



WOODYARD
INDUSTRIAL PARK

LOUIE PEPPER DRIVE
CLINTON, MD 20735



PREPARED BY:

MATAN

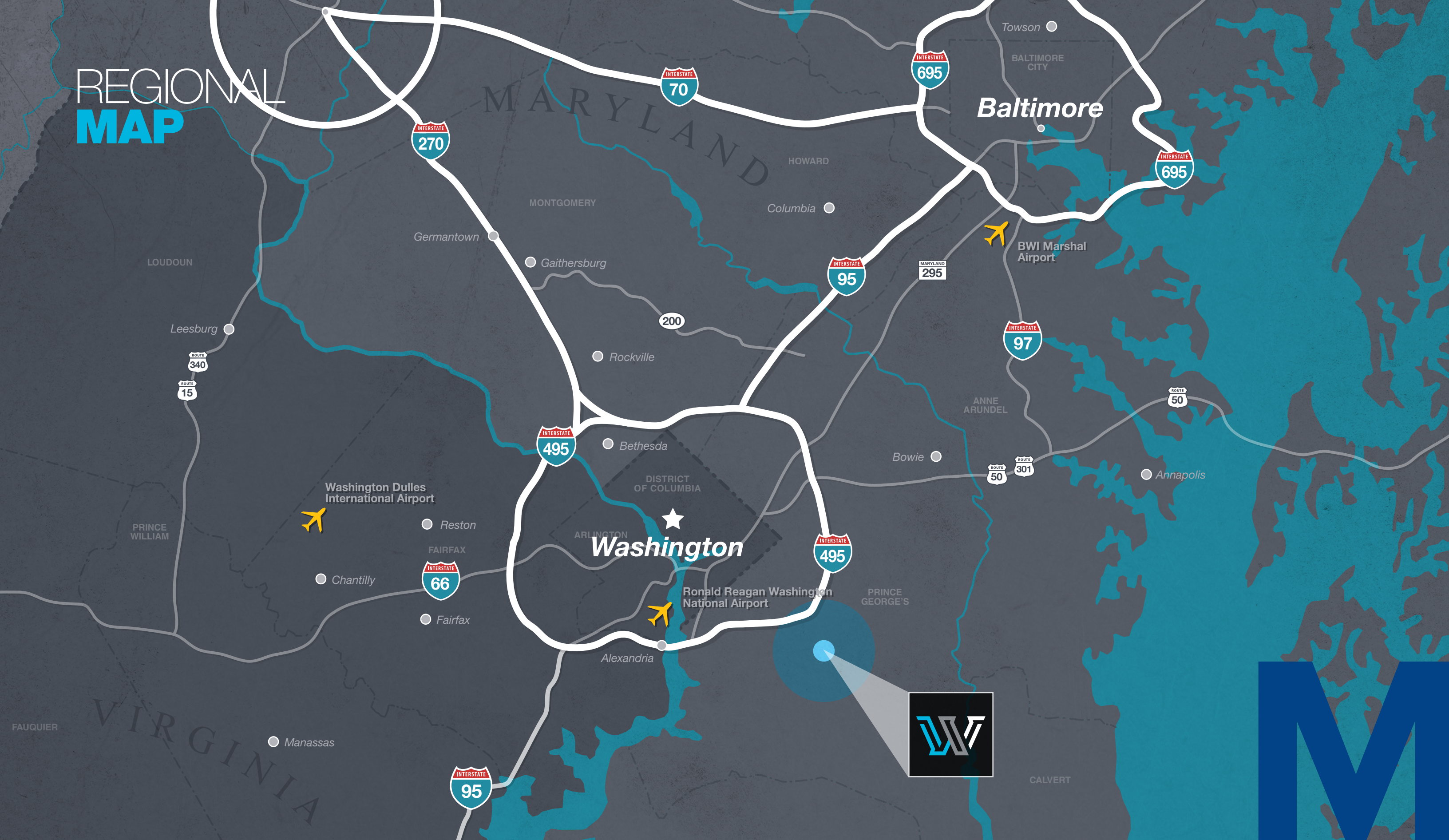


TABLE OF CONTENTS

- 3 Regional Map
- 4 About Prince George's County
- 5 Aerial Amenities Map
- 6 Property Overview
- 7 Site Plan
- 8 Schedule
- 9 Concept Renderings
- 11 Matan Overview
- 12 Development Highlights
- 13 Contact Information



REGIONAL MAP



ABOUT PRINCE GEORGE'S COUNTY

Prince George's County is included in the Washington metropolitan area. The county also hosts many federal governmental facilities, such as Joint Base Andrews and the United States Census Bureau headquarters.

Prince George's County has experienced tremendous growth over the past decade and is rapidly becoming the epicenter for economic development in the Washington metropolitan area.



\$83K+

median household income of residents (\$20K above the national average).



95%

of all businesses in Prince George's County are small business.



515K+

people work in Price George's County.



914K+

people (and growing) live in Prince George's County.



7

Colleges and Universities call Prince George's County home.



15

Federal Agencies are based in the county, just miles from the Nation's capital.

AERIAL AMENITIES MAP

1 Allentown Way Shopping Center

- | | |
|---------------------------|---------------------|
| ALDI | Papi's Chicken |
| Allentown Liquors | Royal Farms |
| BB&T | Roy's Car Wash |
| Domino's Pizza | Sabor Casero Bakery |
| El Papi Real Street Tacos | ShopSmart Outlet |
| Exxon | Sunoco |
| Johnny's Sub Shop | Topolino |

2 The Landing

- | | |
|----------------|---------------------------|
| 5 Star Beauty | Fitness 4 Less |
| ALDI | Marco's Pizza |
| Checkers | Panera Bread |
| Chick-fil-A | Popeyes |
| Dollar Store | Quickway Japanese Hibachi |
| Firehouse Subs | Tropical Smoothie Cafe |

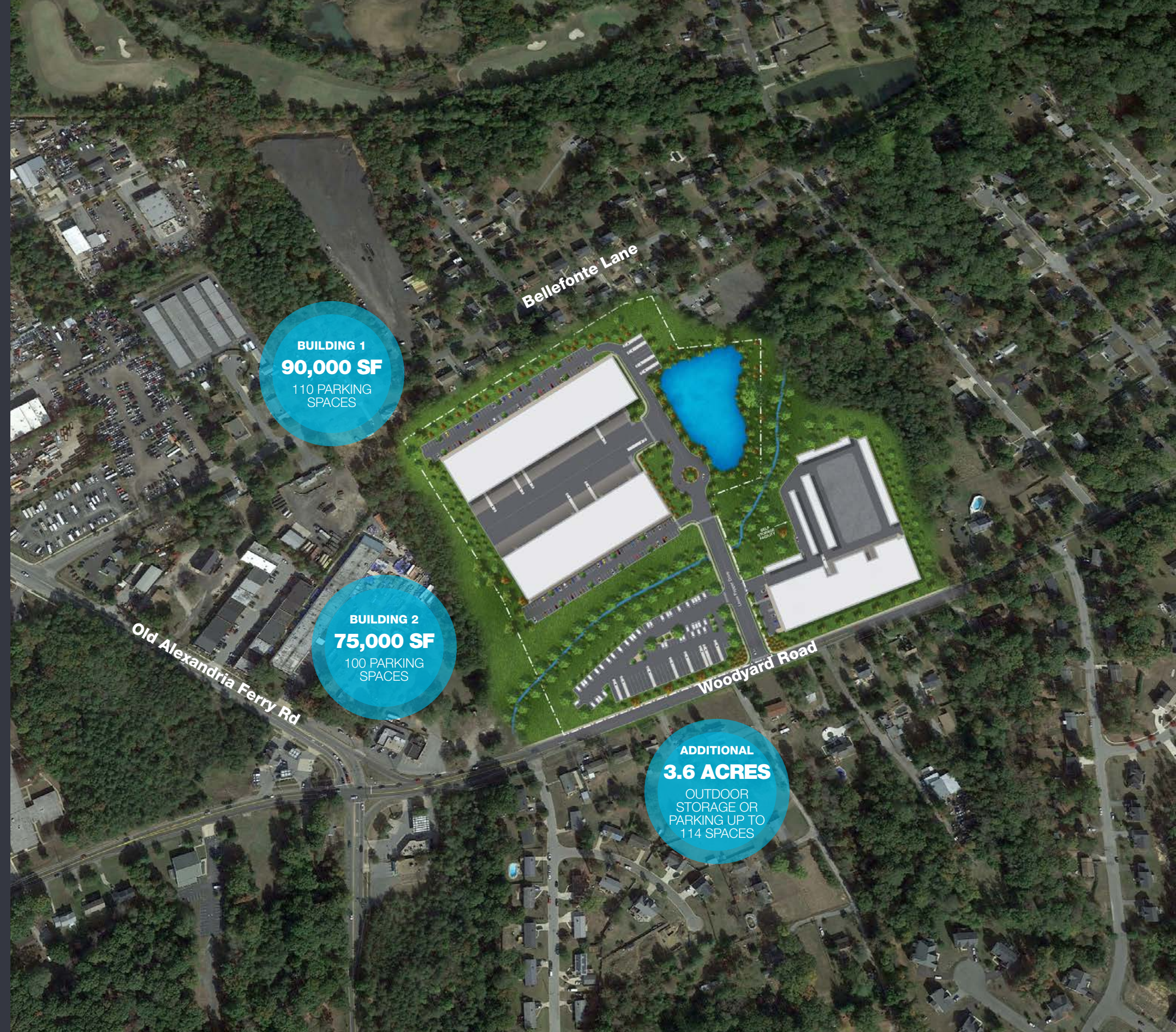
3 Woodyard Crossing Shopping Center

- | | |
|------------------------|-----------------------|
| America's Best Wings | Marshalls |
| Arby's | Pam's Hallmark Shoppe |
| Capital One Bank | Pizza Hut |
| CVS | Ruby Tuesday |
| Chipotle Mexican Grill | Safeway |
| Dollar Tree | Staples |
| Eastern 88 Chinese | Starbucks |
| Exxon | T-Mobile |
| IHOP | Walmart |
| Lowe's | Wendy's |

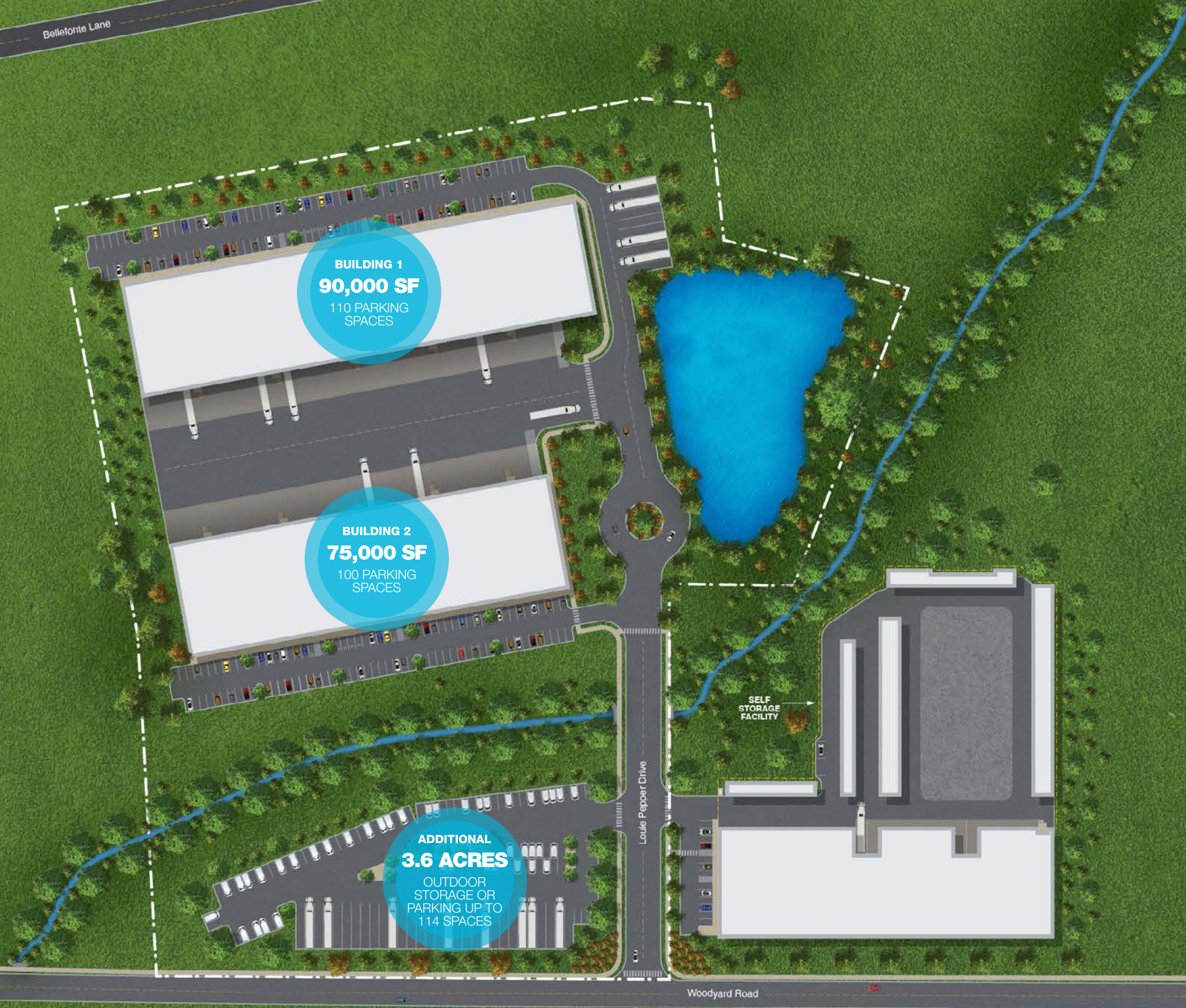


PROPERTY OVERVIEW

Name:	Woodyard Industrial Park
Address:	Louie Pepper Drive, Clinton, MD 20735
Acreage:	13.2 acres plus 3.6 additional acres available for truck/van parking or outdoor storage
Zoning:	I-4
Building SF:	Building 1: 90,000 SF (18,000 SF mezzanine) Building 2: 75,000 SF (15,000 SF mezzanine) Total: 165,000 SF (198,000 SF with mezzanine)
Max FAR:	0.34
Parking Spaces:	Building 1: 110 Building 2: 100
Parking Ratio:	1.2 / 1000
Trailer Drops:	10
EV Charging Stations:	6
Building Clear Height:	32'
Dock Doors:	Building 1: 34 Building 2: 32
Drive-In Doors:	1 per building
Truck Court:	190'
Typ. Column Spacing:	45' x 52'
Speedbay:	60'
Utilities:	Fiber: Comcast, Verizon, Zayo Gas: Washington Gas Electric: Pepco



SITE PLAN



BUILDING 1
90,000 SF
110 PARKING SPACES

BUILDING 2
75,000 SF
100 PARKING SPACES

ADDITIONAL
3.6 ACRES
OUTDOOR STORAGE OR PARKING UP TO 114 SPACES

SELF STORAGE FACILITY

SCHEDULE

TASK DESCRIPTION	DATE
Construction Start	February 2023
Early TI Start	November 2023
Shell Substantial Completion	January 2024



AERIAL RENDERING



CONCEPT RENDERING





CORE SERVICES : LEASING / DEVELOPMENT / ASSET MANAGEMENT / PROPERTY MANAGEMENT

HIGHLIGHTS

MATAN COMPANY OVERVIEW

LEASING

Matan's approach to integrated leasing services fits each tenant's individual goals. Count on our leasing specialists to be there at every step from the initial showing through negotiations, tenant improvement coordination, expansions, and lease renewals. Thanks to a lack of bureaucracy and the expertise of our market-savvy brokers, we make decisions in days rather than weeks.

DEVELOPMENT

With over 4 million square feet of Class A warehouse space, bioresearch facilities, and office space successfully brought to market, Matan's development team knows how to deliver multi-million-dollar projects on time and on budget. Our project management team customizes your space, staying with you from concept through construction to ensure superior satisfaction.

ASSET MANAGEMENT

Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

PROPERTY MANAGEMENT

Whatever it takes. That's the mantra of our experienced property management team. We vigilantly meet the day-to-day needs of each property while keeping an eye on opportunities to maximize operational efficiencies and create quality tenant experiences.



- Private commercial real estate investment firm
- Headquartered in Frederick, Maryland
- Family owned and operated since 1976
- Long and established history in the Washington, D.C. region
- Over 6.5 million square feet of existing commercial assets
- Over \$2 billion of asset value
- 4 million square feet of entitled space in development pipeline
- 1,300 multi-family units across multiple markets
- Asset mix includes office, industrial, lab, retail, multi-family and land development
- Full-service approach with in-house property management

DEVELOPMENT HIGHLIGHTS

NCI-Frederick National Laboratory for Cancer Research

Riverside Research Park

- 332,088 Square Feet
- Laboratory, cGMP Manufacturing, Class A Office
- 32 Acre campus within 177 acre research park
- 15-month project

Wedgewood West

6-Building Industrial Park

- 675,000 Square Feet
- 6 Class A High Bay Warehouses
- 43 Acre site
- 30-month project

Dulles North

Redefining Class A Office Space in Frederick

- 154,125 Square Feet
- Class A Office
- 9.65 Acre site with 4.5 acre amenity park

NIAID/VCR Vaccine Pilot Plant

Operated by SAIC-Frederick

- 129,600 Square Feet
- Research Facility and Vaccine Pilot Plant (secure)
- 15 Acre Wedgewood IV campus

Federal Emergency Management Agency

Wedgewood South – High Bay Warehouse

- 225,000 Square Feet
- High Bay Warehouse build-to-suit (Secure)
- 26 Acre Wedgewood South campus



NCI-Frederick National Laboratory
Riverside Research Park



NIAID/VCR Vaccine Pilot Plant
Operated by SAIC-Frederick



Wedgewood West
6-Building, 675,000 SF Industrial Park



Federal Emergency Management Agency
Wedgewood South – High Bay Warehouse



Riverside Five
Redefining Class A Office Space in Frederick



Matan Headquarters
Wedgewood II



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