Global Data Centre Market Report 2025

A digital future

gleeds

Introduction:
Global update

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The global data centre sector is on an upward trajectory — fuelled by the surging need for digital infrastructure to support cloud computing, artificial intelligence (AI), big data analytics, and cutting-edge technologies such as 5G and the Internet of Things (IoT).

Estimates place the market size up to USD 347.60 billion in 2024, and an anticipated growth rate at a Compounded Average Growth Rate (CAGR) of 11.2% from 2025 to 2030.

With national governments now viewing data centres as critical infrastructure, exponential growth in demand from both investors and operators creates opportunities and challenges alike.

Power constraints, limited land availability, labour shortages, and supply chain disruptions for critical components are all contributing factors that hamper keeping up with demand and extend lead times for construction.

However, the sector continues to adapt via sustainability initiatives such as wastewater recycling — helping to create more efficient cooling systems and better protecting resources vital to local communities and generating jobs.

The regional overviews in this report demonstrate varying growth rates across different markets, but also similar emerging trends that are helping supply chains become more responsive to demand.

At Gleeds, we help businesses and investors achieve best value from their data centre assets by providing advice that is reassuringly free from conflict of interest. Combining our long-standing consultancy expertise with innovative digital capabilities helps clients realise their projects on budget, on time and to an exceptional quality.

> “The regional overviews in this report demonstrate varying growth rates across different markets, but also similar emerging trends...”

Boosting speed to market

We strengthen our clients’ agility by removing obstacles, and making the unknowns known. Full visibility of cost, location and timelines brings certainty, and enables them to deliver on schedule and within budget.

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Spotlight:
Europe, Middle East and Africa

Kurt Looby
Director of Data Centres
Europe, Middle East and Africa
and Latin America

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> "Projected capacity to grow in Europe up to 17.5GW by 2030."

Europe

Europe is currently home to over 1,200 dedicated data centre sites. Current capacity is at 9 gigawatt (GW) and projected to grow to 17.5GW by 2030.

The European data centre sector is experiencing rapid growth due to increasing adoption of cloud computing, edge computing, and digital transformation across industries.

The largest data centre hubs in Europe are concentrated in Frankfurt, London, Amsterdam, Paris, Dublin, Milan, Vienna and Madrid, but we are seeing growth in emerging markets such as Portugal, Austria, Greece, Finland, Sweden and Denmark.

Sustainability is a central concern, with operators prioritising energy-efficient designs, renewable energy use, and compliance with EU regulations such as the European Green Deal and Climate Neutral Data Centre Pact.

Middle East

Current capacity is 1.03GW and infrastructure to support future capacity is already under construction.

The Middle East data centre sector will grow at a Compounded Average Growth Rate (CAGR) of 14.74% and reach a total capacity of 2.59GW by 2029 (approximately 7.4% of global capacity).

Artificial Intelligence (AI) and Smart City initiatives in key Middle Eastern countries such as the UAE and KSA are driving an up tick in data centre demand by encouraging digital innovation.

The Middle East has access to over 45 submarine cables and an abundance of solar energy to power its data centres sustainably.

Africa

Current capacity is 250 megawatts (MW), which represents less than 1% of global capacity.

However, the market is expected to grow rapidly, with projections suggesting a CAGR of 12.86%, potentially reaching 1,200-1,430 MW by 2030.

There are significant investment opportunities – Africa requires approximately 700 new facilities to meet growing digital needs.

South Africa, Nigeria, Kenya, and Egypt are emerging as key data centre hubs due to their connectivity infrastructure and strategic locations.

UK
Europe, Middle East and Africa

The UK data centre sector is one of the most advanced and rapidly growing in Europe, driven by rising demand for cloud computing, AI, 5G, and digital transformation. London, and nearby Slough, is a key hub, hosting a high concentration of colocation and hyperscale data centres.

Data centre operators

Yondr	Equinix	Colt
Virtus Data Centres	Azrieli	Echelon
AWS	Global Switch	nScale
CyrusOne	Vantage	Google
NTT	Microsoft	QTS
Digital Realty	KAO	Iron Mountain

Supply chain overview

General contractors

Mace	Sir Robert McAlpine	McClaren
T Clarke	Winthrop	Exyte
Datalec Precision	Sisk	TSL
BAM	Collen Construction	Laing O'Rourke
Mercury	Bouygues	
Skanska		

Equipment suppliers

ABB	Mitsubishi	Saiver
Schneider	MTU	Airedale
Vertiv	Cummins	Stutz
Eaton	CAT	Daikin
Siemens	SilentAire	

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

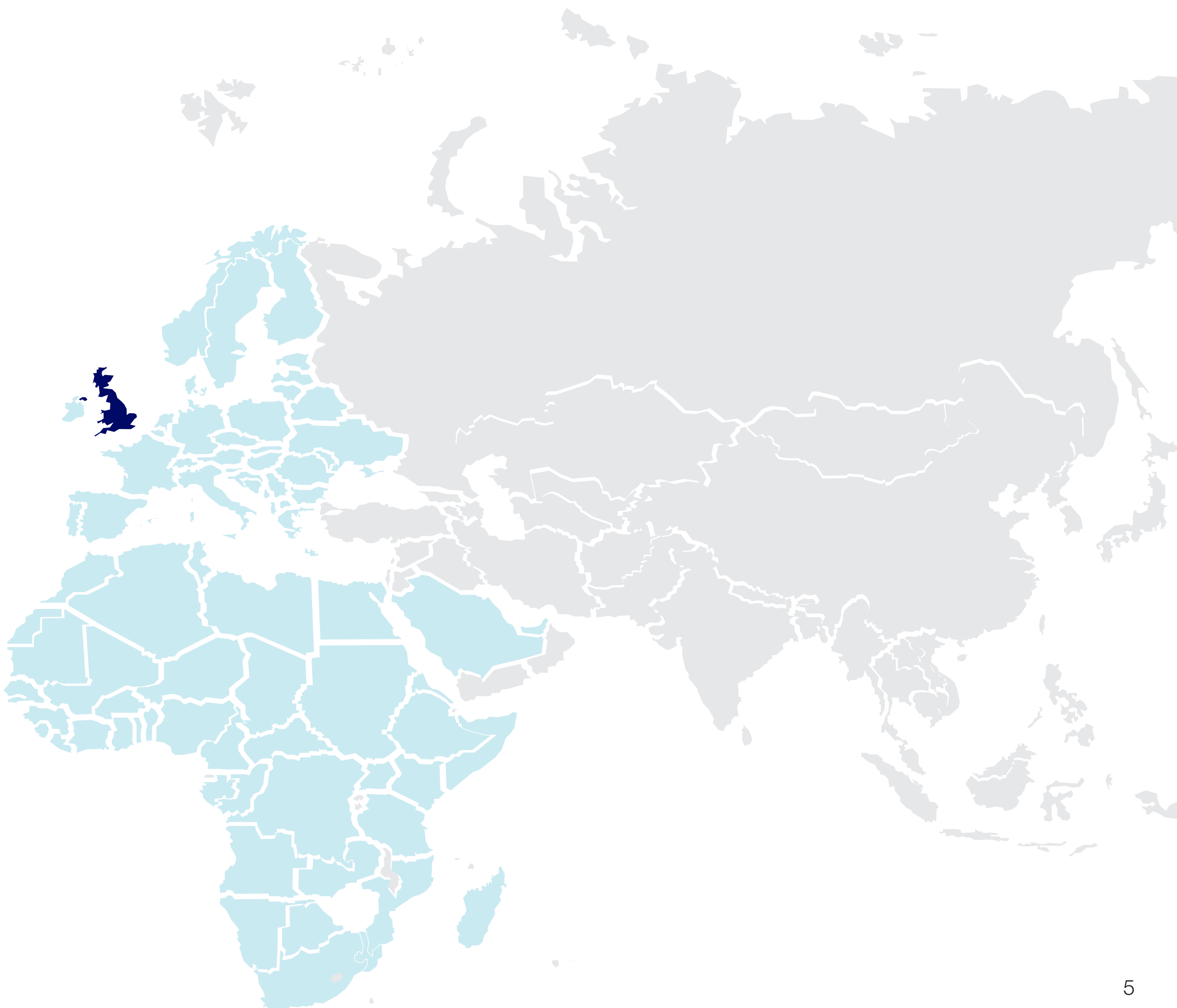
Commercial intelligence

January 2025

London

Cost per MW benchmark range

Cardiff



France
Europe, Middle East and Africa

France's data centre sector is thriving, with Paris serving as the country's primary hub. The market has grown significantly since the demonopolization of France Telecom in 1998, attracting both domestic and foreign investment. Paris alone hosts 117 data centres, supporting industries like fintech, fashion, aeronautics, healthcare, and media.

Data centre operators

Equinix
Data4
Colt
Telehouse
NTT
Digital Realty
CloudHQ
OVHCloud
Scaleway
AWS
Microsoft

Supply chain overview

General contractors

TPF Ingenierie
Mercury
Exyte
EQUANS
Effiage
SPIE
Vinci
Fayat
Leon Grosee
Bouygues
Demathieu Band

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

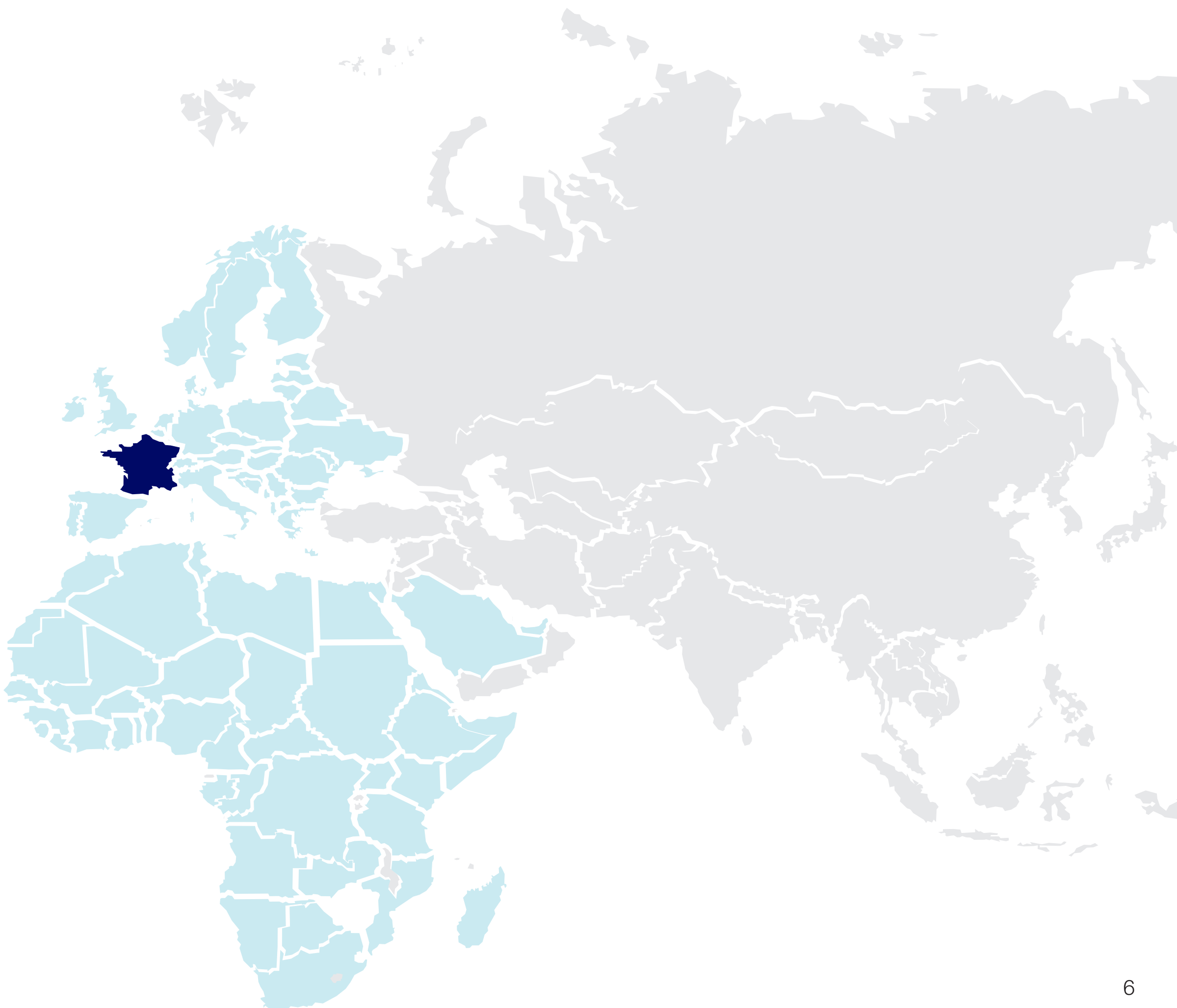
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Paris

Cost per MW benchmark range



Spain
Europe, Middle East and Africa

Spain's data centre sector is booming, valued around USD 3.8 bn in 2023 and projected to reach USD 8.7 bn by 2030 (CAGR 12.6%). Total IT capacity, about 355 MW today, is expected to grow significantly by 2026 due to hyperscale and colocation demand. Madrid leads with over 50% installed capacity and heavy hyperscale investment, though grid constraints are pushing newer projects to Barcelona, Aragón, Extremadura and Valencia. A strong renewable-energy base (40-50% of power mix) supports sustainability goals, yet energy infrastructure upgrades remain a key challenge.

Data centre operators

Digital Realty
Vantage
Microsoft
AWS
Google
CyrusOne
NTT
Equinix
QTS
Iron Mountain
Data4
Edgnex
Atlas Edge
Hscale
Global Switch
EdgeConnex
KIO España
Form8tion
Form8tion
Nabiax
ITnow
Prime Data Centers
GNET
EdgedEnergy
Cogent
PureDC
Iridium

Supply chain overview

General contractors

Cobra
Ferrovial
Mercury
Winthrop
Dragados
FCC
Acciona
TSL
Elecnor
CapIngelec

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

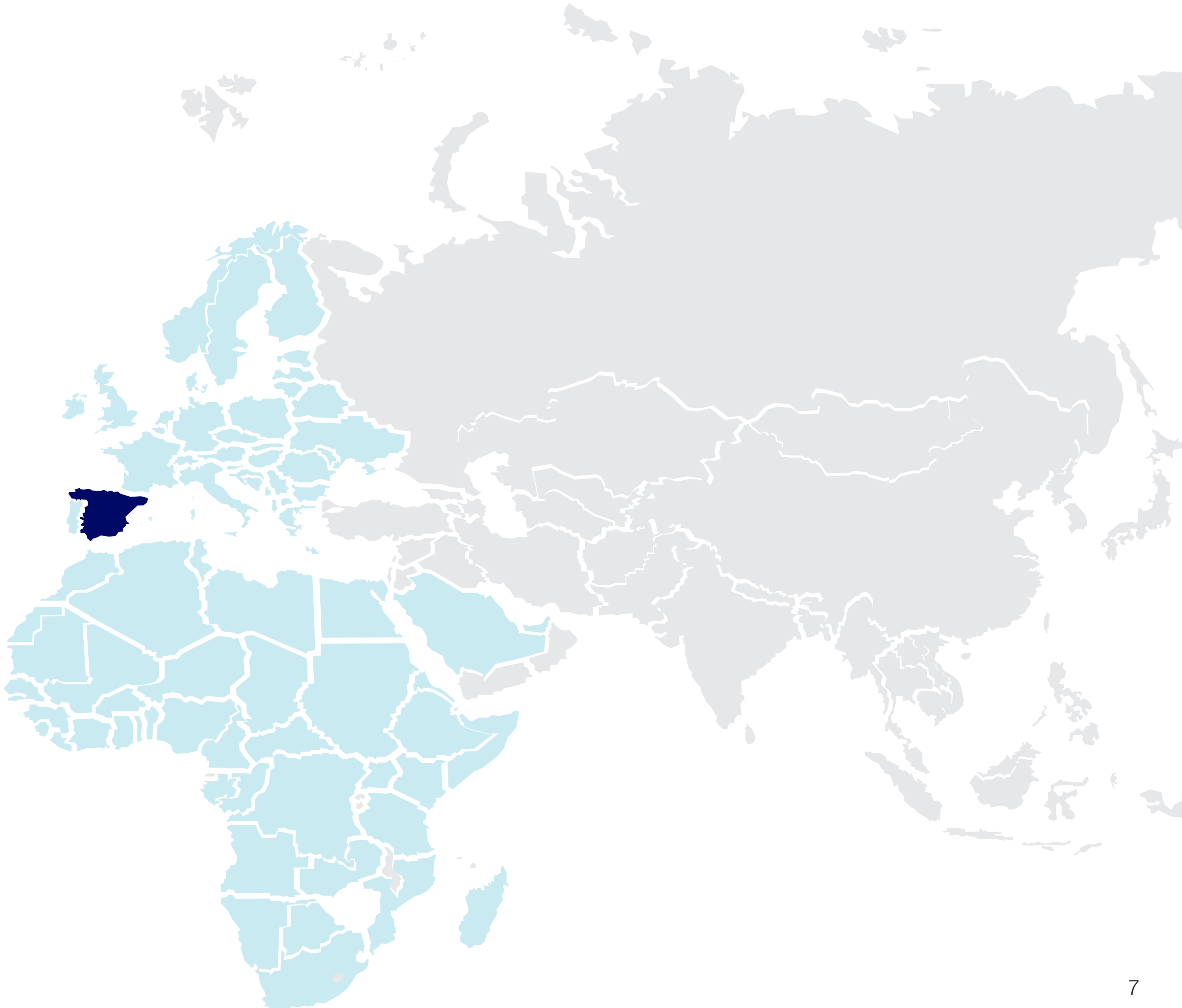
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Madrid

Cost per MW
benchmark range



Portugal
Europe, Middle East and Africa

Portugal's data centre sector is experiencing rapid growth, valued at approximately USD 947 million in 2024 and projected to reach USD 3.09 billion by 2030 (CAGR 21.8%). Lisbon leads as the primary hub, hosting over 50% of national capacity. Growth is fuelled by hyper-scale and colocation demand, strong fibre connectivity, 5G rollout, and renewable energy covering over 70% of power generation.

Data centre operators

Start Campus
Equinix
Atlas Edge
NOS
AR Telecom

Supply chain overview

General contractors

Cobra
CME
Mota Engil
Winthrop
TSL
CTS
Omninstal
Winteam
Sotecnica
HCI
Alves Ribeiro
Sistenge

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

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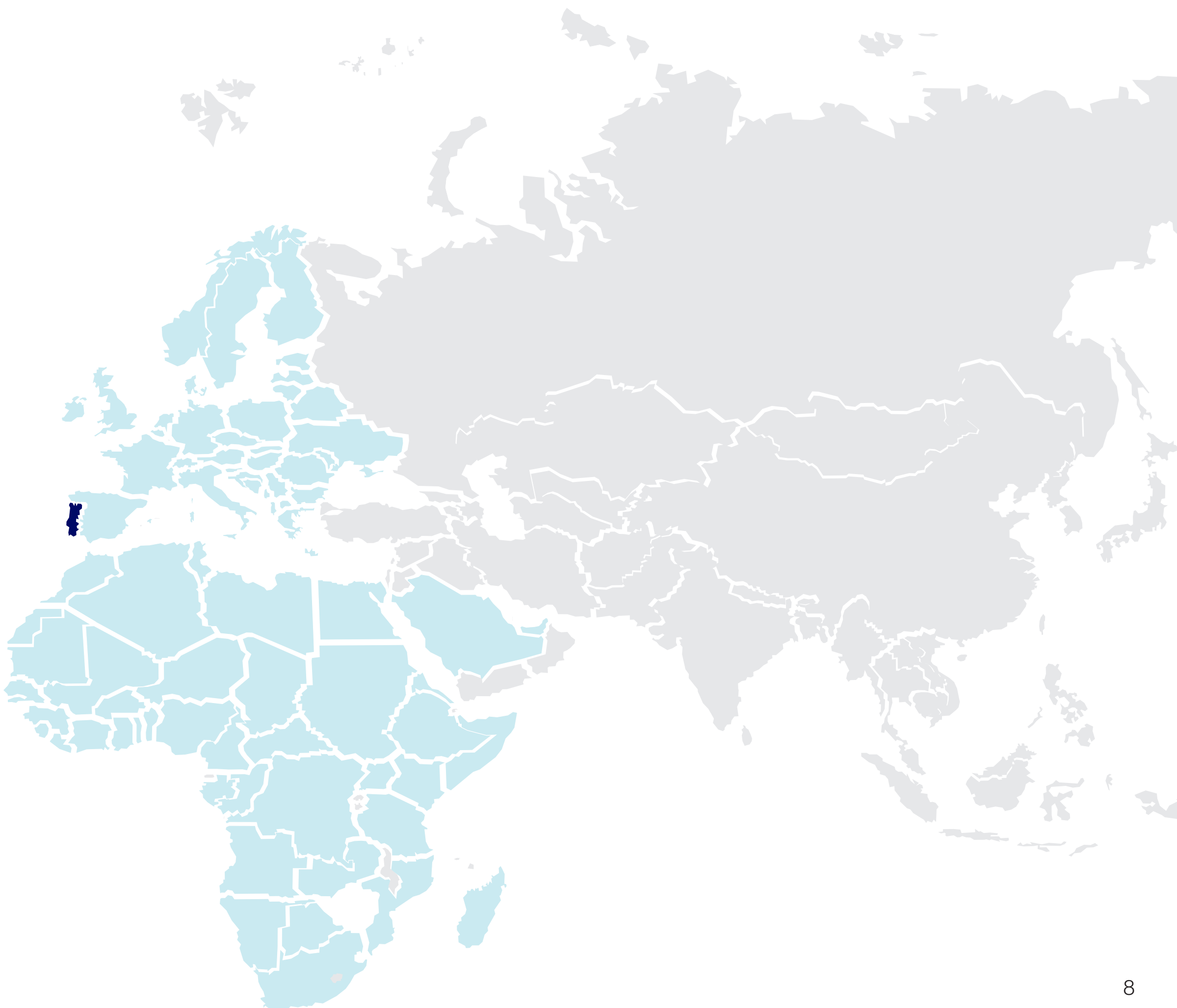
Lisbon

Cost per MW
benchmark range



Germany
Europe, Middle East and Africa

Germany is one of Europe's largest and most strategically important data centre markets, driven by strict data protection laws (GDPR), a strong cloud computing sector, and growing AI and digital transformation needs. Frankfurt is the country's primary data centre hub, often referred to as "Europe's Digital Heart", due to its high connectivity and access to DE-CIX, one of the world's largest internet exchange points.

Data centre operators

Yondr
BDx Data Centre
China Mobile
NTT
Digital Realty
Equinix
Global Switch
Vantage
Hostdime
CyrusOne
Iron Mountain
AWS
CloudHQ
Oracle
Equinix
Atlas Edge
Hetzner
Microsoft
Colt
Virtus Data Centres
Telehouse
Flex Enclosure
QTS

Supply chain overview

General contractors

Winthrop
Datalec Precision
Mercury
Exyte
Collen Construction
Bouygues
Sisk
Kirby
Hochief
Strabag
DPR
NCC
LuppGroup
TSL

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

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Turnkey

Commercial intelligence

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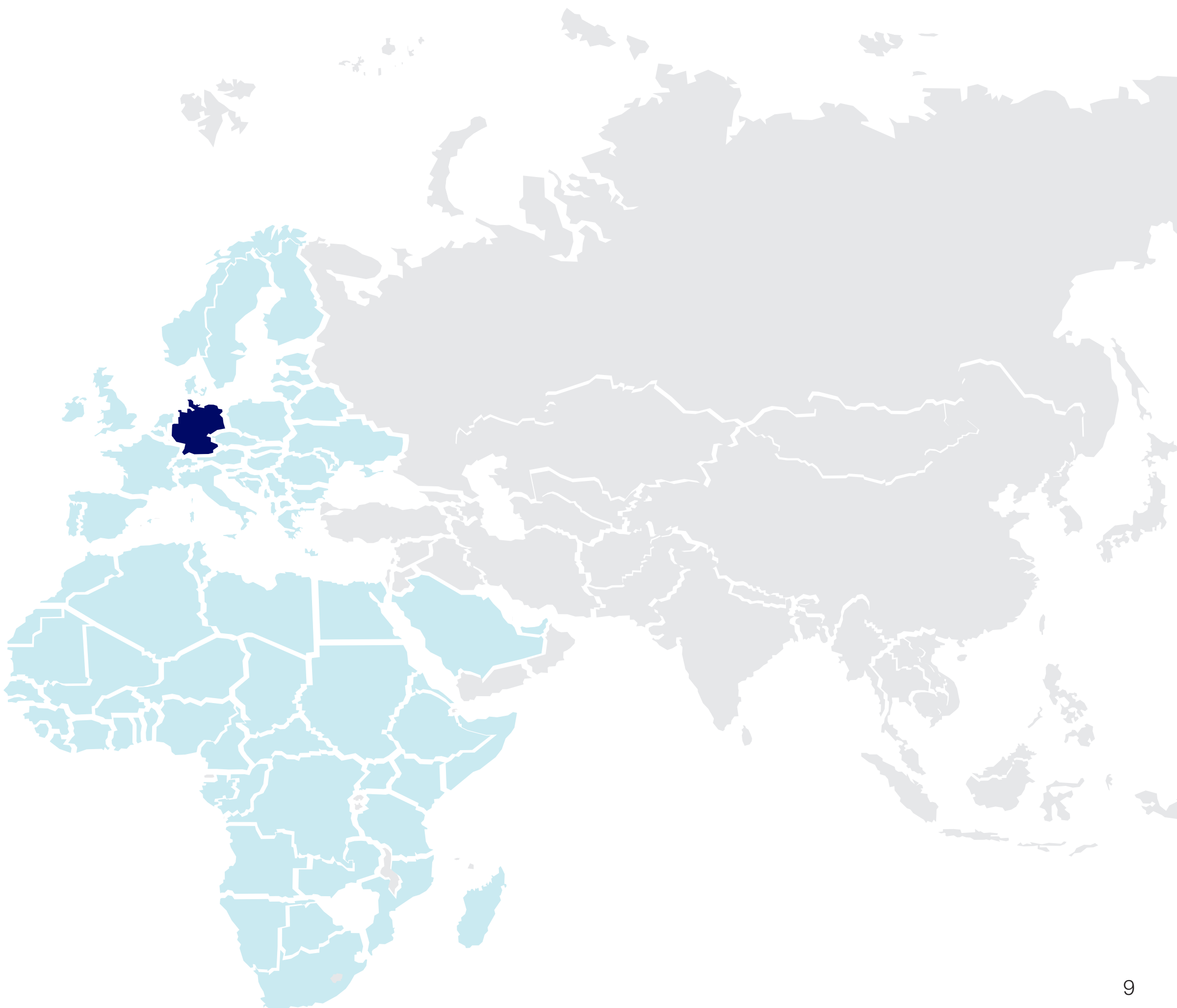
Frankfurt

Cost per MW benchmark range

Berlin



Italy

Europe, Middle East and Africa

The Italian data centre sector is experiencing rapid growth, driven by cloud adoption, AI, IoT, and 5G expansion. While historically smaller than markets like Germany and the UK, Milan has emerged as Italy's primary data centre hub, attracting major hyperscale, colocation, and edge computing investments.

Data centre operators

Equinix
Zenlayer
AWS
Microsoft
Oracle
STACK Infrastructure
CloudHQ
Atlas Edge
Data4
Vantage
hscale

Supply chain overview

General contractors

Winthrop
Mercury
Exyte
Bouygues
SICIM
GSE
Webuild
Saipem
Maire Tecnimont
DPR
Bonatti
Techbau
ASTM
Impresa Pizzarotti
Effiage
Datalec Precision
Kirby
Engie

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

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Milan

Cost per MW
benchmark range

LOW ($M/MW)
HIGH ($M/MW)

9.6
12.2

Sweden
Europe, Middle East and Africa

Sweden has established itself as a leading Nordic data centre hub, driven by abundant renewable energy, a cool climate, and strong digital infrastructure. The country is a key location for hyperscale, colocation, and high-performance computing (HPC) facilities, with major investments from tech giants like AWS, Microsoft, and Google.

Data centre operators

EcoDataCentre
Meta
Microsoft
Google
Equinix
Digital Realty
atNorth
Bahnof
Conapto
STACK
AWS

Supply chain overview

General contractors

Skanska
Collen Construction
Kirby
Winthrop
DPR
Mercury
AFEC
Benbau Management

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

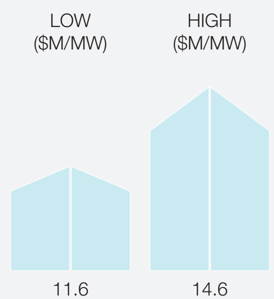
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

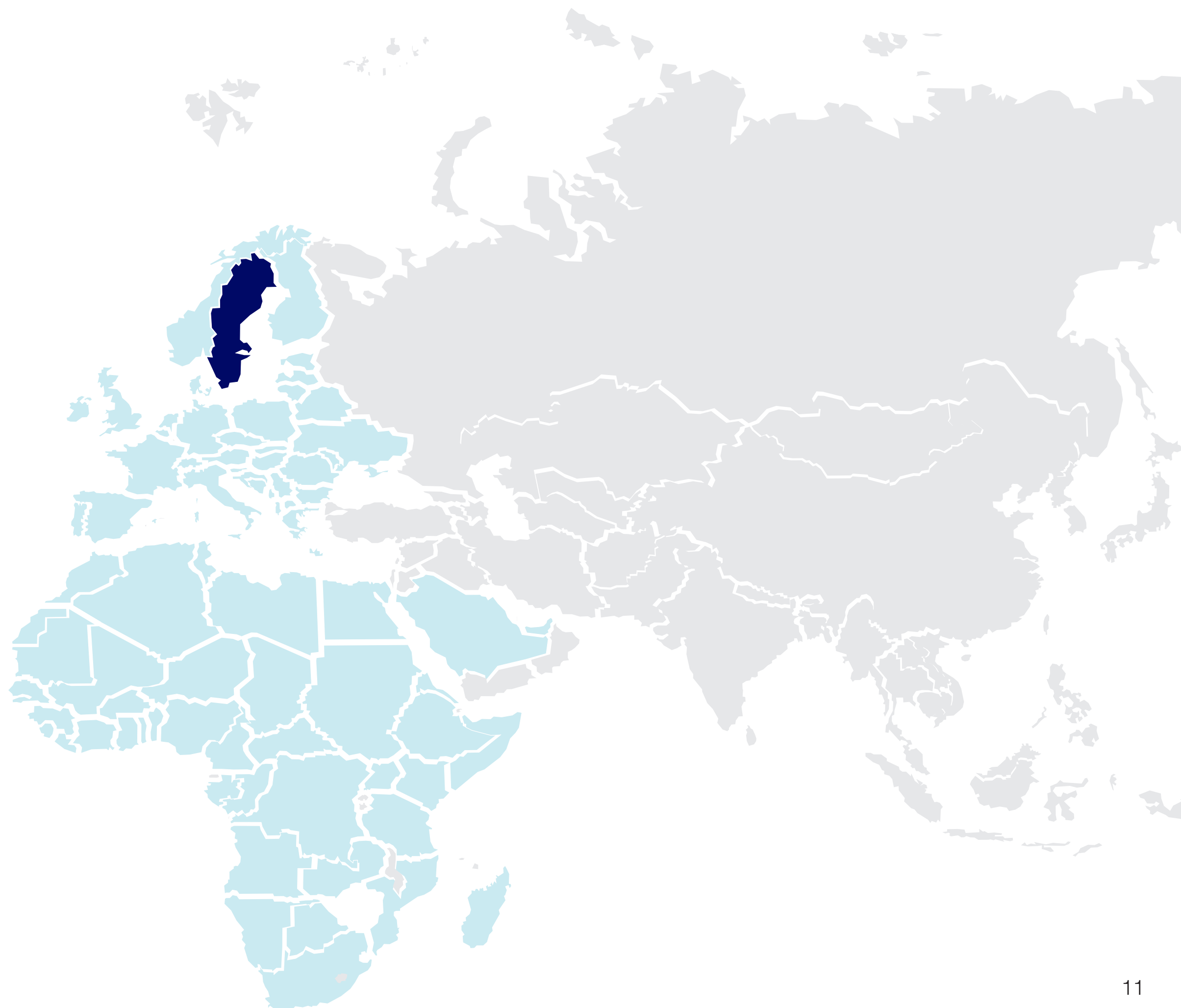
Commercial intelligence

January 2025

Stockholm

Cost per MW
benchmark range





Denmark
Europe, Middle East and Africa

Denmark has become a key Nordic data centre hub, attracting major hyperscale and colocation investments due to its 100% renewable energy supply, excellent connectivity, and strong government support. The country is home to large-scale data centres from Apple, Facebook (Meta), and Google, leveraging its cool climate and low-carbon energy to improve efficiency and sustainability.

Data centre operators

Digital Realty	Global Connect	Bulk Infrastructure
STACK	Meta	Microsoft
Google	Atlas Edge	Cibicom Adeo Data
Prime	Penta Infra	
atNorth	Apple	

Supply chain overview

General contractors

Skanska	DPR
Collen Construction	Mercury
Kirby	AFEC
Winthrop	Benbau Management

Equipment suppliers

ABB	Mitsubishi	Saiver
Schneider	MTU	Airedale
Vertiv	Cummins	Stutz
Eaton	CAT	Daikin
Siemens	SilentAire	

Typical procurement routes

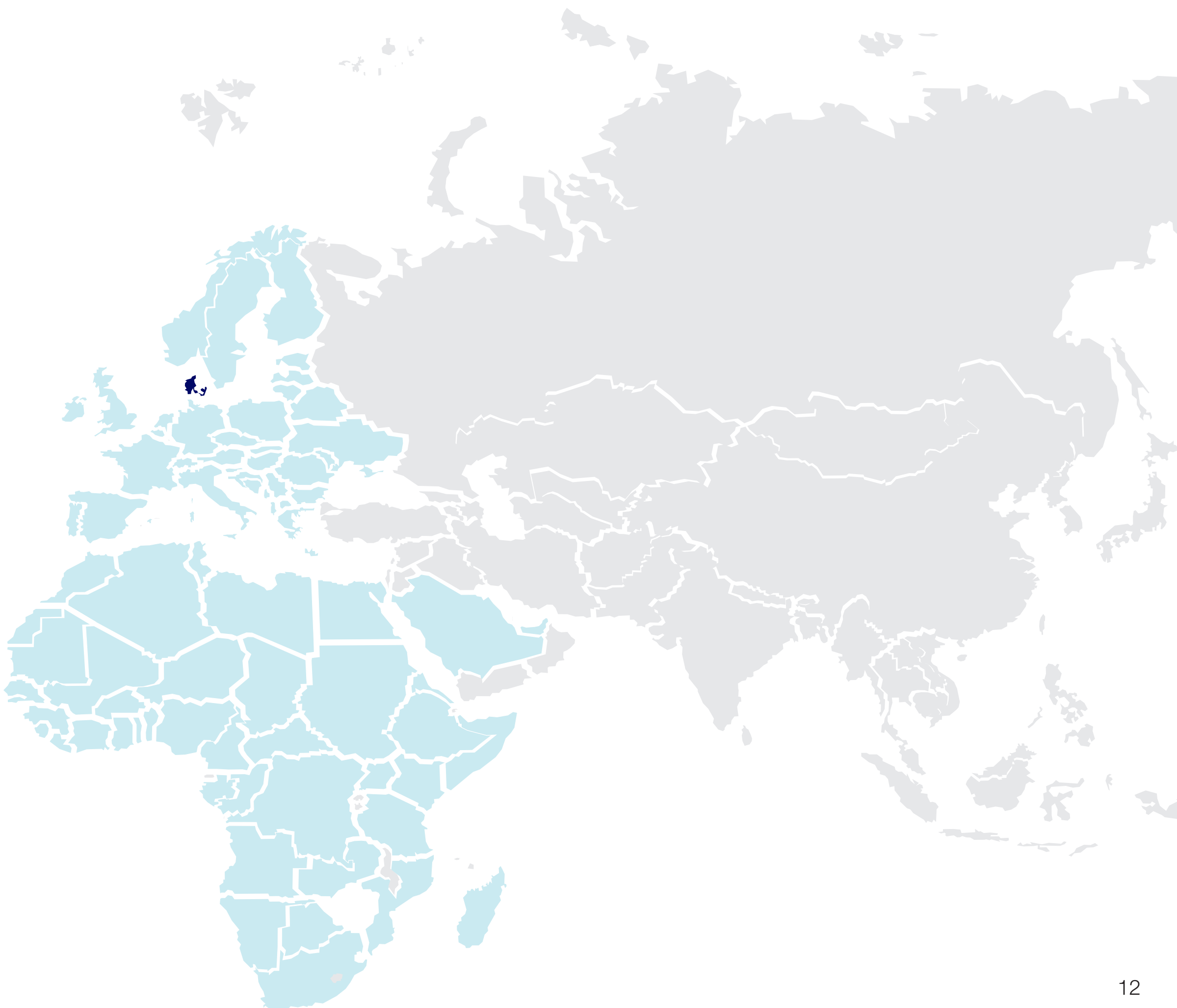
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Copenhagen

Cost per MW benchmark range



Netherlands
Europe, Middle East and Africa

The Netherlands is one of Europe's largest and most mature data centre markets, acting as a key digital gateway due to its strategic location, strong connectivity, and sustainability focus. Amsterdam is the country's primary data centre hub, hosting numerous hyperscale and colocation facilities, supported by AMS-IX, one of the world's largest internet exchanges.

Data centre operators

Equinix
Digital Realty
Microsoft
IBM
NTT
Iron Mountain
Yondr
Equinix
Google
Global Switch
Almere Data Centre

Supply chain overview

General contractors

Winthrop
Engle
Mercury
Exyte
BAM
VolkerWessels
Kirby
Unica
Mace
DPR

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

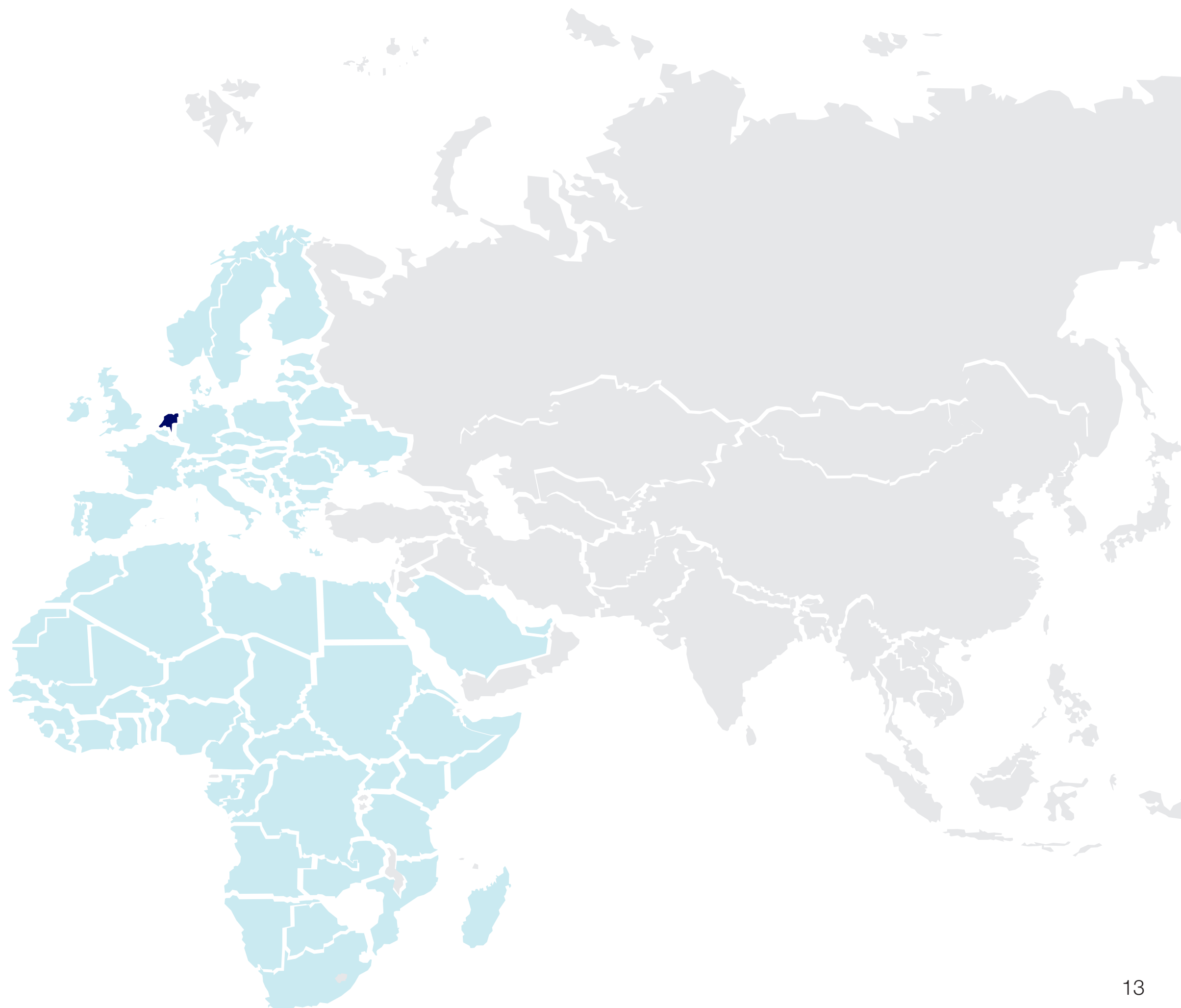
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Amsterdam

Cost per MW benchmark range



Austria

Europe, Middle East and Africa

Austria's data centre market is growing steadily, driven by data sovereignty concerns, cloud adoption, and sustainability initiatives. While smaller than Germany or the Netherlands, Austria benefits from its strategic location in Central Europe, strong fibre infrastructure, and renewable energy resources. Vienna is the country's primary data centre hub, serving as a key interconnection point for Eastern and Western Europe.

Data centre operators

Digital Realty
EXA
NTT
Voxility
CenerServ
Madelt
Microsoft
Atlas Edge

Supply chain overview

General contractors

Winthrop
Mercury
Exyte
Hochtief
Strabag
DPR
Engle
Andritz

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

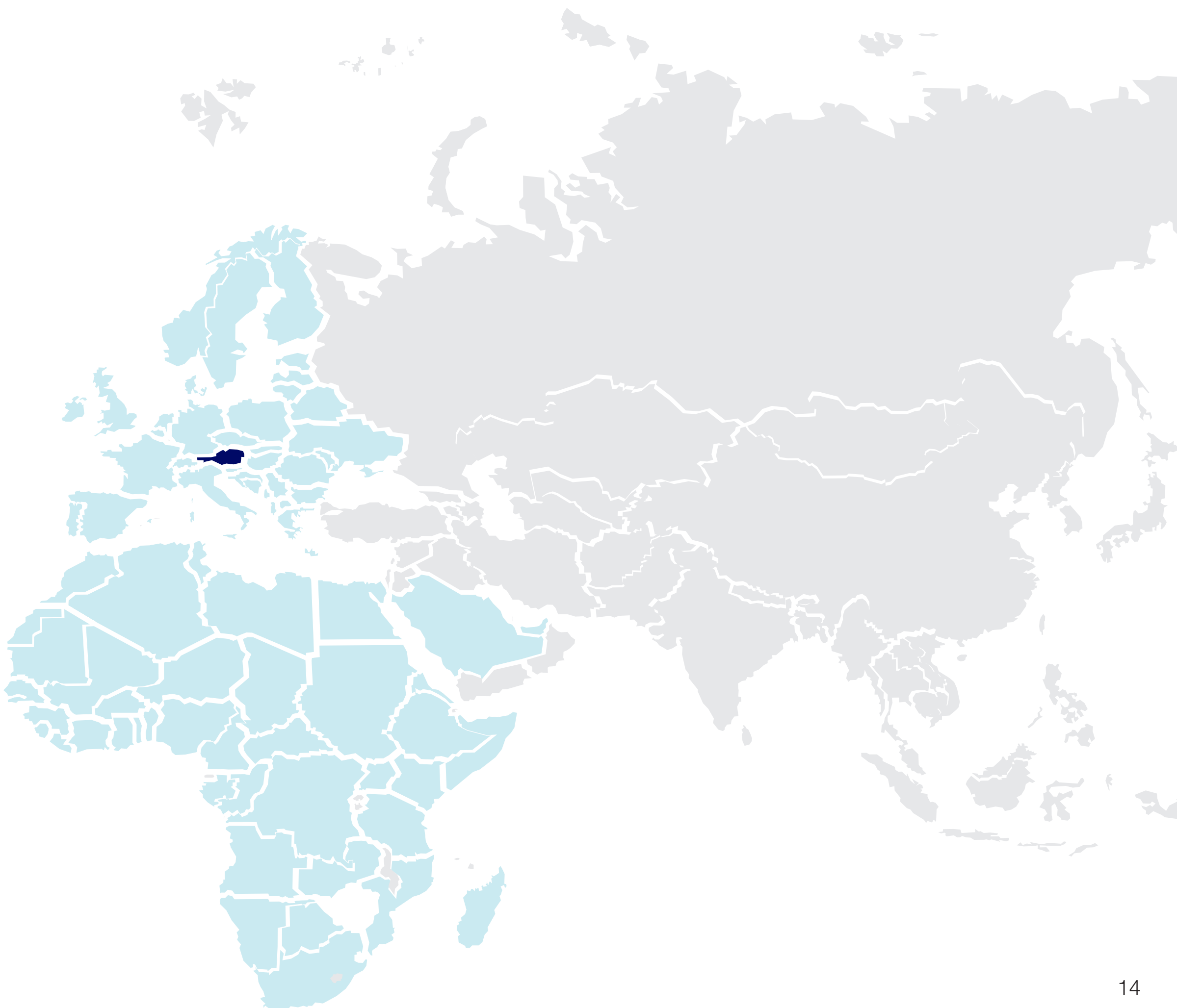
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Vienna

Cost per MW benchmark range



Poland
Europe, Middle East and Africa

Poland's data centre sector is experiencing rapid growth, fueled by the rise of cloud services, digital transformation, and an influx of foreign investment. As the largest economy in Central and Eastern Europe (CEE), Poland is positioning itself as a key regional data hub, with Warsaw leading the way as the go-to spot for hyperscale, colocation, and enterprise data centres.

Data centre operators

Equinix
Atman
Beyond.pt
Microsoft
Comarch
Data4
Vantage
Google
EdgeConnex
Netia
Data4

Supply chain overview

General contractors

Winthrop
Mercury
Exyte
Porr
Strabag
Datalec Precision
DPR
Kirby
Skanska
Mirbud
Budimex

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Warsaw

Cost per MW
benchmark range

Greece
Europe, Middle East and Africa

Greece's data centre sector is growing at pace, fuelled by the rise of cloud services, digital transformation, and its unique position as a bridge between Europe, the Middle East, and Africa. Athens stands out as the main hub for data centres, drawing significant investments from major hyperscale cloud providers and colocation operators.

Data centre operators

Digital Realty
Apto
CloudRock
Data4
Edgenex
Friktoria
Hostmein IKE

Supply chain overview

General contractors

Bouygues
AVAX Group
VIER S.T.A
IKV Construction
ARTEKA TECHNIKI

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Athens

Cost per MW
benchmark range

Ireland
Europe, Middle East and Africa

Ireland is one of Europe's leading data centre markets, driven by hyperscale cloud investments, strong connectivity, and a favourable business environment. Dublin is the primary hub, hosting major facilities from AWS, Microsoft, Google, and Meta, making it a key location for cloud and colocation services.

Data centre operators

Digital Realty
Vantage
Meta
Kepple Data Centres
Nautilius Data Tech
Equinix
K2 Data Centres
Microsoft
Pure Data Centres
AWS
Echelon
Google

Supply chain overview

General contractors

Mace
Winthrop
Mercury
Sisk
Kirby
Collen Construction

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

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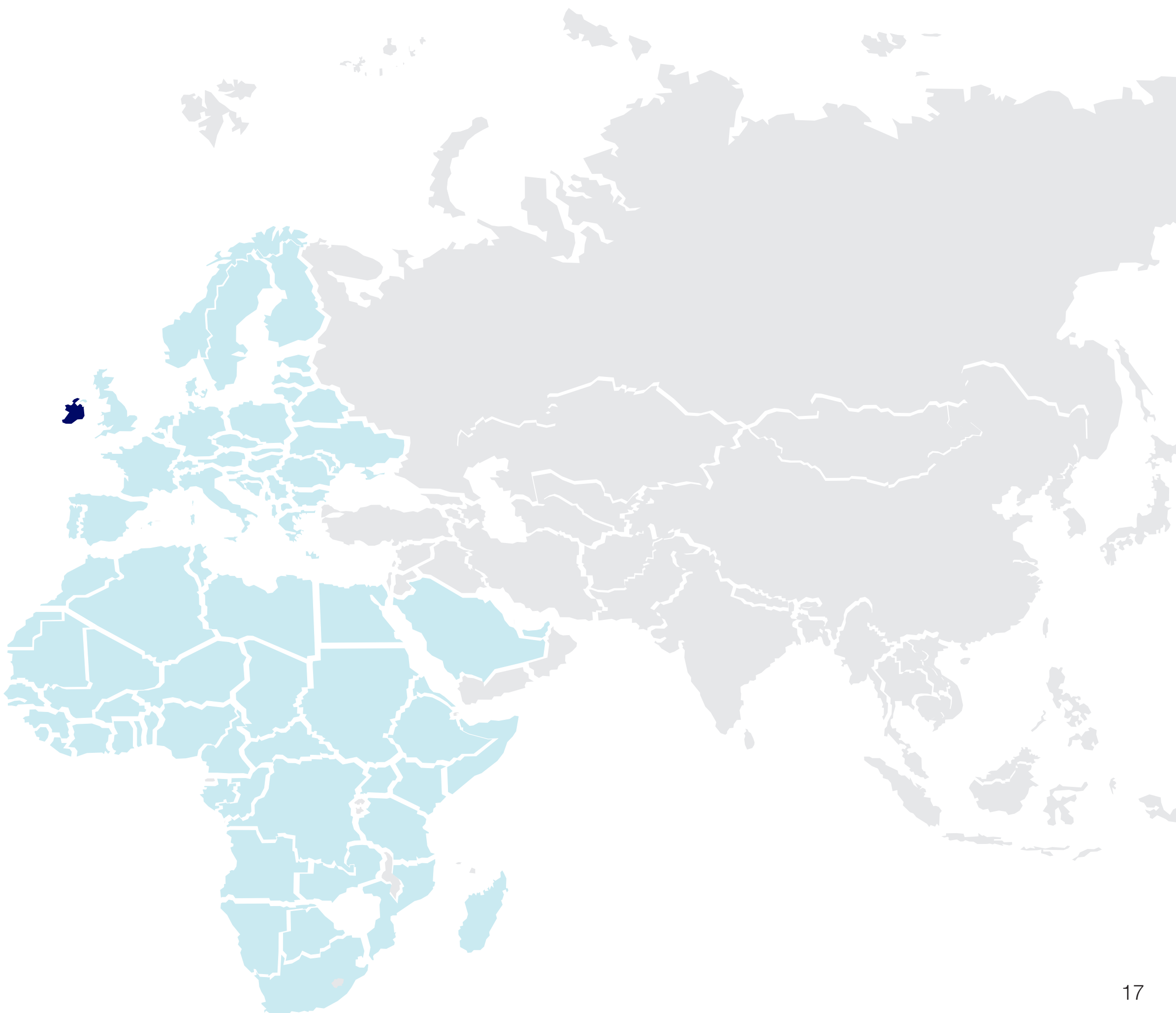
Dublin

Cost per MW
benchmark range



Finland
Europe, Middle East and Africa

Finland is a fast-growing Nordic data centre hub, driven by sustainability, strong connectivity, and a cool climate that enables energy-efficient operations. The country is attracting hyperscale, colocation, and high-performance computing (HPC) investments, with major facilities from Google, Equinix, and local providers.

Data centre operators

Equinix	Digita
Verne Global	Hetzner
Telia Company	Yandex Cloud
Elisa oyj	Borealis
Google	Microsoft

Supply chain overview

General contractors

Winthrop	Kastelli
Mercury	Oyj Espoo
Sisk	
Kirby	
SRV Yhtiö	

Equipment suppliers

ABB	Mitsubishi	Saiver
Schneider	MTU	Airedale
Vertiv	Cummins	Stutz
Eaton	CAT	Daikin
Siemens	SilentAire	

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence
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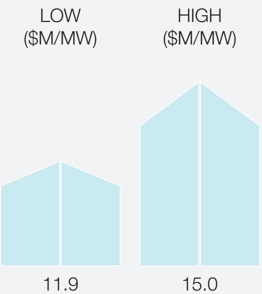
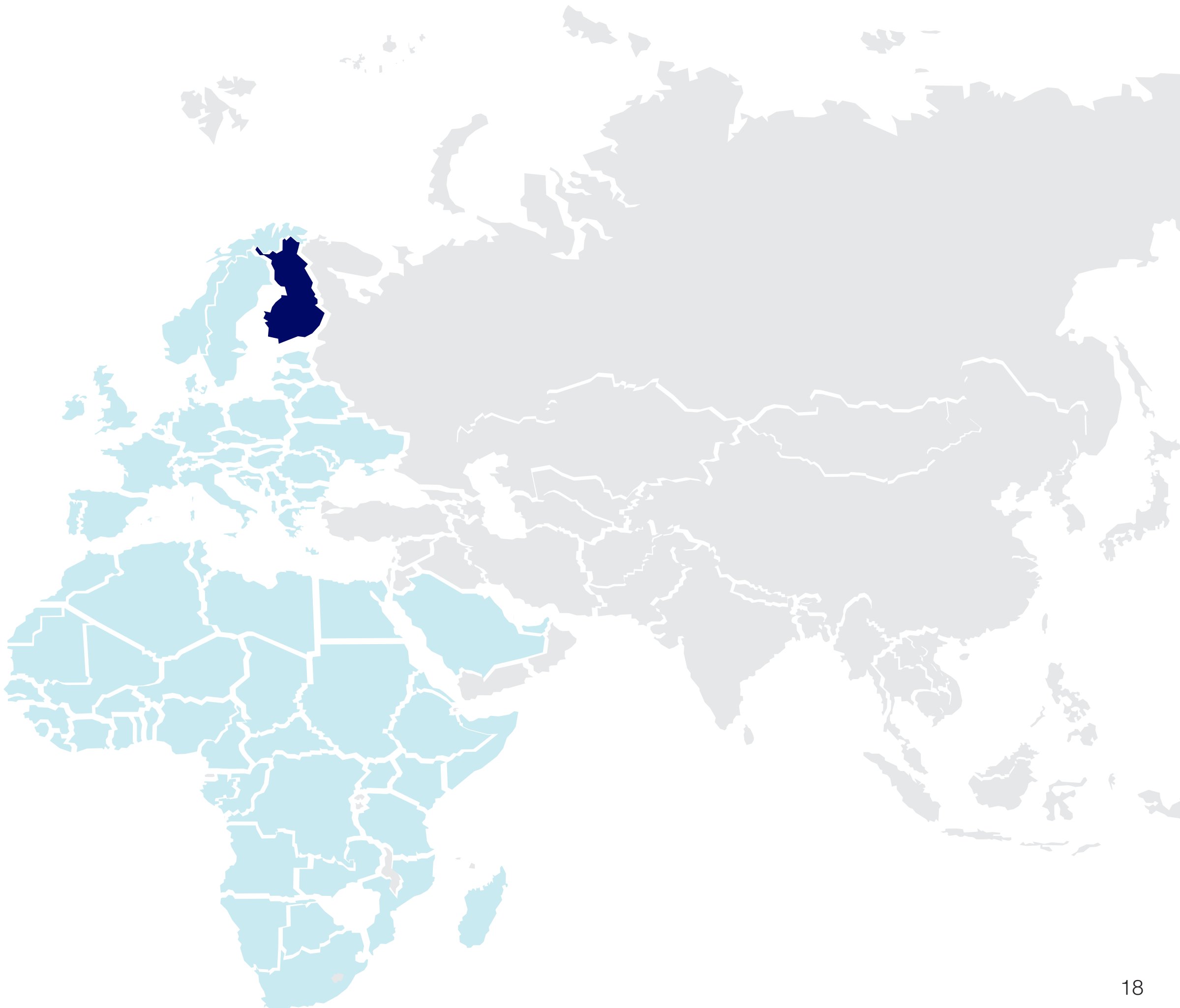
Helsinki

Cost per MW
benchmark range





UAE
Europe, Middle East and Africa

The United Arab Emirates (UAE) has developed a robust and rapidly expanding data centre sector, becoming a leading digital hub in the Middle East. The UAE is strategically positioned as a gateway between Asia, Europe, and Africa, which has boosted demand for cloud services, data hosting, and regional interconnection. Dubai and Abu Dhabi are the key data centre hubs, with significant investments from global hyperscalers and local data centre operators.

Data centre operators

Etisalat
Khazna Data Centres
Gulf Data Hub
Moro Hub
Atos
Equinix
Microsoft
AWS

Supply chain overview

General contractors

McLaren
Datalec Precision
Al Jaber LEFT
Al Habtoor Group
Arabian Construction
Wade Adams
Trojan General Contracting
Winthrop

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Design and build – single and two stage tender
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Dubai

Cost per MW benchmark range

Saudi Arabia

Europe, Middle East and Africa

Saudi Arabia's data centre sector is experiencing significant growth as the country undergoes a digital transformation under its Vision 2030 plan. This growth is driven by increasing demand for cloud services, data hosting, and high-performance computing, particularly in sectors such as finance, healthcare, government, and energy. The Kingdom is investing heavily in digital infrastructure, with Riyadh and Jeddah being the key data centre hubs, while other regions are also seeing development in support of edge computing.

Data centre operators

Equinix
AWS
Google
Microsoft
NTT
Saudi Telecom
NourNet
China Mobile
Digital Realty

Supply chain overview

General contractors

Saudi Binladin Group
Al-Rashid Trading and Contracting
Almabini General Contractors
Alkifah Contracting
Al Bawani

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Design and build – single and two stage tender
Turnkey

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Saudi Arabia

Cost per MW
benchmark range

South Africa
Europe, Middle East and Africa

South Africa's data centre sector is one of the most developed in Africa, serving as a key digital hub for the continent. The sector is driven by the increasing demand for cloud services, big data analytics, and digital transformation across industries like finance, government, and telecommunications. Johannesburg and Cape Town are the primary data centre hubs, while Durban is also seeing growth due to its proximity to international submarine cables and increasing demand for regional connectivity.

Data centre operators

Equinix	Vantage
Microsoft	BCX
Digital Realty	Africa Data Centre
AWS	Teraco Data Environments

Supply chain overview

General contractors

Stefanutti Stock
CSV Construction
WBHO
Aveng Group
Raubex

Equipment suppliers

ABB	Mitsubishi	Saiver
Schneider	MTU	Airedale
Vertiv	Cummins	Stutz
Eaton	CAT	Daikin
Siemens	SilentAire	

Typical procurement routes

Design and build – single and two stage tender
Turnkey

Commercial intelligence
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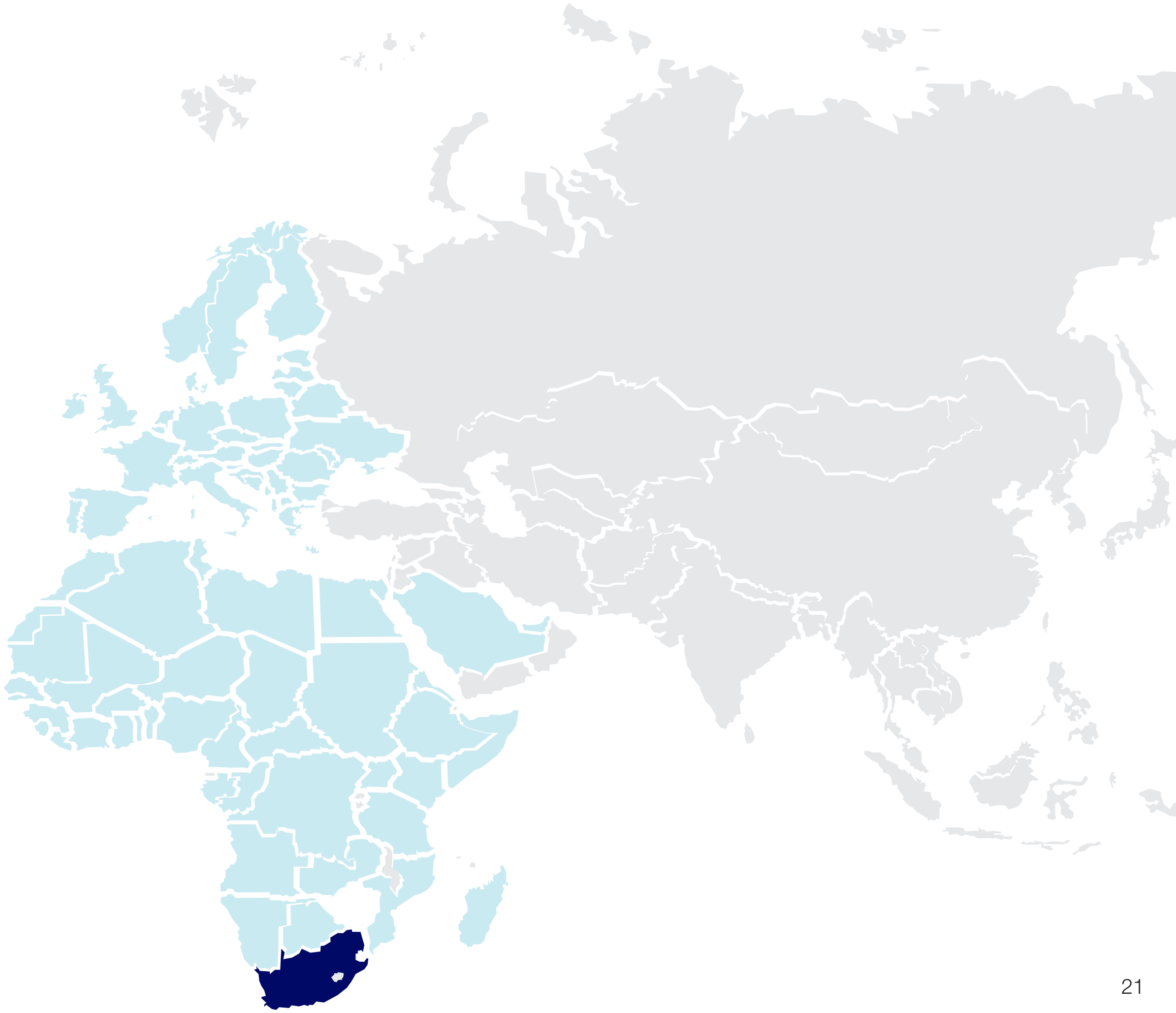
Johannesburg

Cost per MW benchmark range



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Spotlight:
Americas

Ian Farndon
Vice President, Americas
North America Data Centres Lead
Americas

E: ian.farndon@gleeds.com

“Projected annual growth for AI-ready data centre capacity by 2030: 33%.”

The United States (US) data centre construction market is experiencing significant growth, driven by the escalating demand for cloud computing, AI, and data storage solutions. As of 2025, the market is estimated at USD 14.35 billion, with projections reaching USD 21.43 billion by 2030, reflecting a CAGR of 8.36% during this period.

Current and projected capacity

Existing capacity: The US currently has approximately 20.4GW of data centre IT capacity.

Projected expansion: An additional 55 GW is expected to come online over the next five years, bringing the total to around 80 GW by 2030. Notably, 20 GW of this future capacity has already been announced.

Key trends driving growth

AI and high-density computing: The rise of AI applications necessitates data centres capable of handling high-density computing workloads. Demand for AI-ready data centre capacity is projected to grow at an average rate of 33% annually between 2023 and 2030, with AI workloads expected to constitute approximately 70% of total data centre demand by 2030.

Power demand and energy solutions: Data centre power demand in the US is anticipated to increase by 12% annually through 2030. To address this, operators are increasingly adopting on-site power solutions, with expectations that about 30% of all data centres will utilise on-site power as their primary energy source by 2030, more than double the current percentage.

Regional developments: Central Texas is emerging as a significant data centre hub, with substantial construction underway. For instance, two data centres are planned near San Marcos, Texas, promising new tax revenue and minimal city service requirements.

In summary, the US data centre construction market is poised for robust expansion, propelled by technological advancements and the increasing need for data processing and storage capabilities. This growth trajectory underscores the critical role of data centres in supporting the nation’s digital infrastructure.

USA
Americas

Data centre operators

Digital Realty
CyrusOne
Iron Mountain
Flexential
Equinix
KDDI Telehouse
Microsoft
Lumen Technologies
CoreSite
EdgeConneX
T5 Data Centres
IBM
CloudHQ
AWS
Google
Meta
QTS
NTT
Cologix
Oracle
CommScope
Telehouse
Cyxtera
Switch

Supply chain overview

General contractors

DPR
Skanska
Turner Construction
Hensel Phelps
Clune Construction
HITT Contracting
Weltz
Fluor
Whiting-Turner Contracting
Holder Construction
JE Dunn Construction Group

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Daikin

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence
January 2025

Dallas
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
9.3	11.8

Portland
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
10.9	13.7

North Virginia
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
10.9	13.7

Chicago
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
11.2	14.1

Phoenix
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
9.7	12.3

Columbus
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
9.7	12.3

Atlanta
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
9.6	12.2

Silicon Valley
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
13.3	16.7

New Jersey
Cost per MW benchmark range

LOW ($M/MW)	HIGH ($M/MW)
12.8	16.2

Canada
Americas

Canada's data centre market is seeing rapid expansion, driven by the increasing adoption of cloud technology, the growth of AI, and new data sovereignty regulations. Leading global tech companies and hyperscale providers such as AWS, Microsoft, and Google are making significant investments in new facilities, especially in Toronto, Montreal, and Vancouver.

Data centre operators

Digital Realty
CyrusOne
Iron Mountain
Flexential
Equinix
KDDI Telehouse
AWS
Google
Vantage
Cologix
eStruxture
Microsoft
CoreSite
Urbacon
Cyxtera
H5 Data Centres
Compass Datacentres

Supply chain overview

General contractors

DPR
Skanska
Turner Construction
PCL Construction
EllisDon
Aecon Group
Bird Construction
Fluor
Weitz
Broccolini

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Design and build – single and two stage tender
Turnkey

Commercial intelligence

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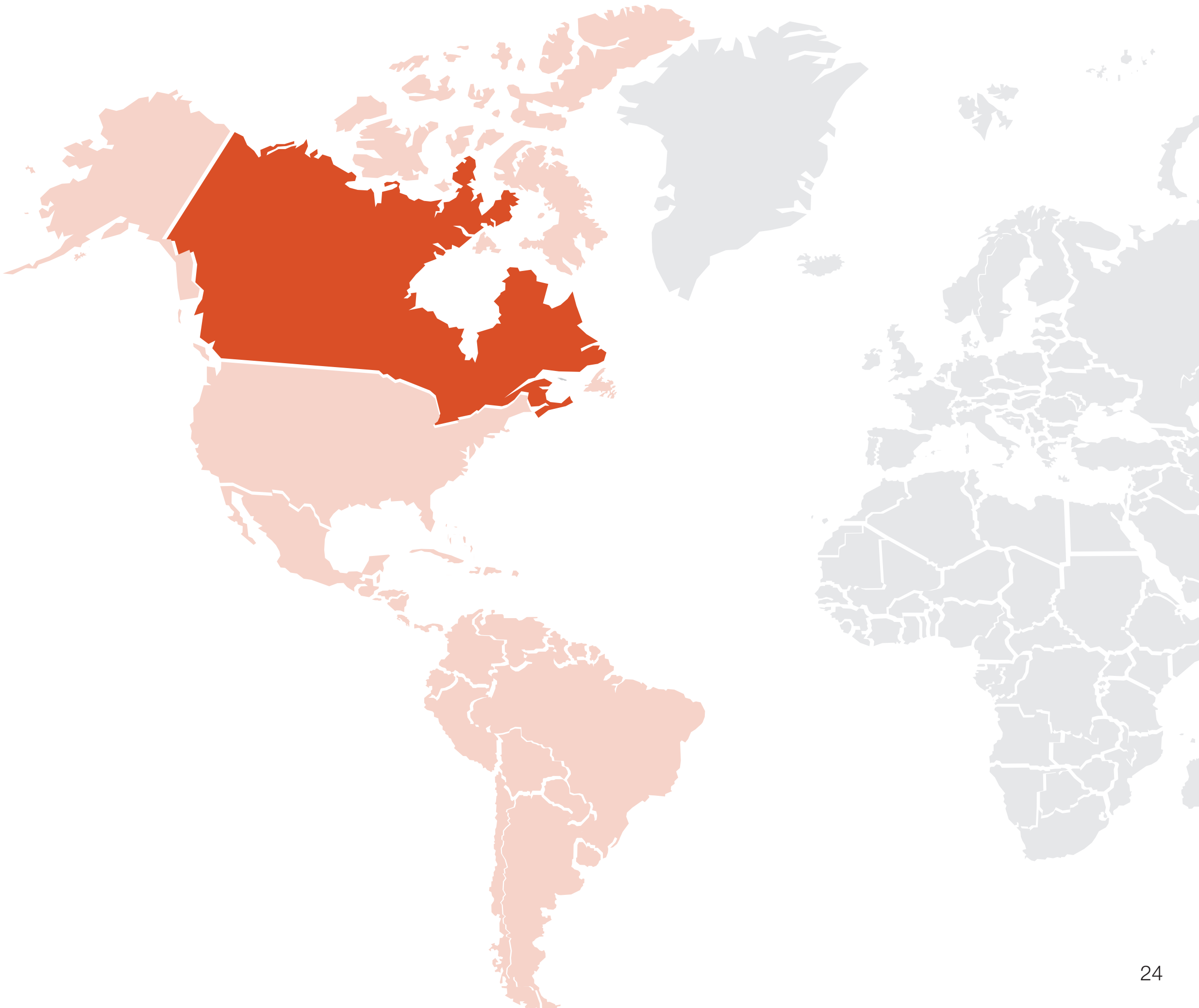
Tornonto

Cost per MW
benchmark range



Brazil
Americas

Brazil is the largest data centre market in Latin America, experiencing strong growth driven by cloud computing, digital transformation, and the need for data storage and processing capabilities. The sector is expanding rapidly, particularly in São Paulo, Rio de Janeiro, and Brasilia, with increasing investments in hyperscale and colocation facilities

Data centre operators

Ascenty
Equinix
Odata
Grupo FS
Tecto
Elea
Scala
Equinix
AWS
Microsoft

Supply chain overview

General contractors

Teixeira Duarte
Construtora Oas SA
MRV
Andrade Gutierrez
Engenharia
Constran Internacional
Mota-Engil

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Design and build – single and two stage tender
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Sao Paulo

Cost per MW benchmark range

Chile
Americas

Chile's data centre sector is rapidly evolving, driven by growing demand for cloud computing, IT services, and renewable energy. As a key digital hub in Latin America, Chile is attracting global tech companies looking to expand their cloud and data hosting capabilities in the region. The sector is primarily focused in Santiago, with increasing investments in edge computing and high-performance data centres.

Data centre operators

Equinix
ODATA
Scala
Cirion Tecnologies
Google
Ascenty
EdgeConnex
Anacondaweb
SONDA
Claro
GTD LLC
NextStream
AWS

Supply chain overview

General contractors

Sigdo Koppers
Besalco
Echeverria Izquierdo
JRI Ingineria
SKIC
FCC Construccion

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Design and build – single and two stage tender
Turnkey

Commercial intelligence

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Santiago

Cost per MW benchmark range

Colombia
Americas

Colombia's data centre sector is expanding rapidly, driven by the country's growing digital economy, increased demand for cloud services, and improved internet connectivity. As a central hub in Latin America, Colombia is attracting both global tech companies and local businesses looking for data hosting and cloud solutions. Bogotá, the capital city, is the primary hub for data centre development, but other cities like Medellín and Cali are also emerging as important regional locations.

Data centre operators

Equinix
Digital Realty
Zenlayer
Microsoft
Google
InterNex
AWS
Edgeuno
Cirion Technologies
KIO Networks
HostDime
ODATA

Supply chain overview

General contractors

Marval
Amarilo S.A.S
Constructora Conconcreto S.A
Conalvias Construcciones S.A.S
ARC Constructores S.A.S

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Design and build – single and two stage tender
Turnkey

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Bogota

Cost per MW benchmark range

Mexico
Americas

Mexico's data centre sector is expanding rapidly, driven by increased cloud adoption, demand for digital transformation, and the country's strategic position as a gateway between North and South America. Mexico is emerging as a key hub for data hosting, colocation, and hyperscale facilities, with Mexico City being the primary location for data centre operations. The sector is benefitting from both local and international investments from global cloud providers and growing demand from sectors like e-commerce, finance, and manufacturing.

Data centre operators

Equinix
Digital Realty
KIO Networks
Microsoft
Azure
Telmex
Serveri
AWS

Supply chain overview

General contractors

Hermosillo
Epccor
CICSA
Coconal
Sacyr
Carso Infraestructura y Construccion
Mota Engil
Techint Ingenieria y Construccion

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Design and build – single and two stage tender
Turnkey

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Queretaro

Cost per MW benchmark range

gleeds

Spotlight:
Asia Pacific

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Asia Pacific Data Centres Lead
Asia Pacific

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> "Market size is forecast to grow by 13.08% by 2030."

The data centre sector in the Asia Pacific region is one of the fastest-growing and most dynamic in the world. Driven by digital transformation, cloud computing, e-commerce, and increasing demand for data processing, the regional market is set to expand significantly.

Market growth and trends

Rapid expansion: Asia Pacific is expected to continue growing due to the increasing need for cloud services, big data analytics, IoT, and AI. Markets like China, Japan, India, and Singapore are major players in the region.

Shift toward digitalisation: Businesses in Asia Pacific are rapidly adopting cloud-based solutions, further boosting data centre demand. This shift is fuelled by government initiatives, corporate digital transformation, and the need for scalable, efficient infrastructure.

Geographic overview

China: China is the largest market in Asia Pacific for data centres, catering to rising demand from e-commerce, cloud adoption, and government-backed initiatives. The country is home to major players like Alibaba Cloud and Tencent Cloud.

Japan: Japan remains a leading hub for data centres in Asia Pacific, particularly in cities like Tokyo and Osaka. The market is marked by significant investments in data centre infrastructure and advanced services.

India: India is experiencing a surge in demand for data centres due to rapid digital transformation, a growing internet user base, and a shift toward cloud services. The Indian government is also pushing for data localisation policies, further driving local data centre development.

Singapore: Known for its strategic location, Singapore is a major hub for regional data centres. The city-state serves as a gateway to the Southeast Asian market and is home to top global providers like Google, Amazon, and Microsoft.

Australia and Southeast Asia: Australia and Southeast Asian countries like Indonesia, Thailand, and Malaysia are seeing increased investments due to the expansion of local cloud service providers and international players entering these markets.

Key drivers of growth

Cloud adoption: Cloud services are the biggest drivers of demand for data centres in Asia Pacific.
Digital transformation: Enterprises are increasingly shifting their IT infrastructure to digital platforms, increasing the need for reliable and scalable data centres to host applications and services.

India
Asia Pacific

India's data centre sector is expected to continue expanding given its strategic location between the Middle East and Asia, along with the demand for further digital access for its population. Mumbai remains the largest market with Hyderabad, Chennai, Pune and Delhi showing strong growth.

Data centre operators

Yondr	AWS	NTT
Digital Realty	Microsoft	Yotta
WebWerks	AWS	STT
Iron Mountain	Google	CtrlS
Equinix	Digital Edge	Nxtra

Supply chain overview

General contractors

Reliance Infrastructure	Dilip Buildata Centreon
Larsen and Tourbo	Hindustan Construction
Macrotech	NCC
Punj Lloyd	Simplex
Sadbhav Engineering	
Shapoorji Pallonji	

Equipment suppliers

ABB	Mitsubishi	Saiver
Schneider	MTU	Airedale
Vertiv	Cummins	Stutz
Eaton	CAT	Rittal
Siemens	SilentAire	

Typical procurement routes

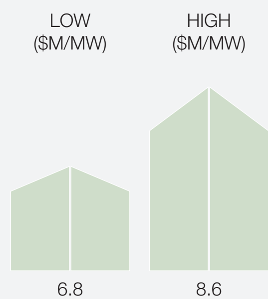
Design and build – single and two stage tender
Turnkey

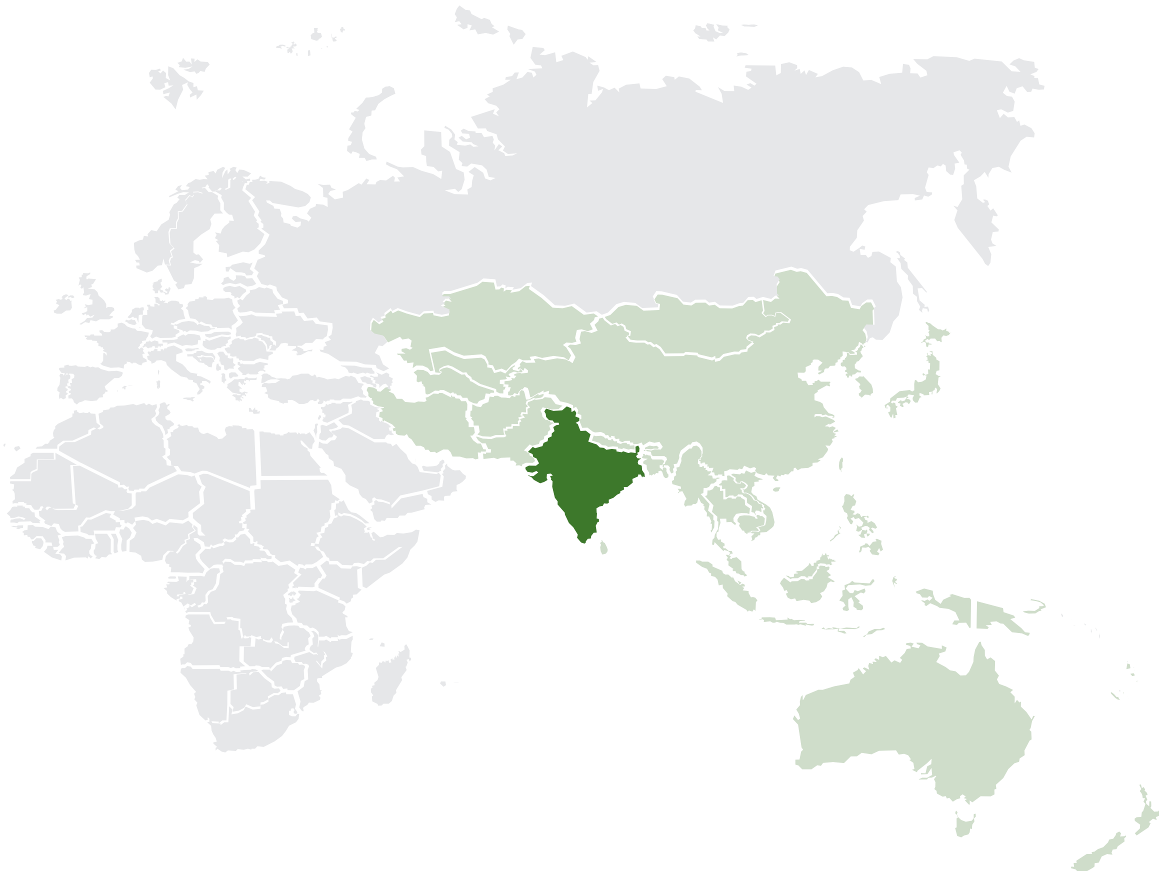
Commercial intelligence

January 2025

Mumbai

Cost per MW benchmark range





China
Asia Pacific

China's data centre sector is set to grow 14% to 2030. However, the majority of the market is serviced by national data centre providers, with a relatively low profile from global data centre companies.

Data centre operators

China Telecom
Huawei
Tenecet
Equinix
China Mobile
Microsoft
Alibaba
GLP
Chinadata
GDS
AWS

Supply chain overview

General contractors

CSCE
CCC
MCC
Powerchina
CEEC
SCG
Shaanxi
CNCEC

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Shanghai

Cost per MW benchmark range

New Zealand
Asia Pacific

New Zealand is expected to show moderate growth within the sector up to 2030. The strong growth in renewable energy is seen as giving a boost to new data centre development across the country.

Data centre operators

Canberra Data Centre	Auckland data centre
Datacom Group	ECO data
Plan B	Vocus Group
Spark	Mikipro Ltd
Data Vault	Microsoft

Supply chain overview

General contractors

Fletcher Construction	McConnell Dowell
CPB	Acciona
HEB	John Holland
Fulton Hogan	Ventia
Downer	

Equipment suppliers

ABB	Mitsubishi	Saiver
Schneider	MTU	Airedale
Vertiv	Cummins	Stutz
Eaton	CAT	Rittal
Siemens	SilentAire	

Typical procurement routes

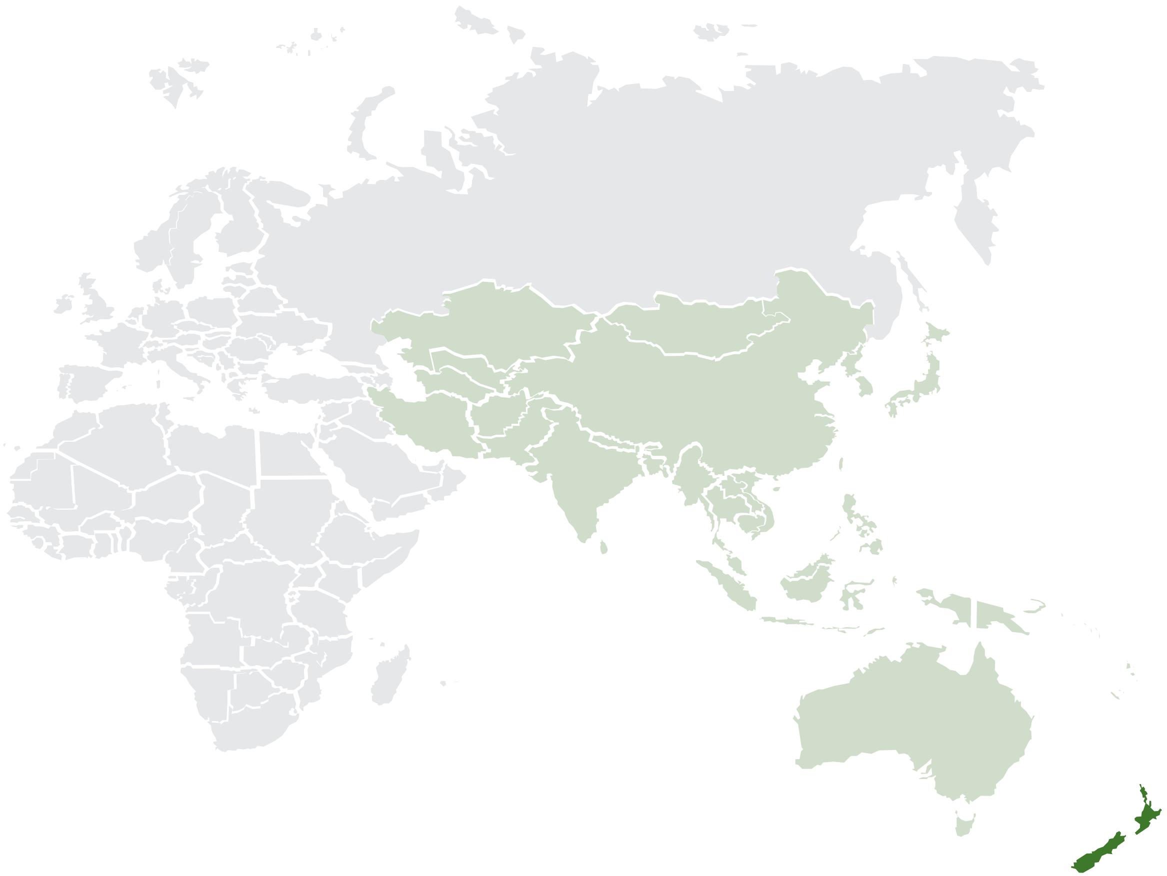
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Auckland

Cost per MW benchmark range



Australia
Asia Pacific

Australia is expected to exhibit strong growth of up to 18% in the data centre market up to 2030. Given Australia's location, a drive by multiple companies to obtain market share has motivated this growth.

Data centre operators

STACK
Air Trunk
Edge
Plan B
Macquarie
Datacom
DCI
CDC
NextDC
Equinix
Microsoft
AWS
NTT

Supply chain overview

General contractors

John Holland
Hutchinson Builders
Laing O'Rourke
Lendlease
Multiplex
Acciona
CIMIC
Mirvac

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

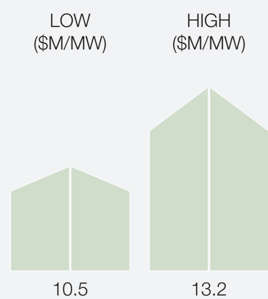
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Sydney

Cost per MW benchmark range



Singapore
Asia Pacific

Singapore is a key regional data centre hub and is subject to significant investment from cloud and colocation providers. Given its geographic location in Asia, it is considered to be one of the most important locations to establish a data centre presence.

Data centre operators

Microsoft
AWS
Google
Meta
Equinix
NTT
AirTrunk
Keppel
SingTel

Supply chain overview

General contractors

OCL
Kimly
Solibuild
CPC
Lum Chang
Wan Chung
Sim Lan
ABLE
K.A
TCA
Acciona
CIMIC
Mirvac

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

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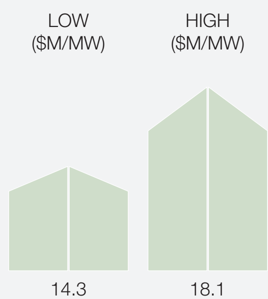
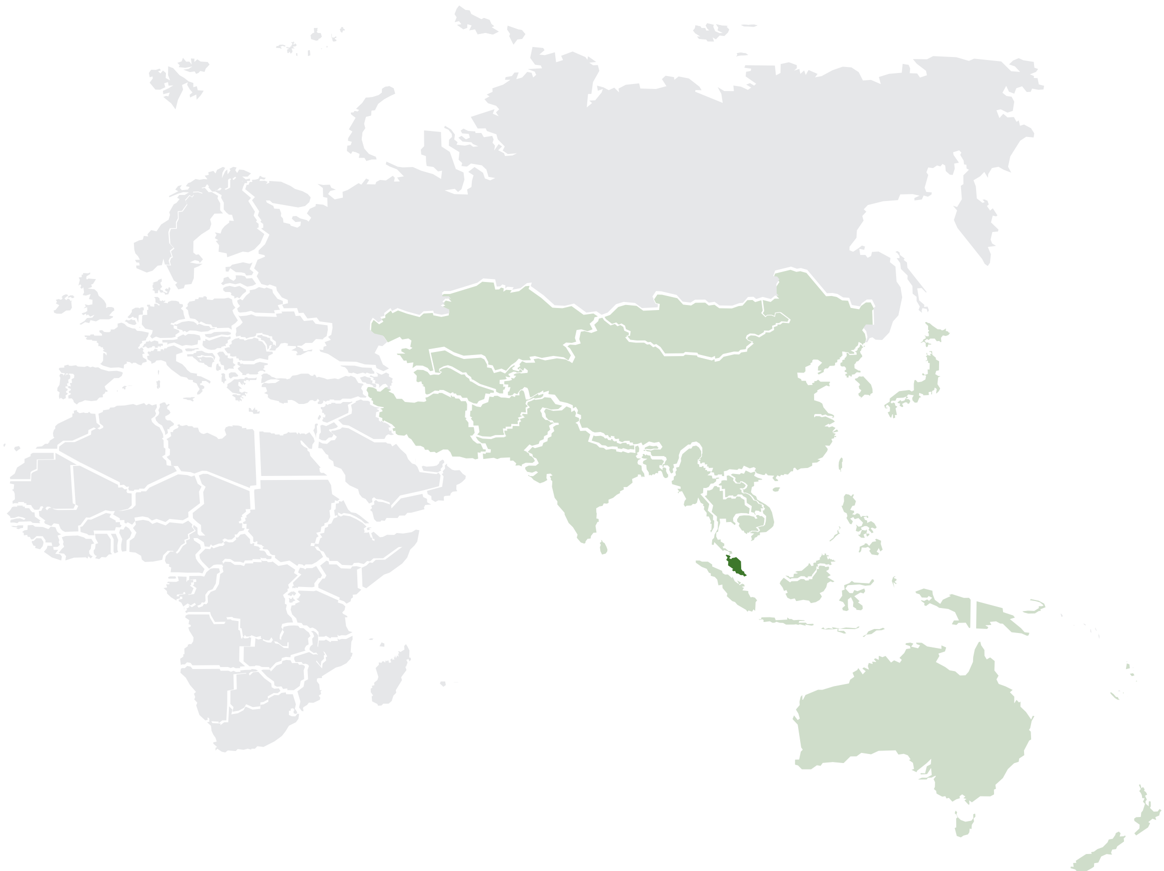
Singapore

Cost per MW benchmark range





Japan
Asia Pacific

Japan is one of the strongest growing data centre locations globally driven by a strong national government position to further increase Japan's digital transformation.

Data centre operators

@Tokyo
Microsoft
AWS
Google
Equinix
Digital Realty
NTT
Air Trunk
Oracle
IBM Cloud
COLT

Supply chain overview

General contractors

Kajima corporation
Obayashi corporation
Shimizu corporation
Taisei corporation
Toda corporation
Takenaka corporation

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

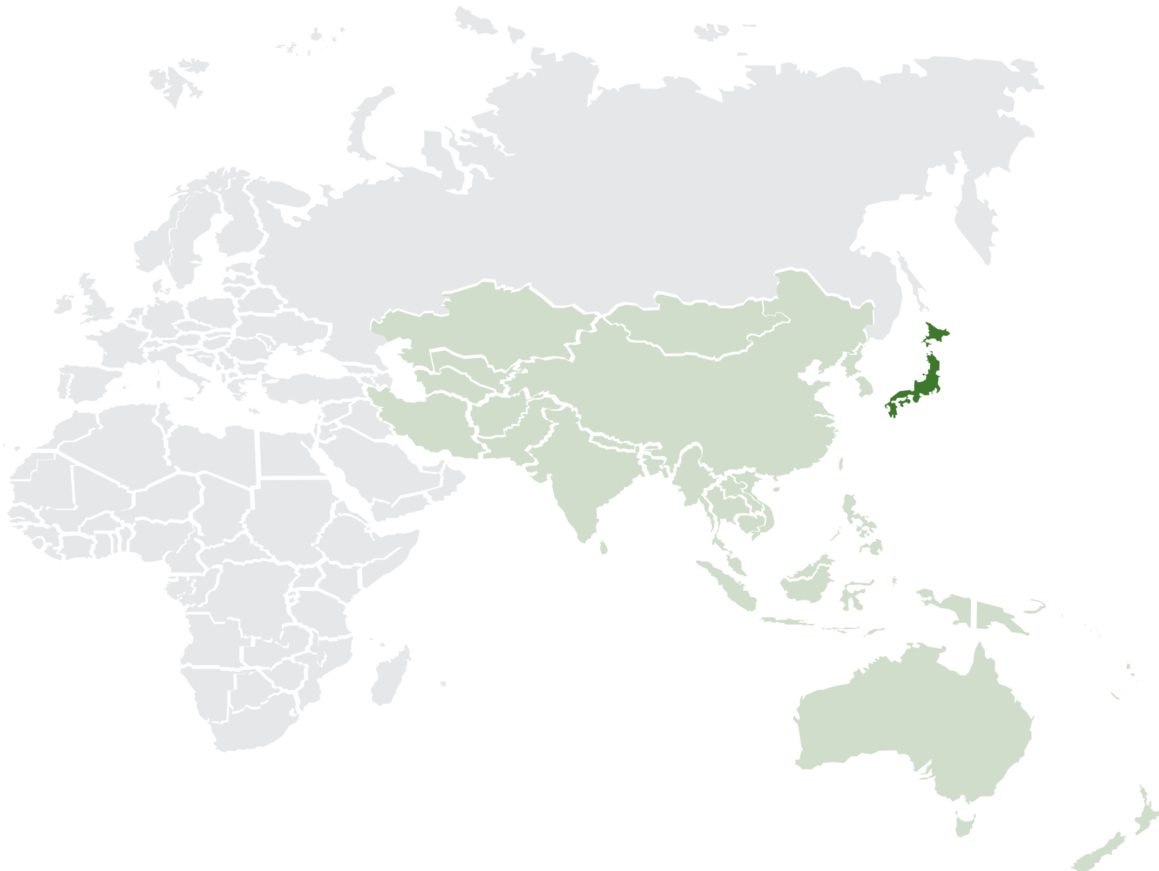
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Tokyo

Cost per MW benchmark range



Vietnam
Asia Pacific

Vietnam is an emerging data centre market driven by population demand for further digitisation. It is expected to grow by 9% to 2030.

Data centre operators

CMC Telecom
FPT Telecom
NTT
HTC
Viettel
VNG
Hanel

Supply chain overview

General contractors

COFICO
Hoa Binh
Song Da Corp
Coteccons
Visicons

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

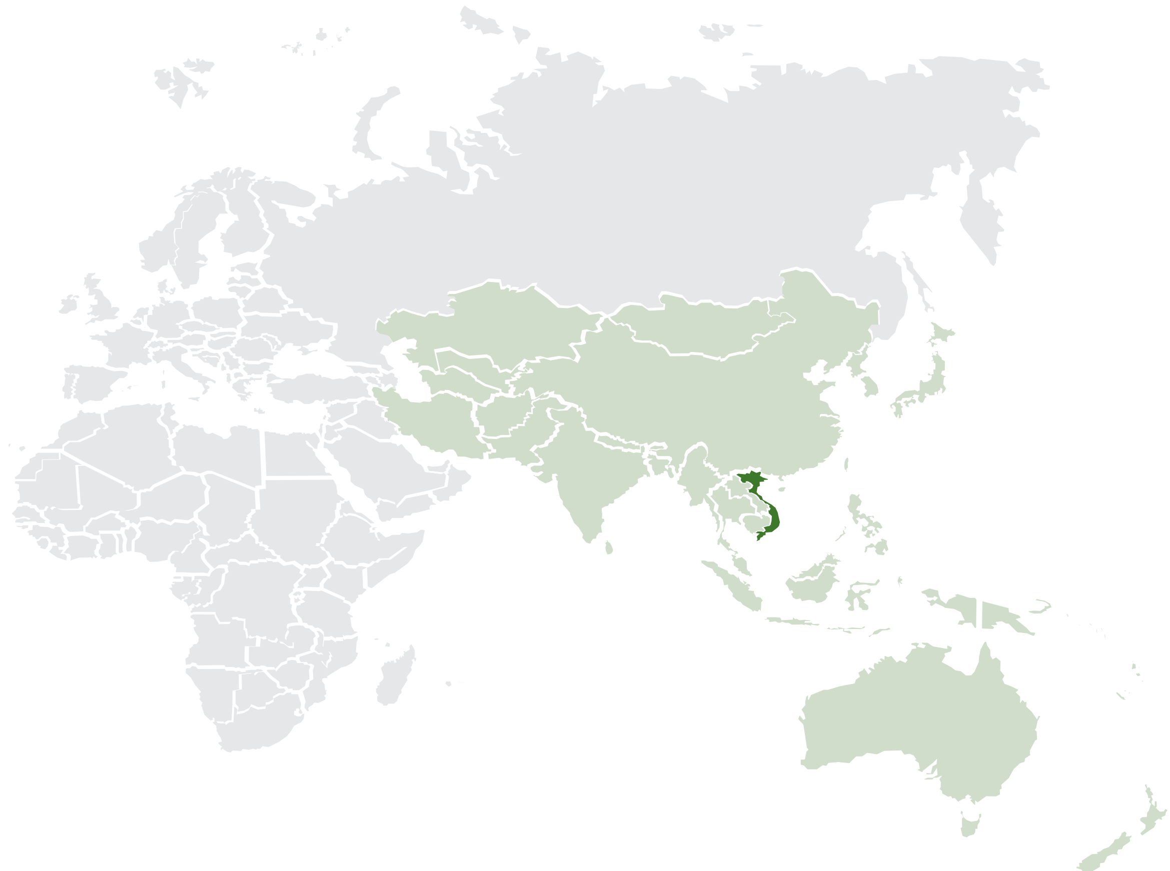
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Ho Chi Minh City

Cost per MW
benchmark range



Thailand
Asia Pacific

Thailand's data centre market has been growing steadily in recent years, driven by increasing demand for cloud services, digital transformation and the rise in data consumption. Bangkok remains the central investment location in Thailand.

Data centre operators

KIRZ
STT
PROEN
NTT
TCCT
Telehouse
ETIX
True
AIMS
INET
EDGENEX
NIPA
CSL

Supply chain overview

General contractors

CH Karnchang
Siam City
Italian Thai Development
Samsung
Sansari
Ananda

Equipment suppliers

ABB
Schneider
Vertiv
Eaton
Siemens
Mitsubishi
MTU
Cummins
CAT
SilentAire
Saiver
Airedale
Stutz
Rittal

Typical procurement routes

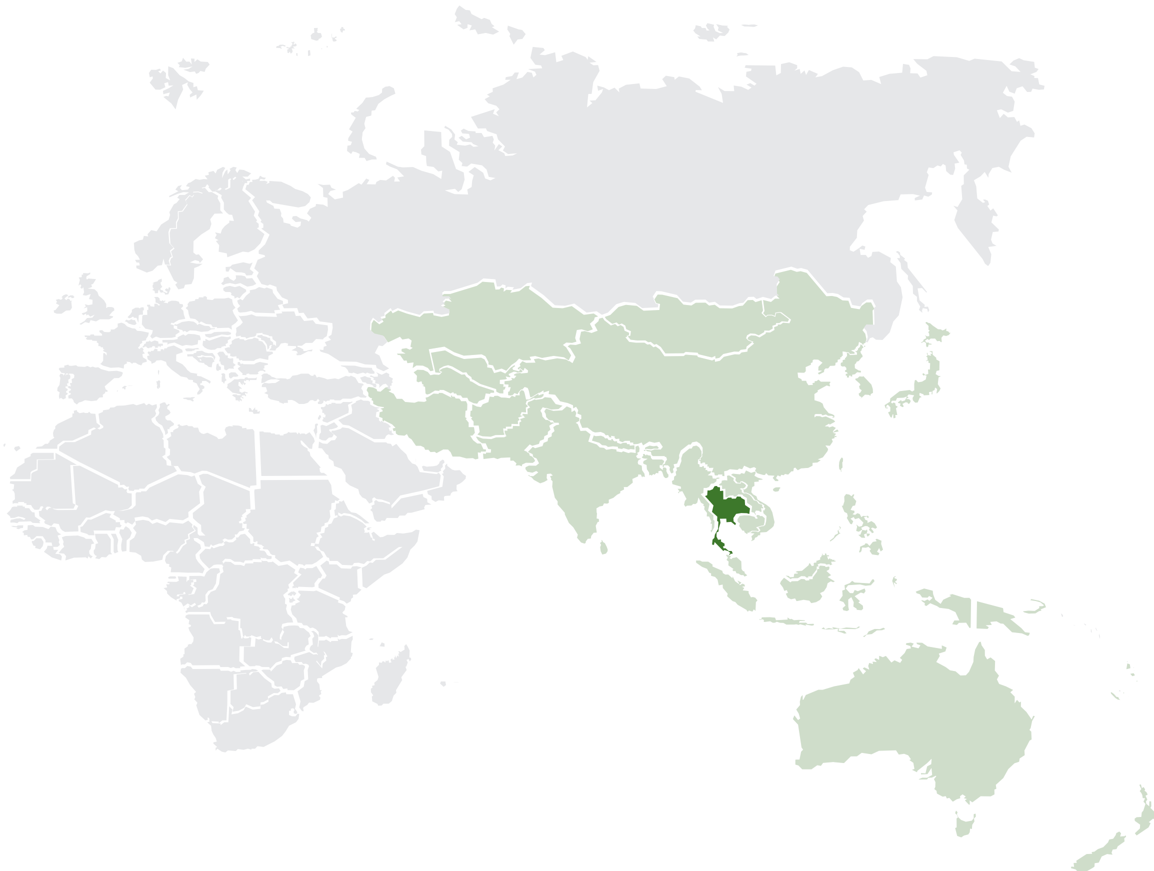
Traditional (design-bid-build) – single and two stage tender
Design and build – single and two stage tender
Turnkey

Commercial intelligence

January 2025

Bangkok

Cost per MW benchmark range



Commercial data clarifications

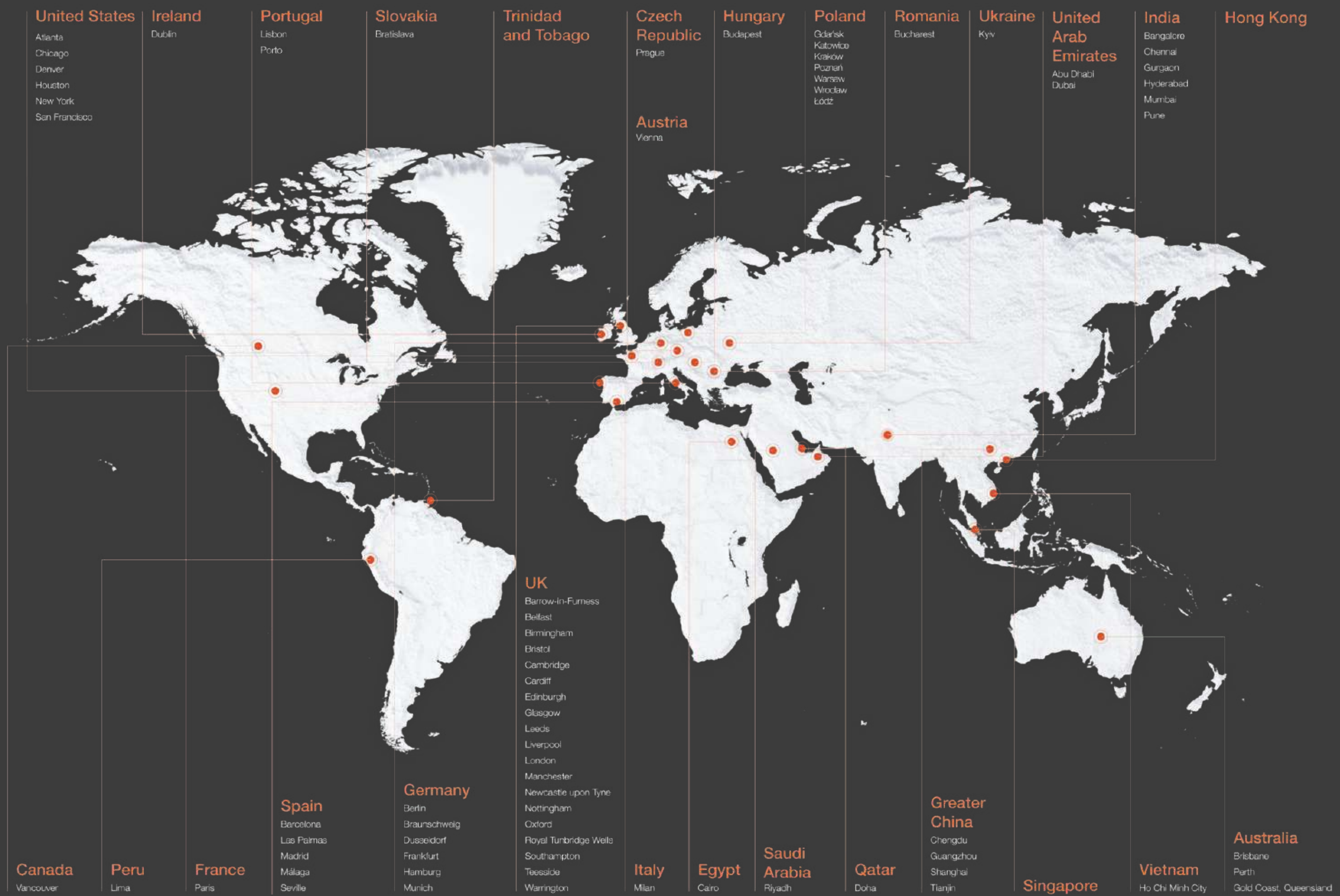
- Cost data includes: full data centre build cost including shell & core, fit out (excluding servers and network equipment), external works, DC equipment & soft costs (i.e. design, consultant & CxA fees, insurances, permitting fees etc)
- Data considers construction and fit out in one sequence (no phasing)
- Utility connection costs within the site demise are included
- Land acquisition costs are excluded
- Benchmarks are intended to be indicative
- Information is based on minimum Tier III redundancy
- All costs are in USD
- Data reflect USD millions per MW
- Inflation is excluded
- Data reflects competitive tender process for GC and DC equipment works
- Data considers a scale point from 5MW to 120MW

About Gleeds

Gleeds is a global consultancy helping to shape the digital infrastructure behind the world's growing demand for data. With 150 years of experience, we bring trusted, independent advice to data centre projects across every stage of the asset lifecycle.

We work with developers, operators, and investors to deliver cost certainty, programme control, and long-term value. From hyperscale to edge, our teams operate across key global markets, supporting fast, resilient, and future-ready delivery.

In a sector where speed, scale, and sustainability matter, Gleeds provides the clarity and confidence to make critical decisions with certainty.



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North America Data Centres Lead

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The commercial benchmark data for all regions is dated January 2025 and does not, therefore, take into account inflation between January 2025 and the publication date of this report. It also does not take into account the impact of US tariffs and/or potential reciprocal tariffs that might be implemented.

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