



## SMART FARM | EXECUTIVE SUMMARY

**Smart Farm** is within the 9,000+ acre New Albany International Business Park, home to Fortune 100 HQs, hyperscale data centers (Meta, Google, AWS), AEP's Network Operations Center, Intel's 1,000-acre semiconductor campus, and major biotech firms. The park's success is driven by robust infrastructure, strong quality of life, and proven public-private partnerships.

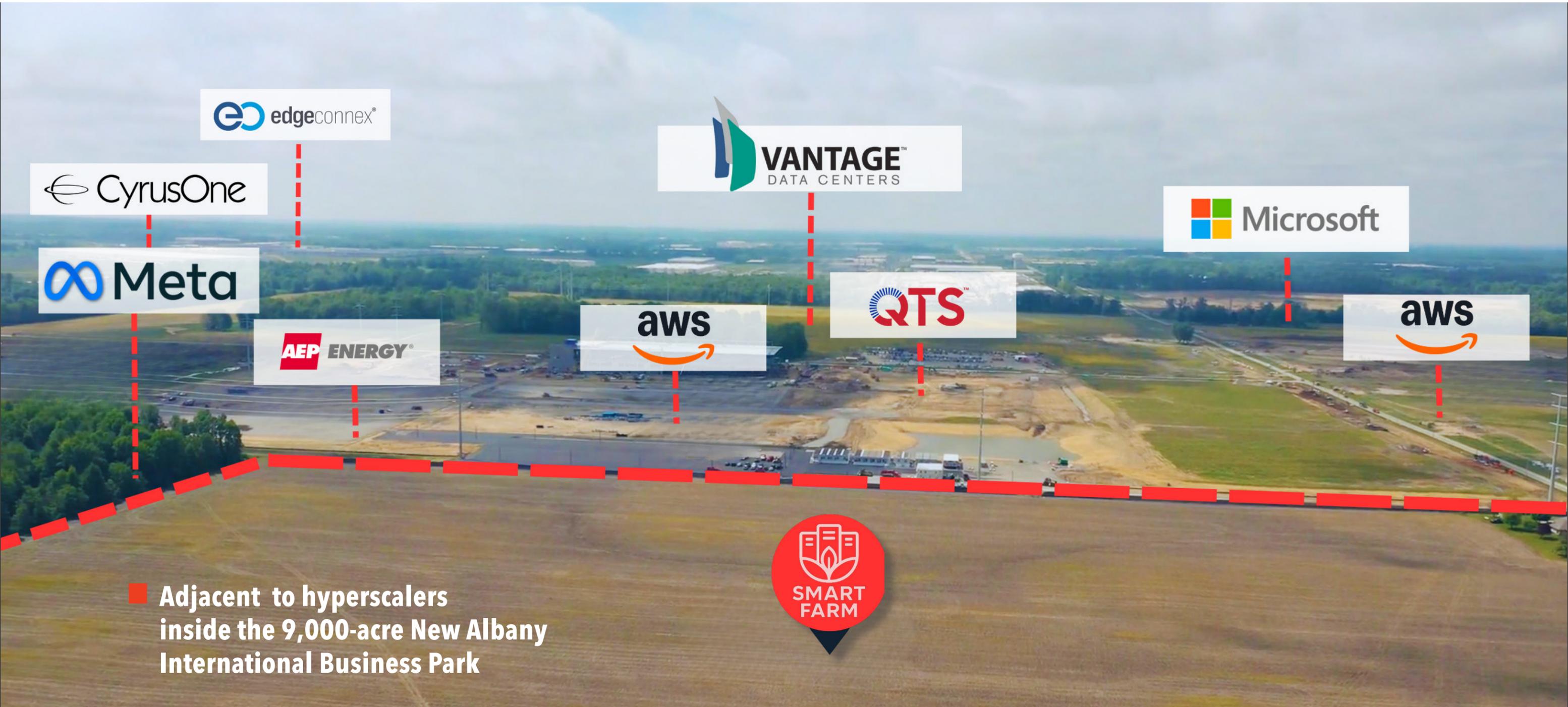
- **Site Address** - 4500 Beech Road NW, New Albany, Ohio
- **Site Coordinates** - 40.122861, -82.746672
- **Site Size** - 115 acres | Shovel-ready <6 months
- **Surrounded by** - AWS, Microsoft, Meta, Google, Vantage
- **Power** - AEP load ramp submitted - expected response, November 2025
- **Fully entitled, no further approvals required**
- **Offered for sale or JV development**



KARIS  
CRITICAL

115 ACRE - DATA CENTER CAMPUS  
NEW ALBANY, OH | OWNED BY KARIS CRITICAL

# 115 ACRE STRATEGIC LOCATION



■ Adjacent to hyperscalers inside the 9,000-acre New Albany International Business Park

■ Neighboring Hyperscaler Sites Not Pictured - Google

## QUICK FACTS

### Location:

- 115+ Acre Campus
- Bordered by Beech Rd & Chapel Rd., roads being widened and improved as part of tech park infrastructure.
- Adjacent to AWS, Microsoft, Meta, Google & Vantage

### Site Zoning

Limited General Employment (L-GE). Permitted uses include data centers, office, research and development, distribution, assembly, and manufacturing.

### Greenfield Site

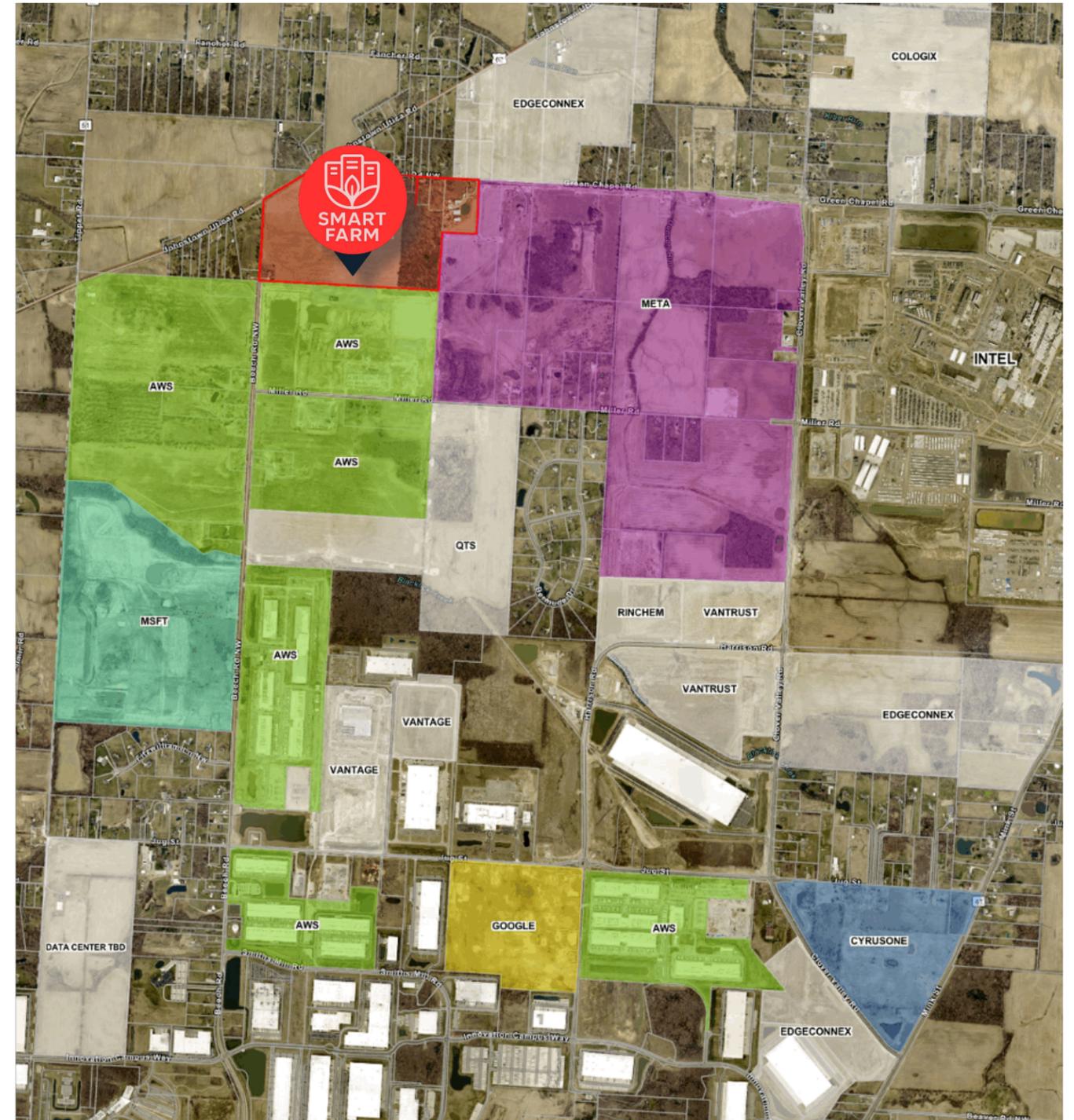
No industrial structures; minor farm residences to be vacated; ready for grading and construction.

### Multiple Access Points

Frontage on U.S. Route 62, Beech Rd & Green Chapel Rd; roads being widened and improved as part of tech park infrastructure.

### Compatible Surroundings

Bordered by hyperscale data centers & Intel's fab; no nearby residential zones, allowing secure 24x7 operations.



## POWER ADVANTAGE - READY TO SCALE

### AEP Service Plan | 100 MM

There is double circuit 34.5kV distribution adjacent to site boundaries (along Beech Road), 345kV transmission infrastructure adjacent to the south site boundary, and 138kV transmission infrastructure adjacent to the east site boundary. The distribution substation serving the site is approximately 1.75 miles south of the site. There is additional substation located adjacent the south site boundary.

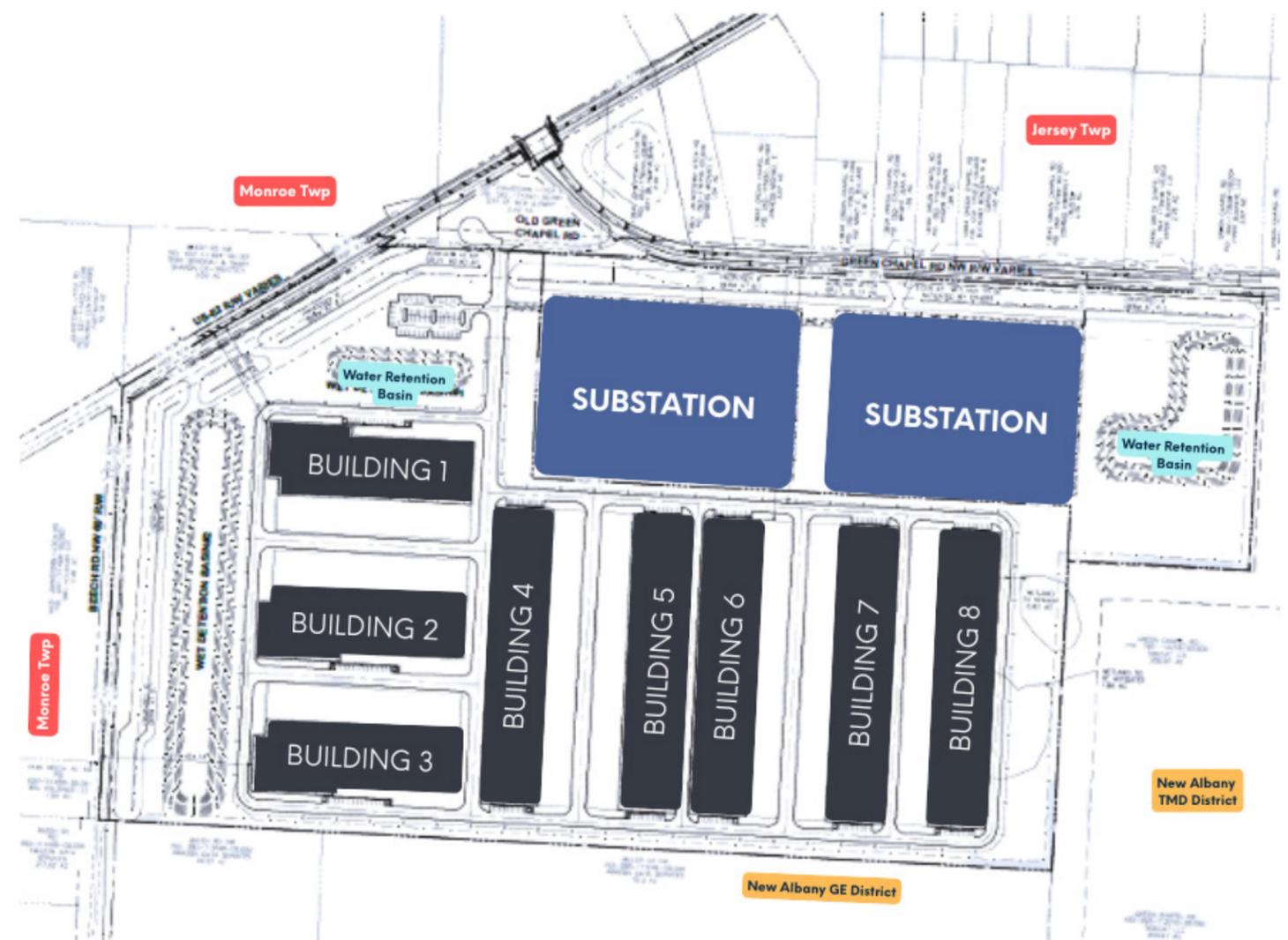
### Distribution

For the ultimate 100 MW load, AEP Ohio would tap 138kV adjacent customer site and build a new distribution substation.

### New Substation Timeline

+/- 36 months. Transmission: To serve this site, AEP plans to cut into adjacent 138kV line, construct a new AEP-owned 138kV station, and extend new 138kV transmission line to a customer substation on the site. An estimated construction timeline for this work is +/- 30 months following the execution of customer agreements.

### Conceptual Master Plan



## UTILITY OVERVIEW

### Transmission

- AEP to cut into adjacent 138kV line
- New AEP-owned 138kV station to be constructed
- Extend new 138kV transmission line to on-site customer substation
- Estimated timeline: ~30 months post customer agreements

### Water

- Provider: City of New Albany via City of Columbus
- 24" line under construction along site boundaries (Beech Rd, US-62, Green Chapel Rd)
- Completion expected 12/31/2025
- Capacity sufficient for all project phases

### Sewer

- Provider: City of New Albany via City of Columbus
- 36" sanitary line ~1,500 ft south, extension to site at no cost
- Municipal capacity: 40M+ gallons/day
- Fully capable of supporting all phases

### Natural Gas

- Provider: Columbia Gas of Ohio
- On-site 12" high-pressure line for varied user needs
- Two 24" high-pressure lines under construction (serving adjacent Meta facility)



## NEXT STEPS

- **Immediate Access:** NDA and data room available now
- **On-site Engagement:** Site tours scheduled upon request
- **Flexible Structure:** Karis open to outright sale or JV development opportunities
- **Time-sensitive:** Power allocation decisions pending in the coming months – urgency to secure position

SECURE YOUR PLACE  
IN CENTRAL OHIO'S  
**FASTEST-GROWING  
TECH CORRIDOR**

### FLORIDA | HQ

2150 Goodlette Frank Road N  
Suite 510  
Naples, FL 34102

### OHIO | CRITICAL

68 N High Street  
Suite 201  
New Albany, OH 43054

[WWW.KARIS.COM](http://WWW.KARIS.COM)

FOR MORE INFORMATION CONTACT

**RYAN POPKIN**

**VP | Data Center Business Development**

**(713) 292-6004 | [Ryan@Karis.com](mailto:Ryan@Karis.com)**