

Australia / Site / Published revision 1

NEXTDC M2 Melbourne

≥120 MW · IT load

M2 target IT capacity

Also known as: M2 Melbourne · M2 Tullamarine · NEXTDC M2

Development status: operational, under construction

Operational NEXTDC colocation site in Melbourne's Tullamarine suburb, opened in November 2017 and undergoing expansion. Published target and brochure capacities differ and do not establish commissioned capacity.

Last researched: 2026-10-09 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs

No approved property photo available.

Site profile

Field	Published information
Operator	NEXTDC [1] [3]
Owner	Unknown
Business model	colocation [10]
Scale	hyperscale [9]
Country	Australia [3] [9]
State / region	Victoria [2] [4]
Metro area	Melbourne [2] [10]
City / locality	Tullamarine [2]
Address	75 Sharps Road, Tullamarine VIC 3043, Australia [2] [3]
Coordinates	-37.708029, 144.875694 · approximate precision. PeeringDB facility geocode agrees with the destination coordinates encoded in NEXTDC's official Google Maps directions link for 75 Sharps Road; property boundaries and marker placement were not visually verified.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
≥120 MW IT load	M2 target IT capacity planned · cumulative	[10] reported · 2026-10-09 Excluded from totals. Undated live operator comparison retrieved on this date displays 120+MW; target capacity is not commissioned capacity.
150 MW Unspecified power	M2 brochure headline capacity unknown · unclear	[9] conflicting · 2026-10-09 Excluded from totals. Retrieval date of undated brochure; basis and commissioned versus ultimate scope are unstated. Differs from the website's 120MW+ IT figure.
72 MW Unspecified power	M2 three-building expansion under construction · incremental	[5] reported · 2026-10-09 Excluded from totals. Retrieval date of undated construction update; relationship to total target capacity and other expansion disclosures is unresolved.
40 MW Unspecified power	Original M2 full build-out planned · cumulative	[4] reported · 2018-03-16 Excluded from totals. Historical publication date; original full-build-out claim, not current capacity.
120 MW Unspecified power	M2 total planned power planned · cumulative	[6] reported · 2024-08-27 Excluded from totals. Announcement date; total planned power increased by 20MW. IT versus facility basis is not explicit in this release.
11 MW Unspecified power	M2 built capacity added during FY24 operational · incremental	[6] reported · 2024-06-30 Excluded from totals. Financial year end; describes commissioned additions, not the operational total.
18 MW Unspecified power	M2 built capacity in progress under construction · unclear	[6] reported · 2024-06-30 Excluded from totals. Reporting snapshot; may overlap subsequent construction disclosures.
6 MW Unspecified power	M2 built capacity added during 1H25 operational · incremental	[7] reported · 2024-12-31 Excluded from totals. Half-year end; built addition supporting customer contracts, not total operational capacity.
18 MW Unspecified power	M2 capacity in progress at 1H25 under construction · unclear	[7] reported · 2024-12-31 Excluded from totals. Half-year snapshot; do not add to prior 18MW snapshot.
≥20 MW Unspecified power	Further M2 capacity in planning at 1H25 planned · incremental	[7] reported · 2024-12-31 Excluded from totals. Source displays 20MW+ beyond capacity in progress; inclusion in ultimate target is unresolved.

Measurement	Development scope	Evidence / accounting
30 MW Unspecified power	M2 capacity continuing to be progressed at 1H26 under construction · unclear	[8] reported · 2025-12-31 Excluded from totals. Explicit reporting snapshot; overlap with 72MW construction project and earlier in-progress figures is unresolved.

Development timeline

2017-11 · actual_opening · M2 opened

Operator's dated retrospective states M2 opened in November 2017. [4]

2024-08-27 · announcement · Planned power increased

FY24 announcement increased M2 total planned power from 100MW to 120MW. [6]

2027-Q2 · planned_completion · Three-building expansion completion

Kapitol expects expansion works to complete in the second quarter of 2027; this is a forecast. [5]

Disclosed specifications

Technical space: 25,000 m²

Operator facility headline; shared site-navigation text still shows 15,000 m². Gross building and land areas are not established. [1]

Cooling: Hot aisle containment and evaporative free cooling

Operator-published specification; current expansion cooling design is not separately established. [1]

Resilience: Tier IV; Tier IV Gold Operational Sustainability; 100% uptime guarantee

Operator claims; current certificate validity and phase coverage were not independently checked. [1]

Rack density: Up to 10kW rack average

Brochure design capability, not measured utilization or maximum individual rack density. [9]

Energy efficiency: Target PUE 1.28

Brochure target rather than independently verified achieved performance. [9]

Connectivity: Interconnected with M1 and M3

Separate Melbourne properties linked through NEXTDC's network; no physical parent-campus hierarchy inferred. [1]

Public customer: blueAPACHE

Identified as an early M2 customer in March 2018; current tenancy is unconfirmed. [4]

Public business contact: sales@nextdc.com; 136398; +61 7 3177 4799

Corporate sales contacts, not site-specific personnel. [2]

Research gaps

- Legal property owner and parcel boundaries
- Current total commissioned IT capacity and grid connection capacity
- Reconciliation of 120MW+, 150MW and 72MW expansion scopes
- Building and phase hierarchy, including Barrie Road expansion parcels
- Current certification coverage across expansion buildings
- Photo capture dates and reuse authorization

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] M2 Melbourne Data Centre

<https://www.nextdc.com/data-centres/melbourne-data-centres/m2-melbourne>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies M2 in Tullamarine, advertises 120MW+ IT capacity and 25,000 square metres of technical space, and publishes facility specifications.

[2] Contact us

<https://www.nextdc.com/contact>

Published: Unknown · Retrieved: 2026-10-09

NEXTDC lists M2 Melbourne at 75 Sharps Road, Tullamarine VIC 3043, with its own Google Maps directions link; M3 has a separate West Footscray address.

[3] NEXTDC M2 — PeeringDB

<https://www.peeringdb.com/fac/4843>

Published: Unknown · Retrieved: 2026-10-09

Facility record lists NEXTDC, country code AU, 75 Sharps Road and geocode -37.708029, 144.875694; last updated September 26, 2025.

[4] How M2 is breaking new ground for Victorian IT

<https://www.nextdc.com/blog/how-m2-breaking-new-ground-victorian-it>

Published: 2018-03-16 · Retrieved: 2026-10-09

M2 opened in November 2017; original full build-out was described as 40MW and 15,000 square metres of data halls. blueAPACHE was identified as an early customer.

[5] M2 Tullamarine — Project Update

<https://www.kapitol.com/project-update-nxm2>

Published: Unknown · Retrieved: 2026-10-09

Construction partner describes a 72MW NEXTDC M2 expansion comprising three new two-storey buildings, expected to complete in Q2 2027, and discusses the Barrie Road construction location.

[6] FY24 Record Results

<https://nextdc.com/hubfs/Financial%20Reports/280827%20-%20FY24%20Results%20Announcement.pdf>

Published: 2024-08-27 · Retrieved: 2026-10-09

Reports 11MW built capacity added at M2 during FY24, 18MW in progress at June 30, 2024, and total planned power upgraded to 120MW.

[7] 1H25 Appendix 4D and Half Year Report

<https://nextdc.com/hubfs/Half%20Year%20Report%20&%20Accounts.pdf>

Published: 2025-02-24 · Retrieved: 2026-10-09

For the half-year ended December 31, 2024, reports 6MW built capacity added at M2, 18MW in progress and another 20MW+ in planning.

[8] ASX Release: 1H26 Record Results

<https://www.nextdc.com/news/asx-release-1h26-record-results>

Published: 2026-02-25 · Retrieved: 2026-10-09

Page date is February 25; embedded ASX announcement is dated February 26. Reports 30MW at M2 continuing to be progressed at December 31, 2025.

[9] Melbourne Data Centres — Technical Specifications

https://www.nextdc.com/hubfs/2026_09_30_NEXTDC_Tech_Specs_Melbourne_Data_Centres.pdf

Published: Unknown · Retrieved: 2026-10-09

Linked operator brochure calls M2 a 150MW hyperscale data centre, with up to 10kW rack average and target PUE 1.28. Publication date is not established from the filename.

[10] Melbourne Data Centre — AI Factories & Colocation

<https://www.nextdc.com/data-centres/melbourne-data-centres-colocation>

Published: Unknown · Retrieved: 2026-10-09

Operator comparison labels M2's 120+MW figure as target IT capacity and places M2 separately from M1, M3 and M4 in its Melbourne colocation portfolio.

Name: [1] [2]

Aliases: [2] [3] [5]

Kind: [1] [5]

Country: [3] [9]

Region: [2] [4]

City: [2]

Metro: [2] [10]

Address: [2] [3]

Operator: [1] [3]

Business Model: [10]

Scale: [9]

Statuses: [4] [5] [8]

Summary: [4] [5] [9] [10]

Location: [2] [3]

Stable identifier: b63acb66-ab0c-48ef-8190-0e7b4002b8ac