



Okanogan DC

Riverfront Data Center / AI Compute

Okanogan, Washington

Highlights

- 5 MW+ energized capacity
- Industrial-zoned riverfront site
- TEA / EB-5 eligible location
- Dual governance: County + Tribe
- Operating compute facility (repurpose)

Investor Brief

This document provides a high-level overview of the Okanogan DC opportunity. Detailed engineering, title/survey, and a full financial model are available in the data room under NDA.





Executive summary

Okanogan DC is a shovel-ready, power-connected data center development opportunity located on the Okanogan River in north-central Washington. The campus combines industrial zoning, existing energized infrastructure sized for approximately 5 MW of load (with a defined path to scale), and a differentiated governance landscape across Okanogan County and the Colville Confederated Tribes. The site is currently operating as a small-scale crypto/compute facility and is being repositioned toward multi-tenant AI, cloud, and high-performance workloads.

Project at a glance

Location	Okanogan, Washington (riverfront on the Okanogan River)
Power	Existing ~5 MW capacity; scalable with utility partner
Zoning / Use	Industrial; active data/compute use on site
Status	Operating small-scale crypto / data hall; repositioning and expansion
Investment	Targeted Employment Area (TEA) / EB-5 eligible (subject to formal TEA report)
Governance	Situated within county + tribal jurisdictional sphere (partnership optionality)

Investment thesis

- Acquire or capitalize an already-energized site and shorten time-to-commission versus greenfield builds.
- Convert commodity mining load into higher-value tenant contracts (AI / cloud / HPC / specialized workloads).
- Leverage dual-governance optionality for creative partnership structures and incentive alignment.
- Utilize TEA/EB-5 eligibility as an additional capital channel (where applicable).

Note: returns, pricing, and capital stack details are provided in the detailed investor packet under NDA.



Site & infrastructure

The campus is designed to minimize entitlement risk and timeline uncertainty by leveraging existing power, zoning, and infrastructure.

Power & utilities

- Existing electrical service sized for approximately 5 MW of load, with headroom and a defined path to additional capacity through utility upgrades.
- Industrial-grade infrastructure supporting continuous compute operations (24/7 duty cycle).
- Existing structures and pads from current data/mining operations reduce first-build capex and commissioning timeline.
- Expansion scenarios can be engineered in coordination with the local utility and qualified electrical contractor team.

Physical site

- Riverfront positioning along the Okanogan River with direct frontage.
- Industrial-zoned land within an established commercial/industrial context.
- Road access suitable for construction traffic and ongoing operations.
- Room for staged building pads and supporting infrastructure (switchgear, cooling, battery storage, and/or generator sets).

Current operations (baseline)

The existing facility operates as a small-scale bitcoin mining / compute footprint. While the current business model is unprofitable as a pure mine, it provides live infrastructure and empirical data on power, heat rejection, and operating characteristics that can inform a higher-yield repositioning.



Governance, sovereignty & incentives

Okanogan DC sits at the intersection of county jurisdiction and tribal sovereignty. This creates room for differentiated partnership structuring, permitting pathways, and long-term stewardship frameworks where aligned with local priorities.

Dual governance structure

- Located within the jurisdictional sphere of Okanogan County and the Colville Confederated Tribes.
- Opportunity to align with tribal economic development priorities and long-term revenue programs.
- Potential to explore sovereign-adjacent positioning for specialized workloads (subject to legal diligence).

TEA / EB-5 channel

The site is positioned as Targeted Employment Area (TEA) / EB-5 eligible, enabling the option to structure qualified capital tranches for foreign investors seeking U.S. residency pathways. TEA qualification is confirmed via third-party TEA report and must comply with program requirements.

- Configurable capital stack blending traditional equity, project finance, and EB-5 participation (where applicable).
- Ability to host multiple investor groups within a single campus master plan.
- EB-5 compliance and reporting requirements handled through qualified immigration counsel and (if used) a regional center partner.

What investors receive under NDA

Upon execution of an NDA, prospective partners can be granted data room access, including:

- Parcel identifiers, survey, title, and legal descriptions
- Electrical single-line diagrams, load study, and upgrade pathway
- Fiber survey / connectivity plan and carrier options
- Phasing plan with capex ranges, commissioning schedule, and contingencies
- Financial model (base / upside cases) and proposed deal structures



Market context

Demand for power-dense compute has accelerated as hyperscalers, AI labs, and enterprise customers expand AI training/inference, cloud capacity, and specialized workloads. In the Pacific Northwest, access to reliable power, defensible entitlement, and cooler climate profiles can be differentiators—particularly when paired with rapid time-to-commission.

Why this location works

- Existing energized capacity reduces schedule risk compared with greenfield interconnection queues.
- Industrial zoning and active use reduce entitlement friction for incremental expansion.
- Riverfront and regional climate can support a range of cooling and heat-management strategies (subject to engineering design).
- North-central Washington operating costs can be materially lower than major metro areas, while maintaining access to regional network routes.

Target customer profiles

- AI / ML inference and fine-tuning providers seeking 1–5 MW blocks with fast delivery
- Enterprise private cloud / disaster recovery operators
- HPC and specialized research workloads
- Sovereignty-sensitive or compliance-driven workloads (subject to diligence and tenant requirements)

Go-to-market approach (illustrative)

- Phase 1: retrofit and deliver an initial multi-tenant footprint to establish recurring revenue and operating history.
- Phase 2: secure an anchor tenant (or platform partner) for the next build-to-suit data hall and scale power + fiber accordingly.
- Phase 3: expand to a mature campus with diversified tenant mix and long-term contracts; consider on-site generation and/or storage if warranted.



Development plan & phasing

The site is already energized and in use. The development program focuses on phased, risk-managed expansion, prioritizing early revenue and incremental capacity additions aligned to tenant demand.

Phased delivery

Phase 0 – Existing operations	Maintain current operations to preserve live infrastructure and gather operating data
Phase 1 – Stabilization & retrofit	Audit and optimize electrical and cooling systems; retrofit initial space for multi-tenant use
Phase 2 – Campus expansion	Add new data halls and supporting infrastructure; scale power and fiber capacity; align with first tenant contracts
Phase 3 – Full build-out	Mature campus with multiple buildings, diversified tenant mix, long-term contracts, and high availability

Program optionality

- Modular or containerized compute deployment for speed-to-revenue
- Traditional data hall build for longer-duration tenant contracts
- Hybrid approach: early modular capacity + later permanent halls

Detailed schedules, commissioning milestones, and capex ranges are provided in the data room.



Key risks & mitigations

Data center projects are execution-sensitive. Below is a candid list of key underwriting risks and how the project team approaches them.

Risk	Mitigation / approach
Power expansion timing	Start with energized capacity; engineer upgrade pathway early with utility; phase builds to minimize risk
Tenant concentration	Target multi-tenant footprint first; pursue anchor tenant only when terms are bankable; diversify tenant mix
Permitting / jurisdictional complexity	Conduct dual-track diligence with county + tribal stakeholders; pursue partnership structures to expedite
Cooling / water constraints	Design to climate and workload; consider air-side / hybrid cooling; confirm water rights and availability
Capital stack execution (incl. EB-5)	Keep multiple funding paths; treat EB-5 as an additive channel with qualified counsel and underwriting
Market volatility	Focus on contracted revenue, creditworthy counterparties, and flexible build sizes; avoid lock-in

Diligence checklist (summary)

- Title, survey, easements, and access; confirm buildable footprint and setbacks
- Electrical service documentation, interconnection study, and upgrade milestones
- Fiber routes, carrier availability, and redundancy options
- Environmental review (floodplain and riverfront constraints), geotech, and civil plans
- Permitting pathway, governance interfaces, and incentive eligibility documentation



Next steps

We are engaging a limited set of strategic and financial partners for a phased recapitalization and expansion. The process is designed to move quickly once investor fit and capital structure are aligned.

Process (typical)

- Intro call: confirm investor profile, check size, and target structure (equity, JV, project finance, EB-5 tranche, etc.).
- NDA + data room: engineering, site documentation, and model access.
- Site visit + stakeholder meetings: county, tribal, and utility partner introductions as appropriate.
- Term sheet: align on pricing, governance, and timeline for closing and Phase 1 delivery.

Contact

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Sources & references (selected)

ChainLodge project overview: <https://chainlodge.com/>

Washington State Department of Commerce — EB-5 overview (TEA reduced investment amount):
<https://choosewashingtonstate.com/i-need-help-with/foreign-domestic-investment/eb-5-overview/>

IIUSA TEA mapping resource (for TEA determination methodology):
<https://iiusa.org/resources-data/targeted-employment-areas/>

Okanogan County Assessor — property search and mapping tools:
https://www.okanogancounty.org/government/assessor/property_search.php

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