



INFRASCALE
SYSTEMS

The Real Estate Investor's Due Diligence Checklist for Data Centers

**21 Critical Questions You Must Ask Before You Buy or Retrofit
An Existing or Potential Data Center**
Real Estate Solutions for the Digital Future

Introduction

At Infrascale Systems, we specialize in helping investors, developers, and owners deliver real estate solutions for data centers. Use this checklist to assess site feasibility, risk exposure, and upgrade needs before you commit capital.

Due Diligence Checklist

Power & Electrical

- What is the current total utility feed capacity (in MW)?
- Are dual utility feeds available?
- Is there existing backup power infrastructure (generators, UPS)?
- What is the timeline and cost to upgrade utility service if needed?

Cooling & Mechanical

- What cooling systems are in place (CRACs, CRAHs, chilled water)?
- What is the total cooling capacity (in tons)?
- Is the building designed for 24/7 mechanical operation?

Structural Readiness

- What is the floor load rating (PSF)?
- Is there structural capacity for rooftop chillers, generators, or satellite arrays?

Connectivity & Fiber

- Which fiber carriers are on-site?
- Is there diverse (redundant) fiber entry points?
- Are lit services and dark fiber available?

Security & Compliance

- Does the building support layered physical security (fencing, access control, cameras)?
- Are mantraps or secured entrance protocols available or feasible?

Risk & Regulatory

- Is the building in a FEMA flood zone?
- What seismic risk zone is the site located in?
- Are there any permitting hurdles for power, cooling, or fire suppression upgrades?
- Does the current zoning allow for data centers?

Tenant Expectations

- Is there capacity to meet SLA-driven uptime requirements (N+1, 2N redundancy)?
- Is there maintenance documentation for critical infrastructure?
- Can the site support compliance standards (HIPAA, PCI, SOC, etc.) if needed?

Want to Go Deeper?

At Infrascale Systems, we specialize in helping investors move from discovery to delivery with confidence in digital infrastructure real estate.

Visit us at <http://infrascale.systems> to learn more.