

Example report. Not a live site and not an offer.

This is how a PowerFirst site report reads. It covers a real area of about 2 square miles, read on 5 Oct 2026. It is not anyone's parcel, and no owner is named. A real report covers your parcel, and a person checks every figure before it reaches you.

EXAMPLE REPORT · NOT A LIVE SITE

Allen County, Ohio

AEP Ohio, PJM · read 5 Oct 2026 · point 40.725, -84.157

GRID VERDICT

Promising for power



Ranked 16th of the screened cells in Ohio. No flags raised.

NEAREST SUBSTATION

1.3 km

MEASURED FEEDER CAPACITY

7.5 MW

TIME TO POWER, 5 MW

16 to 29 months

ROUTE TO 10 MW+

Yes modeled



Substation proximity and headroom

Nearest substation

Woodlawn, 138 kV, 1.3 km away; a transmission line 0.3 km away

PowerFirst grid analysis, 5 Oct 2026

Measured feeder capacity

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47 kV feeder from Woodlawn, 1.1 km away

PowerFirst grid analysis, 5 Oct 2026

County queue

0 MW active in Allen County

PowerFirst grid analysis, end of 2025



Voltage level and the route to 10 MW+

First phase

5 MW of IT needs about 6.8 MVA: a distribution connection

PowerFirst time-to-power model, 5 Oct 2026

Route to 10 MW+

Modeled yes: about 1,671 MW of load hosting at a 345 kV substation 5.8 km away. Not a utility offer

PowerFirst grid analysis, 5 Oct 2026

Time to power, 5 MW

16 to 29 months (P10 to P90), middle 22.5. Confidence low

Low because no utility capacity study covers this point yet.

PowerFirst time-to-power model, 5 Oct 2026

Large-load rules

The AEP Ohio data center tariff starts at 25 MW, so a 5 MW first phase sits below it

PowerFirst planning and policy analysis, 9 Jul 2025

Bridge power

An interstate gas pipeline 0.5 km away

PowerFirst grid analysis, 5 Oct 2026



Fiber and latency

Nearest mapped data center

97 km

Thin locally. The full report checks long-haul fiber routes with carriers.

PowerFirst market analysis, 5 Oct 2026

Demand nearby

[Skip to content](#)

Mapped data centers

None within 50 km; 1 within 100 km

PowerFirst market analysis, 5 Oct 2026

Power price

Ohio industrial average 10.95 cents per kWh

PowerFirst market analysis, Jul 2026



Investor and capital activity nearby

Private capital raises

No AI or energy infrastructure raise by an issuer within 90 km in the last 12 months

PowerFirst market analysis, 2 Oct 2026

Deals

A data center platform with a campus 144 km away changed hands in Jul 2026

PowerFirst market analysis, 21 Jul 2026



Zoning and policy signals

Air permits

Outside any federal air nonattainment area, so engine permits are simpler

PowerFirst planning and policy analysis, 5 Oct 2026

Local opposition or moratoria

None found in Allen County or statewide

PowerFirst news watch, 5 Oct 2026



Flood and water

Flood

Point check passed: outside the mapped flood hazard area

PowerFirst planning and policy analysis, 5 Oct 2026

Water

re. The full report asks the water utility

5 Oct 2026

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Indicative land value or lease range

Range

Given for your parcel only

A real report gives a range for your parcel, built from cited sales and lease evidence near you. This example covers an area, not a parcel, so it shows no figure.

PowerFirst site screen, 5 Oct 2026



Next steps

1

Confirm the parcel boundary and title

PowerFirst site screen, 5 Oct 2026

2

Ask AEP Ohio for a load study on the Woodlawn feeder

PowerFirst grid analysis, 5 Oct 2026

3

Visit the site; then a letter of intent if it fits

PowerFirst site screen, 5 Oct 2026

How this was read

Site screen: every H3 cell in the state is scored for power, speed to power and permitting. Each factor carries its date.

Time to power: a range for 5 MW of IT, from published quote standards, network data and stated assumptions. P10 to P90.

Capital activity: filings and deals within a set distance, from the last 12 months.

Distances and counts are derived values only. Grid cell 872a96a4dfffff.

Indicative. Not an offer, a valuation or advice. PowerFirst confirms capacity with the utility and visits the site before anything is agreed. © OpenStreetMap contributors.

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