

Australia / Site / Published revision 1

NEXTDC M3 Melbourne

Unknown MW · Total facility power not established

See capacity evidence for reported claims.

Also known as: M3 Melbourne · M3 Melbourne Data Centre

Development status: operational, under construction, planned

NEXTDC hyperscale colocation campus in West Footscray, Melbourne. Existing operations coexist with construction and planned expansion. The current facility page advertises 225 MW IT capacity, while an April 2026 investor presentation distinguishes 40 MW built capacity from 185 MW in progress. These figures are not independently verified operational load.

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



Photo: M3 Melbourne front-of-building exterior, identified in NEXTDC's official facility gallery. [13]

Attribution: www.nextdc.com. Published: Unknown; captured: Unknown; retrieved: 2026-10-09.

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Site profile

Field	Published information
Operator	NEXTDC Limited [3] [4]
Owner	Unknown
Business model	colocation [2] [11]
Scale	hyperscale [1] [5]
Country	Australia [3]
State / region	Victoria [2] [5]
Metro area	Melbourne [1] [2]
City / locality	West Footscray [1] [2]
Address	25 Indwe Street, West Footscray VIC 3012, Australia [2]
Coordinates	Unknown · unknown precision. Operator-established street address; no corroborated property point obtained.
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
225 MW IT load	Advertised overall M3 campus capacity planned · cumulative	[1] reported · 2026-10-09 Excluded from totals. As-of is retrieval date of undated current facility page. Operational campus does not imply full advertised capacity commissioned; planned scope supported by investor disclosure.
≈150 MW IT load	Historical M3 full-fitout target planned · cumulative	[3] reported · 2022-10-20 Excluded from totals. As-of uses release dateline; page header is October 19. Critical capacity target announced alongside opening, not installed load.
27 MW Unspecified power	Completed Stage 1 design capacity operational · incremental	[5] reported · 2026-10-09 Excluded from totals. As-of is retrieval of undated builder page; completion dated September 2022. Builder does not explicitly identify power basis or actual customer load.

Measurement	Development scope	Evidence / accounting
40 MW Unspecified power	M3 built capacity operational · cumulative	[8] reported · 2026-04-20 Excluded from totals. As-of is presentation date. Built capacity is not measured operational IT consumption; table does not explicitly label basis.
185 MW Unspecified power	M3 capacity in progress under construction · incremental	[8] reported · 2026-04-20 Excluded from totals. As-of is presentation date. Presentation identifies M3 development and 185 MW in progress; overlaps campus total and must not be summed with other campus claims.
≈225 MW Unspecified power	M3 total power planned planned · cumulative	[8] reported · 2026-04-20 Excluded from totals. As-of is presentation date; reported total includes built and in-progress portions. Power basis not explicit in table.

Development timeline

2021-08-12 · announcement · Planning consent and adjoining land acquisition announced

NEXTDC announced consent for initial development and another 40,000 square metres of adjoining land, whose development remained subject to consent. [12]

2022-09 · actual_completion · Stage 1 completed

Builder reports completion of Stage 1 in September 2022. [5]

2022-10-20 · actual_opening · M3 officially opened

Operator opening release uses October 20 dateline; webpage publication header is October 19. [3]

2025-07 · actual_construction_update · Stages 2 and 4 under construction

Builder reports Stage 2 nearing top-out and cranes across expansion works. [6]

2026-02-17 · actual_application · Expansion planning application received

Government register records PA2604231 for staged campus expansion; decision not displayed. [4]

2026-Q1 · reported_actual_launch · Sharon AI B200 cluster launch

Tenant presentation reports launch of 1,000 B200 GPU cluster with Lenovo and VAST Data at M3. [10]

Disclosed specifications

Technical space: 41,000 m²

Advertised campus specification; facility introduction says more than 41,000 m². Installed extent not established. [1]

Rack capacity: 23,000

Advertised capacity, not occupied rack count. [1]

Campus land area: More than 100,000 m²

Operator opening announcement; distinct from technical floor area. [3]

Stage 1 building: 15,986 m² GFA; four levels; six data halls

Builder-disclosed completed Stage 1 configuration. [5]

Cooling: Prefabricated chiller modules

Builder describes installation in April 2022; does not establish whole-campus current cooling configuration. [9]

Target PUE: 1.25

2022 operator design target; not a measured current result. [3]

Connectivity: Direct interconnection with M1 and M2; four diverse carrier access points

Operator-disclosed connectivity, not physical campus parentage. [3]

Certification claims: Tier IV; Tier IV Gold Operational Sustainability; ISO, SOC and PCI-DSS controls

Current operator claims; individual certificates and scopes were not independently validated. [1]

Public tenant: Sharon AI

Tenant reports B200 GPU cluster launch at M3; wider NEXTDC capacity agreements are not assigned wholly to this site. [10]

Research gaps

- Corroborated property coordinates and campus boundary
- Legal property owner and current ownership structure
- Current commissioned IT load and grid connection capacity
- Reconciliation of 320 MW brochure with 225 MW facility and investor disclosures
- Final decision on planning application PA2604231
- Current completion dates for expansion stages
- Measured PUE, rack density and site-specific energy sourcing
- Complete tenant list and image reuse permission

Sources and field evidence

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

[1] M3 Melbourne Data Centre

<https://www.nextdc.com/data-centres/melbourne-data-centres/m3-melbourne>

Published: Unknown · Retrieved: 2026-10-09

Operator identifies West Footscray campus with 225 MW IT capacity, 41,000 square metres technical space, 23,000 rack capacity and Tier IV certification claims.

[2] Melbourne Data Centre | AI Factories & Colocation

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

Published: Unknown · Retrieved: 2026-10-09

Operator lists M3 at 25 Indwe Street, West Footscray VIC 3012 and describes Melbourne facilities as carrier-neutral colocation.

[3] NEXTDC opens \$1.5b next generation sovereign data centre in Melbourne

<https://www.nextdc.com/news/nextdc-opens-15b-next-generation-sovereign-data-centre-melbourne>

Published: 2022-10-19 · Retrieved: 2026-10-09

Page dated October 19 contains release dateline October 20, 2022 announcing opening; describes approximately 150 MW target critical capacity and land exceeding 100,000 square metres.

[4] M3 expansion planning application PA2604231

https://www.planning.vic.gov.au/planning-approvals/ministerial-permits-register/ministerial-permits/ef7039bf-cd0b-f111-8407-7c1e5262e60a?SQ_DESIGN_NAME=nodesign&SQ_PAINT_LAYOUT_NAME=drawer

Published: Unknown · Retrieved: 2026-10-09

Government register describes approved and partly operational M3 campus and planned expansion; application received February 17, 2026, public notice March 11. Expansion land includes 1, 11-13 and 15 Paramount Road and 39 Indwe Street.

[5] NEXTDC M3 Data Centre Portfolio

<https://www.kapitol.com/our-projects/industrial/nextdc-m3-data-centre-portfolio>

Published: Unknown · Retrieved: 2026-10-09

Builder reports Stage 1 completed September 2022: 27 MW, six data halls, four levels and 15,986 square metres GFA; NEXTDC client and HDR architect.

[6] Project Update: M3 Stage 2 and 4

<https://www.kapitol.com/insights/project-news/project-update-m3-stage-2-and-4>

Published: Unknown · Retrieved: 2026-10-09

Article displays July 2025; builder describes Stage 2 and Stage 4 works, six tower cranes and Stage 2 nearing top-out.

[7] ASX Release: 1H26 Record Results

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

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

Page dated February 25 contains announcement dated February 26; total planned M3 capacity upgraded from 200 to 225 MW and 185 MW progressed at December 31, 2025.

[8] Record Contracted Utilisation and A\$2.2bn Capital Plan

<https://www.nextdc.com/hubfs/3053265.pdf>

Published: 2026-04-20 · Retrieved: 2026-10-09

Presentation explicitly dated April 20, 2026; page 14 lists M3 operational, approximately 225 MW total planned power, 40 MW built and 185 MW in progress.

[9] NEXTDC M3 - Pre-fab Chiller Modules

<https://www.kapitol.com/insights/our-expertise/nextdc-m3-pre-fab-chiller-modules>

Published: Unknown · Retrieved: 2026-10-09

Article displays April 2022 and describes prefabricated chiller modules installed for M3 data-hall cooling with acoustic requirements for neighbouring residents.

[10] Sharon AI management presentation - March 2026

<https://sharonai.com/wp-content/uploads/2026/04/Sharon-AI-10K-Presentation.pdf>

Published: Unknown · Retrieved: 2026-10-09

Presentation labels March 2026 and reports Q1CY2026 launch of Sharon AI, Lenovo and VAST Data 1,000 B200 GPU cluster at NEXTDC M3.

[11] M3 Melbourne Post Launch

<https://www.nextdc.com/m3-melbourne-post-launch>

Published: Unknown · Retrieved: 2026-10-09

Operator says campus will be developed to 225 MW but the same page retains a 150 MW target IT-load panel; supports colocation business and open status.

[12] NEXTDC unveils plans for a 150MW hyperscale campus in Melbourne's west

<https://www.nextdc.com/news/its-all-systems-go-victoria-nextdc-unveils-plans-150mw-hyperscale-campus-melbournes-west>

Published: 2021-08-12 · Retrieved: 2026-10-09

Operator announced planning consent, construction progress and acquisition of another 40,000 square metres adjoining land, subject to planning consent.

[13] Property photo · www.nextdc.com

<https://www.nextdc.com/data-centres/melbourne-data-centres/m3-melbourne>

Published: Unknown · Retrieved: 2026-10-09

M3 Melbourne front-of-building exterior, identified in NEXTDC's official facility gallery. Original image: https://www.nextdc.com/hubfs/Data%20centre%20images/M3%20Melbourne/M3-cpm_kapitol_032-resized.jpg

Name: [1] [2]

Aliases: [1] [11]

Kind: [4] [8]

Country: [3]

Region: [2] [5]

City: [1] [2]

Metro: [1] [2]
Address: [2]
Operator: [3] [4]
Business Model: [2] [11]
Scale: [1] [5]
Statuses: [4] [6] [8]
Summary: [1] [4] [8]
Location: [2]
Media: [13]
Stable identifier: ca5caffb-d2d4-4c31-97f5-0d5aac342506