immersion-cooled environments allow rapid scaling of AI workloads, training models, and decentralized applications.

- AI/LLM Acceleration: Dense immersion-cooled deployments ideal for GB300 and next-generation NVIDIA GPU stacks
- Cost-Efficiency: Flexible colocation leasing reduces upfront CapEx and shortens deployment timelines
- Edge Proximity: Perfect for localized compute with ultra-low latency
- No-Water Cooling: Meets environmental compliance while advancing ESG goals

Why Sulphur Springs, TX?

- Centrally located between Dallas and Texarkana
- Direct access to I-30 and Hwy 11
- Competitive utility and energy pricing
- Fast permitting and pro-business environment
- No corporate income tax

MSB Global Services, LLC

Email: leasing@msbglobalservices.com

Cell: 832-940-8463 Ganna Halvorsen, VP Project Development

Cell: 702-480-9367 Mikey Lucas, Chief Operating Officer

Cell: 713-992-1980 Andy White, Program Manager

<https://msbglobalservices.com>

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