Where to Invest in Future Decommissioning Corridors: The Geographic and Utility Forces Reshaping U.S. Data Centers

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The U.S. data center landscape is shifting from a historically concentrated model anchored in Northern Virginia toward a multi-regional grid of hyperscale, AI-compute, and colocation campuses extending across the Midwest, Southeast, Southwest, and Mountain West. This redistribution is driven primarily by power availability, utility policy, land supply, and the explosive growth of AI workloads that demand high-density, accelerator-rich infrastructure.

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