NORTHEAST RESEARCH / DESKTOP REVIEW

Three sites. Three different gates.

Three existing research candidates near MegaScout's Bloomsbury, New Jersey focus. This is a deeper desktop review, not a qualified shortlist. No owner, utility or professional feasibility confirmation has been obtained.

Decision summary

Candidate	Current research decision
Allentown data center	Prioritize a document request
Hazleton industrial facility	Hold for land-use clarification
New Brunswick industrial property	Hold for control and use-path checks

What changed in this pass

The Allentown review isolates inconsistent ramp timing and different electrical metrics. The Hazleton review adds an official township zoning action. The New Brunswick review separates historical service claims from current property control and adopted land-use rules.

How to read the results

Published evidence means the cited source makes that statement. Interpretation and recommended actions are MegaScout analysis. A hold is a research decision, not a legal finding or proof that a project is impossible.

Next work requiring counterparties

Current owner and broker confirmation; owner-authorized utility documents; written municipal status; and buyer-specific engineering, environmental and title review. Requests are prepared, but no outreach or professional assessment occurred.

Selected examples from the existing regional register, not a representative market sample. Sources were checked October 1, 2026. Broker materials remain attributed claims; official documents establish the actions they record, not current parcel-specific legal advice. No owner/utility contact, site visit, title search, professional feasibility review or traffic-based route check was performed. The region is broadly local to Bloomsbury; appointment drive times must be checked for the actual departure time. No research count or qualification stage has been upgraded.

MS-016 / PRIORITIZE A DOCUMENT REQUEST

Allentown data center

744 Roble Road, Allentown, Pennsylvania

Screening in progress; power and availability unconfirmed

Published evidence

Five 9s markets a 46,800 SF former data center with phased expansion. Its current announcement describes 11.1 MW in about 12 months and another 40 MW about 18 months after the first delivery. [S1]

The PDF also includes a 30-week second-phase statement, alongside an 18-month ramp. It labels existing power at 2.5 MW and N+1 UPS IT load at 849 kW. These are different metrics and broker claims. [S2]

MegaScout interpretation

The evidence supports asking for current documents before making a schedule-based comparison. It does not support advertising the expansion as energized capacity or equating existing service with supported IT load.

Buyer fit to test

Potential fit for an existing-facility search if the buyer's initial IT load, location and delivery date match verified service and equipment. No common buyer brief has been applied.

Unresolved gates

- Current owner identity, exact parcels, offered rights and authority are not title-verified.
- No site-specific utility agreement, study, assignment terms or ramp schedule was obtained.
- Current equipment condition, occupancy, fiber service and development approvals remain unverified.
- No parcel-based flood, wetlands, environmental, airport-height or buildable-area clearance was performed.

Prioritized document requests

1. Ask the marketing broker for the dated, controlling utility schedule and reconcile every second-phase timing statement.
2. Request utility service documents, delivered-versus-planned capacity, cost responsibility and conditions tied to each phase.
3. Obtain equipment schedules, maintenance records and a load assessment separating service, UPS and critical IT capacity.
4. Confirm legal owner, parcels, lease or sale terms, access authority and the municipality governing the parcel.

Hold or stop rule

Do not promote a committed power date until the utility evidence and applicable conditions support it. If the buyer requires earlier capacity than the verified path can deliver, hold or remove the candidate.

MS-005 / HOLD FOR LAND-USE CLARIFICATION

Hazleton industrial facility

533 Forest Road, Hazle Township, Pennsylvania

Screening in progress; material land-use flag

Published evidence

Colliers markets an industrial facility of approximately 185,959 SF on 18.17 acres. [S3]

The memorandum identifies PPL service but gives no parcel-specific MW. Its conceptual redevelopment is for industrial manufacturing/logistics; stated closing terms do not depend on redevelopment approvals. [S4]

Official June 8, 2026 minutes record adoption of Resolution 2026-16: a 180-day limited moratorium associated with a curative amendment addressing data centers and accessory uses. [S5]

MegaScout interpretation

Industrial marketing and a utility name do not establish a data-center entitlement or capacity. The township action is a reason to obtain a current written land-use response; its specific effect on this parcel and any later changes remain unconfirmed.

Buyer fit to test

A conversion or redevelopment candidate only if a buyer can tolerate entitlement uncertainty and the eventual utility-service path. It should not be positioned as a near-term approved data-center site.

Unresolved gates

- The current ordinance, amendments and parcel-specific application path are not confirmed by the township.

- Owner title, exact parcel boundaries, occupancy and authority to pursue conversion remain unverified.

- No service rating, demand history, new-load allocation or utility delivery commitment was obtained.

- Environmental history, wetlands, flood exposure, ground conditions and usable area require parcel-based review.

Prioritized document requests

1. Request the adopted resolution, subsequent amendments and a current written zoning response for the proposed use at this exact parcel.

2. Ask the seller's brokers to identify current occupancy, owner willingness, access rights and whether useful review can occur before a non-contingent closing.

3. Obtain current service documents and a buyer-load-specific utility assessment; regional infrastructure descriptions do not answer this.

4. Scope environmental and site/civil work after the use path is credible, before committing to acquisition.

Hold or stop rule

Keep on hold while the data-center use path is unresolved. Stop if the required approvals or delivery conditions conflict with the buyer's operating date or acquisition risk tolerance.

MS-017 / HOLD FOR CONTROL AND USE-PATH CHECKS

New Brunswick industrial property

745 Joyce Kilmer Avenue, New Brunswick, New Jersey

Screening in progress; tenancy and service allocation unresolved

Published evidence

Greiner-Maltz markets 138,000 SF on 10.7 acres, describes occupancy and vacant-delivery options, and reports 4,000 amps. Current whole-property availability is not owner-confirmed. [S6]

A historical Crexi flyer specifies 4,000 amps at 480 volts, three-phase. Separate divisible-lease marketing offers portions of the building. [S7, S9]

The adopted 2025 Master Plan Re-examination recommends adding data centers as permitted uses in industrial zones. A recommendation is not evidence that the zoning ordinance was amended. [S8]

MegaScout interpretation

Historical building-wide electrical figures cannot be assigned to a vacant suite or translated into buyer IT capacity without service and allocation documents. The use recommendation requires a check of current adopted regulations.

Buyer fit to test

Potentially relevant only for a buyer with a flexible conversion brief after confirming site control, contiguous space and the required use path. The historical electrical rating is not a basis for a capacity shortlist.

Unresolved gates

- Current ownership, rent roll, vacancies, parcel boundaries and offered control are not verified.

- Building-wide versus suite-specific service, meter allocations and equipment condition remain unknown.

- Current data-center land-use status, redevelopment overlays and permit requirements need a written municipal response.

- No parcel-level environmental, flood, wetlands, ground-condition or cooling/noise assessment was completed.

Prioritized document requests

1. Ask the broker to reconcile sale, vacant-delivery, sale-leaseback and divisible-lease materials with a dated availability schedule.

2. Request a current rent roll, contiguous-space plan, meter map and owner authorization for a proposed change of use.

3. Obtain service drawings and utility records identifying what belongs to each suite and what the proposed load would require.

4. Ask city planning to identify the current ordinance and approval path for this parcel, rather than relying on the master-plan recommendation.

Hold or stop rule

Do not offer the whole building as available or label it data-center-ready. Hold or stop if control, contiguous area, tenant rights or the use path cannot support the buyer's project.

SOURCE REGISTER / CHECKED OCTOBER 1, 2026

Trace the evidence

Links lead to original public materials. Broker marketing remains unverified; documents can change. Page references below refer to the PDF page number, including its cover.

[S1] Five 9s Digital - Allentown announcement

Page displays September 3, 2026; checked October 1, 2026

[S2] Five 9s Digital - Allentown marketing PDF

Undated; checked October 1, 2026, pages 2 and 4

[S3] Colliers - 533 Forest Road property page

Checked October 1, 2026

[S4] Colliers / CAN DO - Forest Road offering memorandum

2026 materials; checked October 1, 2026, pages 7 and 15

[S5] Hazle Township - June-August 2026 supervisors' minutes

June 8 meeting, fourth PDF page; checked October 1, 2026

[S6] Greiner-Maltz - Joyce Kilmer property page

Undated; checked October 1, 2026

[S7] Crexi - Joyce Kilmer historical flyer

Explicitly labeled historical; checked October 1, 2026

[S8] New Brunswick - adopted 2025 Master Plan Re-examination

May 28, 2025, page 11; checked October 1, 2026

[S9] Showcase - Joyce Kilmer divisible lease marketing

Checked October 1, 2026; not owner-reconfirmed

Before spending on diligence

Agree a real buyer brief, establish offered property control, obtain current service evidence, and confirm the use path. Do not rely on a master-plan recommendation as an adopted ordinance or on a utility name as a service commitment.

Request buyer research

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