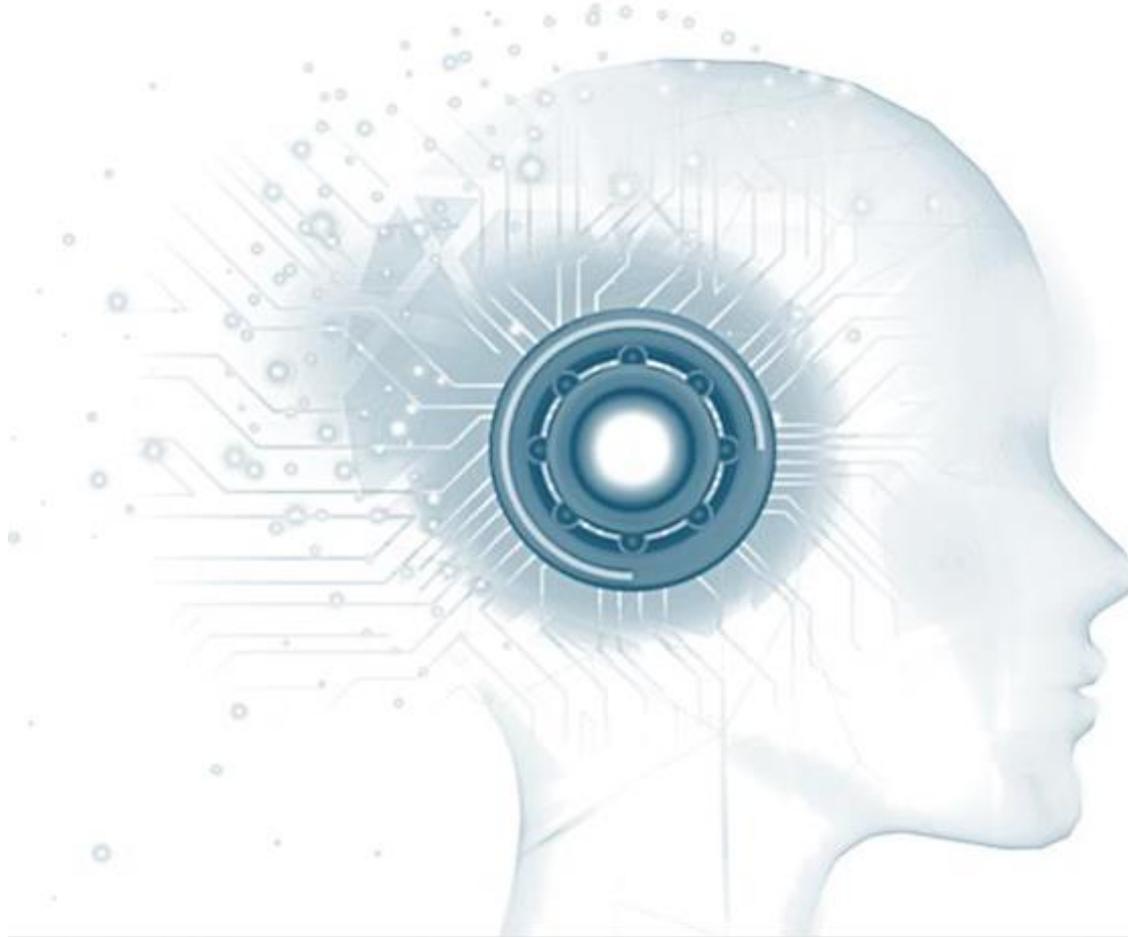# Sequitor Edge

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The Sequitor Advantage

The Tier III + Edge + Colocation Data Center
for
Brookings, SD

February 24, 2026

The Tier III + Edge + Colocation Data Center

Data Center Comparison & Economic Impact

Type	Description	Best For	Limits
Hyperscale / Big Data Centers	Mega-facilities run by global tech giants; millions of servers; max efficiency & scale.	Global platforms, mass storage, cloud backbone.	Centralized in major metros, not local.
Public Cloud Data Centers	AWS, Azure, Google Cloud; on-demand virtual compute and storage.	Scalability, flexibility, global deployment.	Less direct control; dependent on provider policies and security.
Colocation Data Centers (like Sequitor Edge)	Secure server space; redundant power, cooling, connectivity, and security.	Businesses wanting hardware control without building a facility.	Companies must manage their own hardware.
Edge Data Centers (Sequitor Edge focus)	Distributed sites near users; local data processing for low latency with flexibility and security	IoT, smart manufacturing, ag-tech, healthcare, fintech, autonomous systems. Private cloud/hybrid	Smaller scale than hyperscale but complements them.

Economic Impact for Brookings, SD.

- Creates high-wage jobs in IT, cybersecurity, engineering, and operations.
- Attracts anchor tenants & investment in healthcare, smart agriculture, smart manufacturing, finance and research.
- Empowers industries and institutions with real-time analytics, automation, and secure data processing.
- Enhances resilience by reducing reliance on distant hyperscale/cloud hubs.
- Regional headquarters-Spoke and Hub model to serve Madison and Watertown, SD plus Marshall, MN.
- Stimulates regional investment & construction through public-private partnerships.

Sequitor Edge: A Tier III+ Edge + Colocation Hub anchoring growth, jobs, and innovation.

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Tier III Computing Center Differs

| Tier	Description	Uptime	Examples
Tier I	Basic capacity, single path for power/cooling. Not redundant.	99.671% (~29 hrs downtime/year)	Small businesses, simple IT rooms.
Tier II	Redundant components but single distribution path. Limited resilience.	99.741% (~22 hrs downtime/year)	Regional offices, SMBs with moderate IT.
Tier III	Concurrently maintainable with N+1 redundancy. No downtime for maintenance.	99.982% (<1.6 hrs downtime/year)	Banks, healthcare, logistics, government services.
Tier IV	Fully fault tolerant, multiple isolated systems. Highest availability.	99.995% (~26 mins downtime/year)	Mission-critical operations (stock exchanges, military).

Why Tier III + Edge?

- Combines high availability of Tier III with low-latency edge capabilities.
- Ideal for Brookings: supports real-time healthcare imaging, smart agriculture IoT, smart manufacturing and research.
- Provides resilience and compliance without Tier IV cost.
- A strategic balance: local performance + enterprise-grade reliability.

Does Tier III+ Edge complement traditional models?

- Works with Colocation (secure, controlled hosting)
- Extends Public Cloud (low latency, local processing for a private cloud or hybrid cloud solution)
- Complements Hyperscale (massive storage & compute)

Sequitor Edge bridges these worlds with local reliability + global connectivity.

Local Partner Bridging the Data Center Models

Colocation

Public Cloud

Hyperscale

Tier III + Edge
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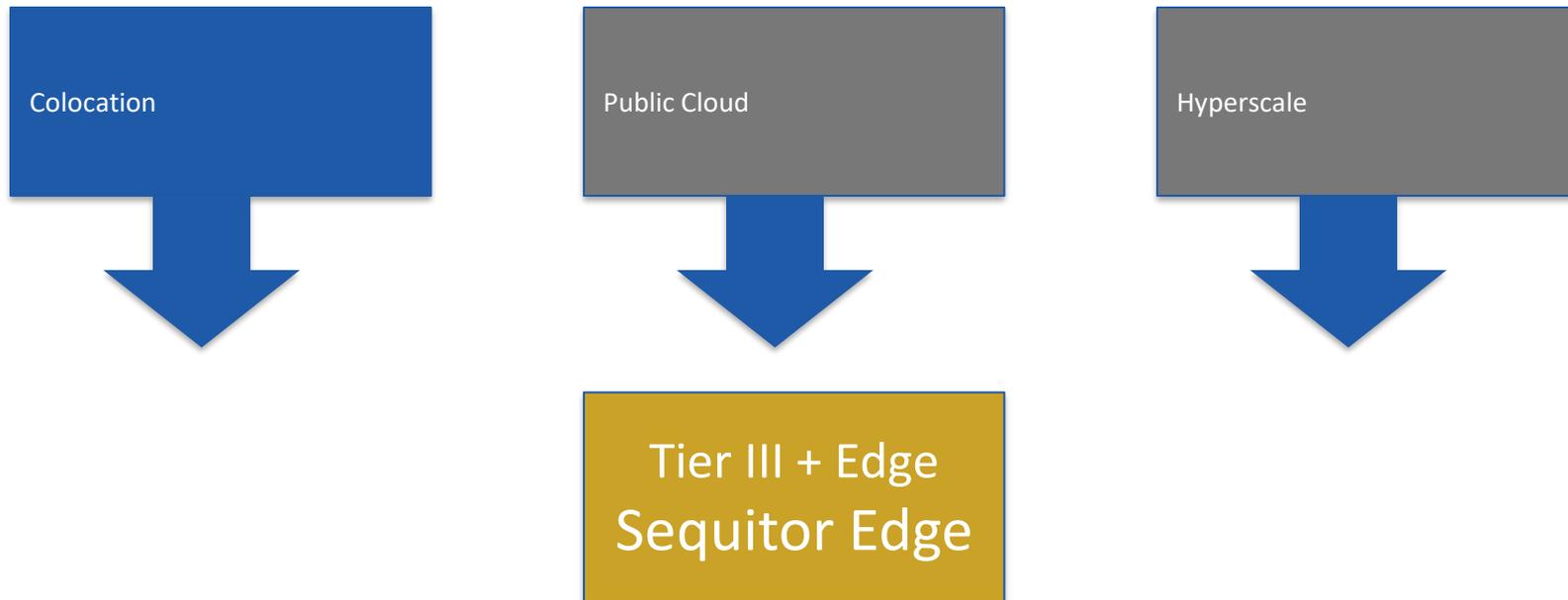
Sequitor Edge combines:
- Security & control of Colocation
- Flexibility of Public Cloud
- Scale of Hyperscale

→ **Delivered locally in Brookings as a Tier III+ Edge facility**.

Building Solutions and Tech Infrastructure

At **Sequitor Edge**, we are building the backbone of this new digital frontier. Our **Next Generation Data Centers™** are designed to meet the most demanding challenges of tomorrow, today. With cutting-edge technology and innovative engineering, we provide a robust, reliable infrastructure for storing and processing data at unprecedented speeds and security levels. Traditional data centers are no longer enough to support the explosive growth of modern digital applications. Sequitor Edge bridges the critical gaps with ***a revolutionary approach to data infrastructure.***

Hub and Spoke to serve more communities as if in their own backyards.
- Brookings center hub to service spokes in Watertown, Madison and Marshall, MN

Sequitor Edge customized services:
1. Co-Location for local businesses with high technology needs and scalability goals
2. Appliances as a Service:
    1. Cybersecurity
    2. AI Processors- lease and AI Pilot options
    3. Hierarchical Data Storage
3. Design/Build or Build to Suit businesses own data centers.
4. Expert AI and Tech Consulting

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- **An essential <u>local</u> business tool that delivers:**
  - o Hyper personalized technology and services
  - o Low latency and high-reliability
  - o Cutting edge infrastructure that keeps customers at the technology forefront
  - o Unparalleled cybersecurity
  - o Elevated market competitiveness

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- A hyperscale cloud campus

- A massive data center complex

- A cryptocurrency mining operation

- A high-traffic or high-noise industrial facility

- A huge power consumer

- A huge water consumer

This IS a purpose-built, regulated digital infrastructure designed for reliability, security, and long-term community value.

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Who Needs EDGE Computing?

Businesses who need ever green technology and customized services with maximum security, super processing power and reliability of uptime.

- Healthcare and Life Sciences
- Financial services
- Smart Manufacturing
- Smart Agriculture
- Research institutions and Higher Education
- Public sector and government organizations
- AI-driven and latency-sensitive workloads
- Regulated Industries
- Enterprise and mid-market organizations

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SEQUITOR EDGE

BROOKINGS LOCATION

PHASE 1

- **$20.8 million** in construction and renovations
- **$11.3 million** in taxable equipment purchases
- **2 megawatts** of power
- **19,000–20,000** gallon system fill initially, average household use in operations state
- **4** New Jobs Created
  - **$100,000** Average salary
- Contracted local technical services

SEQUITOR EDGE -   Located in the Research Park at SDSU

2324 Research Park Way building contracted to purchase and repurpose to Tier III facility.

- Will conform to City zoning for planned modular expansion.

- Negotiating 75 year lease with option to purchase land- lots 11 and 12

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BROOKINGS LOCATION
ECONOMIC IMPACT

CONSTRUCTION
- Economic Output: **$29.4 million**
- Use Tax: **$227,000**
- Tax Impact: **$126,000**

OPERATIONS ANNUALLY
- Sales tax revenue: scaling from **$1.9- $10.2 million** over 5 years
- Indirect jobs created: 2.66
- Labor Income: $543,000
- Value Added: $845,000
- Economic Output: $1.6 million
- Tax Impact: $8,800

WHY BROOKINGS?

SITE SELECTION

- Regional Connectivity
- Targeted Clients:
    - healthcare
    - ag-technology
    - manufacturing
    - education
    - research
- Community
- Utilities

WHY SEQUITOR EDGE?

COMMUNITY IMPACT

- Master Plan Alignment
  - Targeted industry attraction
  - Use of public land
- Filling a Business Need
- Fully Employed Labor Market
- Commercial Vacancy
- Long-Term Economic Base Growth

"A **local Tier III + Edge data center** like **Sequitor Edge** functions as **regional digital infrastructure**—the same way highways once drove industrial expansion, advanced computing infrastructure now drives **data-driven economic growth**."

Thank You!

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