

VINELAND

YOUR QUESTIONS, ANSWERED



More About the Project

DataOne and Nebius are partnering to build 315MW IT load next-generation sustainable AI data center in Vineland that delivers clean, efficient computing infrastructure while creating local jobs and renewable energy benefits for the community.



Project Partners

NEBIUS

Owner of servers/GPUs

**NORTHEAST
PRECAST**

Vineland-based construction team

DATAONE
SUSTAINABLE AI FACTORY

AI factory designer, builder, owner and operator

Why Vineland?

Vineland is positioned to support long-term economic growth with advantages that benefit the entire community:

● Vineland, NJ



Skilled Workforce and Infrastructure

A strong local labor pool, reliable energy infrastructure, and business-friendly environment



Ready for Growth

Modern infrastructure to support large-scale development project



Community Investment

DataOne will contribute millions of dollars in local tax revenue and is expected to become one of the largest taxpayers in South Jersey, directly supporting local communities, public services, and infrastructure electricity bills



Project at a Glance: Fast Facts

The facility combines advanced AI infrastructure with a commitment to sustainability, workforce development, and long-term community investment.



Sustainable Power Generation

- On-site, off-grid power generation through a partnership with Bloom Energy fuel cells
- Bloom Energy fuel cells provide a clean, quiet, and efficient source of on-site power generation
- Zero impact on area rate payers



Sound Mitigation

- Implementation of sound mitigation measures to ensure compliance with NJ DEP and Vineland sound standards
- Fuel cell technology performs quieter than combustion turbine engines
- Air chiller equipment contained inside to minimize noise



Efficient Water Design

- Closed-loop cooling system minimizes water usage
- Daily water needs for typical office use
- On-site water storage and closed-loop cooling system minimize water usage to ~7 Olympic swimming pools in annual consumption



Boosting the Local Economy

- The project will create ~200 permanent on-site jobs and ~1,000 jobs during construction
- DataOne will contribute millions of dollars in local tax revenue over the next five years to support local communities, public services, and infrastructure
- Strong community benefits plan centers on education, agriculture, and workforce development partnerships



No Rate Impact

- On-site, off-grid generation has no impact on residential electricity bills



What is a Fuel Cell?

Fuel cells have been around since the 1800s and have powered hospitals, college campuses, and data centers across the U.S. for nearly two decades. They are not new or experimental. What makes them different from a traditional power plant is that they generate electricity without burning anything.

Instead of combustion, oxygen from the air combines with a fuel source inside the cell to produce electricity through a controlled electrochemical process. No burning means cleaner air, far less water use, and a much quieter operation

A Long-Term Partner for New Jersey

Nebius and DataOne are committed to being long-term partners in the communities where we operate, focused on practical local impact and ongoing engagement with community needs.



Education and Community Wellbeing

- Support AI literacy programs
- Explore partnerships with local trade schools, community colleges, and universities such as Rowan University to advance local education initiatives
- Giga Farm produce for residents
- Support first responders with critical equipment and proper training and emergency preparedness programs
- Support volunteerism and conservation efforts
- Provide AI tools and resources for local small businesses to encourage growth
- Pro-bono work towards infrastructure creation and improvement in Vineland once construction is completed



Essential questions answered

Who are the project partners?

The project partners each bring experience in large-scale AI infrastructure. The AI factory is designed for Nebius, operated and owned by DataOne, and built locally by Northeast Precast. Nebius will be the facility's tenant, operating server racks and GPU clusters that service our clients' advanced AI needs.

Why Vineland?

Vineland sits at the intersection of power availability, deployment speed and proximity to demand, which is why Vineland can play a leading role in the AI age. The city offers a promising combination of infrastructure, workforce, and leadership, therefore there is strong potential to create a long-term, mutually beneficial partnership.

When will the project be completed?

The AI factory is expected to be operational by 2027.

Any further questions?

We're committed to keeping the Vineland community informed. If something wasn't covered above, reach out and our team will get back to you.



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<https://nebius.com/vinelandnj>