

Practices & Industries

# Data Centers and Digital Infrastructure

## Overview

Day Pitney's Data Centers and Digital Infrastructure practice delivers comprehensive legal services to clients at the forefront of developing, scaling, and investing in the infrastructure required by today's rapidly-evolving digital economy. As demand for data centers and AI-enabled platforms accelerates across industries, our team helps clients navigate the full range of legal, regulatory, commercial, and transactional challenges that arise throughout a project life cycle, from site acquisition, permitting, and financing to powering, scaling, and optimizing operations for long-term growth.

Our multidisciplinary, cross-office team provides strategic, comprehensive guidance on regulatory approvals, power procurement and interconnection arrangements, real estate acquisitions and entitlements, environmental permitting and compliance, technology contracts and intellectual property protection, data governance and cybersecurity planning, complex mergers and acquisitions, and incentive and tax credit strategies.

Whether advising developers, hyperscale operators, co-location providers, enterprise infrastructure users, private equity sponsors, or technology innovators, we help mitigate risk, enhance operational resilience, and position clients for long-term success in a rapidly evolving digital economy.

How we support clients:

- Energy and Power Infrastructure
- Energy Regulatory
- Real Estate, Land Use, and Development
- Environmental Permitting and Compliance
- Technology and Intellectual Property
- Data Privacy, Security, and Governance
- Tax Structuring and Incentives
- Corporate Transactions and Mergers and Acquisitions

## Experience

*No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome.*

- Negotiated and closed the acquisition of warehouse space in Pennsylvania in connection with the development and construction of a data center on behalf of a Fortune 500 company
- Represented an international developer in the acquisition and construction loan financing for a built-to-suit data center in Ohio

- Represented a telecommunications company in the negotiation and closing of an as-built lease for data center space in Georgia
- Advised the end user and owner of a data center on construction-related agreements in connection with the development of the facility
- Advised vendors on data center construction projects regarding unique provisions in vendor agreements related to data center operations and use
- Obtained site plan approval for generator and chiller installations in connection with a data center project in New Jersey
- Secured site plan approval and defended related litigation concerning the installation of fuel cell energy servers for a data center project in New Jersey
- Represented commercial real estate developers in seeking municipal rezoning or zoning amendments to permit data center development in New Jersey
- Negotiated and drafted agreements for the supply of energy, capacity and environmental attributes to the operator of multiple large-scale data centers