



**VENTURE**  
INDUSTRIAL

**I-95 & COURTHOUSE ROAD  
AT WYCHE ROAD  
STAFFORD, VA**



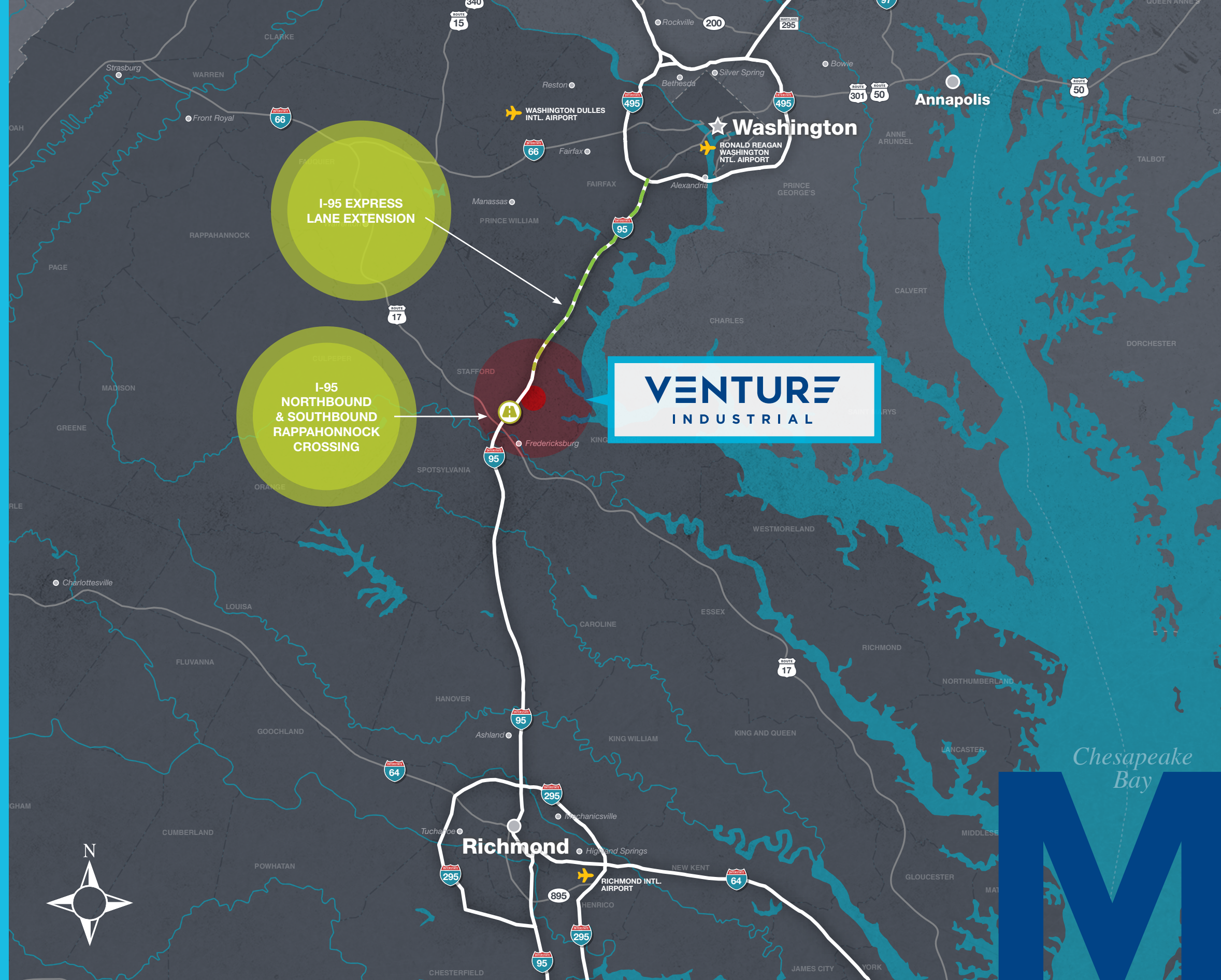
PREPARED BY

**MATAN**



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# AERIAL AMENITIES MAP

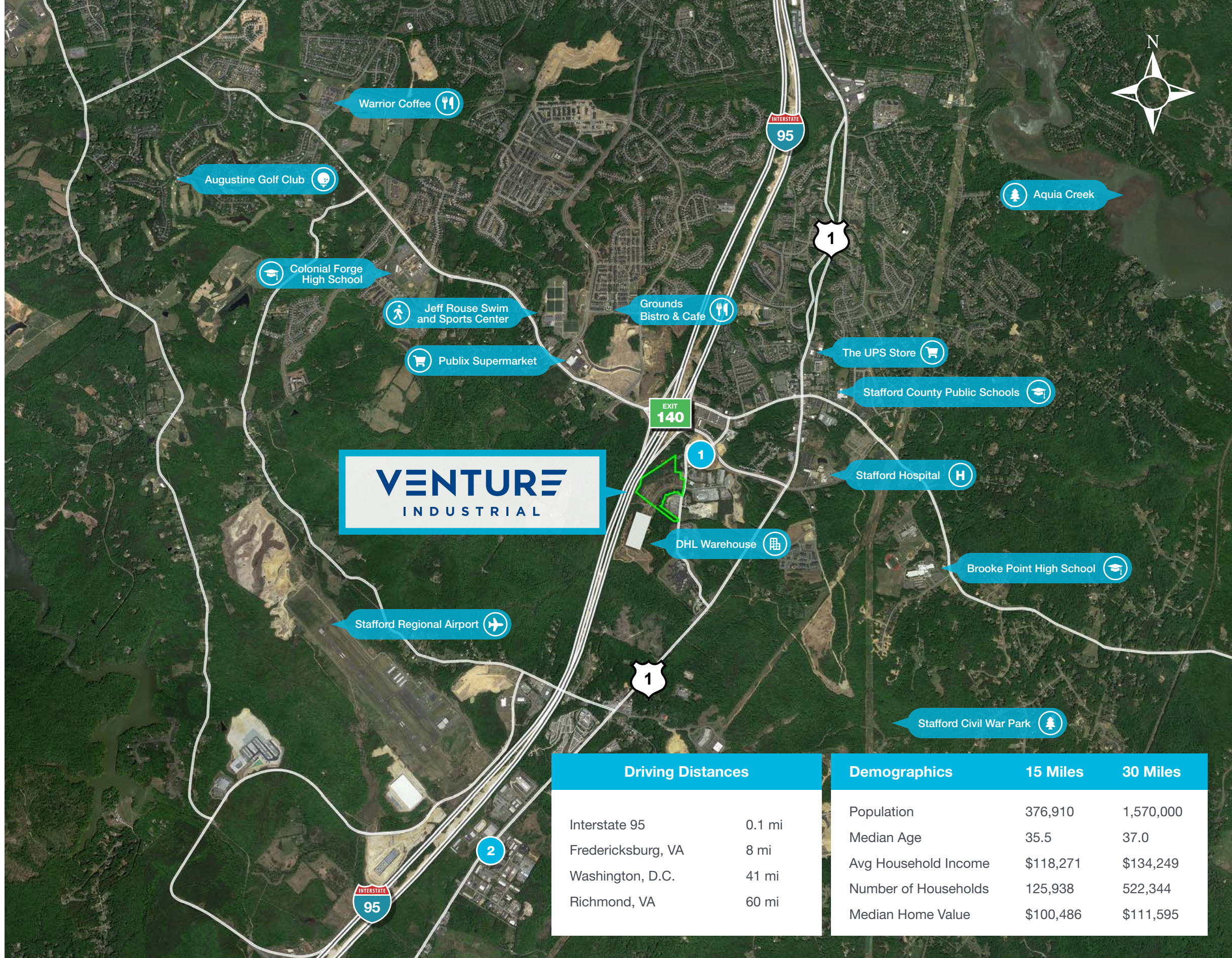
## 1 Burns Corner

Chick-fil-A  
Sheetz  
Starbucks

## 2 Cranes Corner Business Park

7Eleven  
A to Z Carpet & Upholstery  
Adventure Brewing Co.  
Bean and Mallow Exteriors  
Calypso Kennels  
CarXpress  
EFI Specialties  
Eurotech Auto Service  
Finish Master  
Fortline

LL7 Cycles  
Manuel's Auto Repair  
Mobile Tire  
Quality Wheel Repair  
Sherwin Williams  
SignOnTheGo  
SpecDive Tactical  
Stafford Liberty Gas  
The Range Stafford  
Triton Fitness



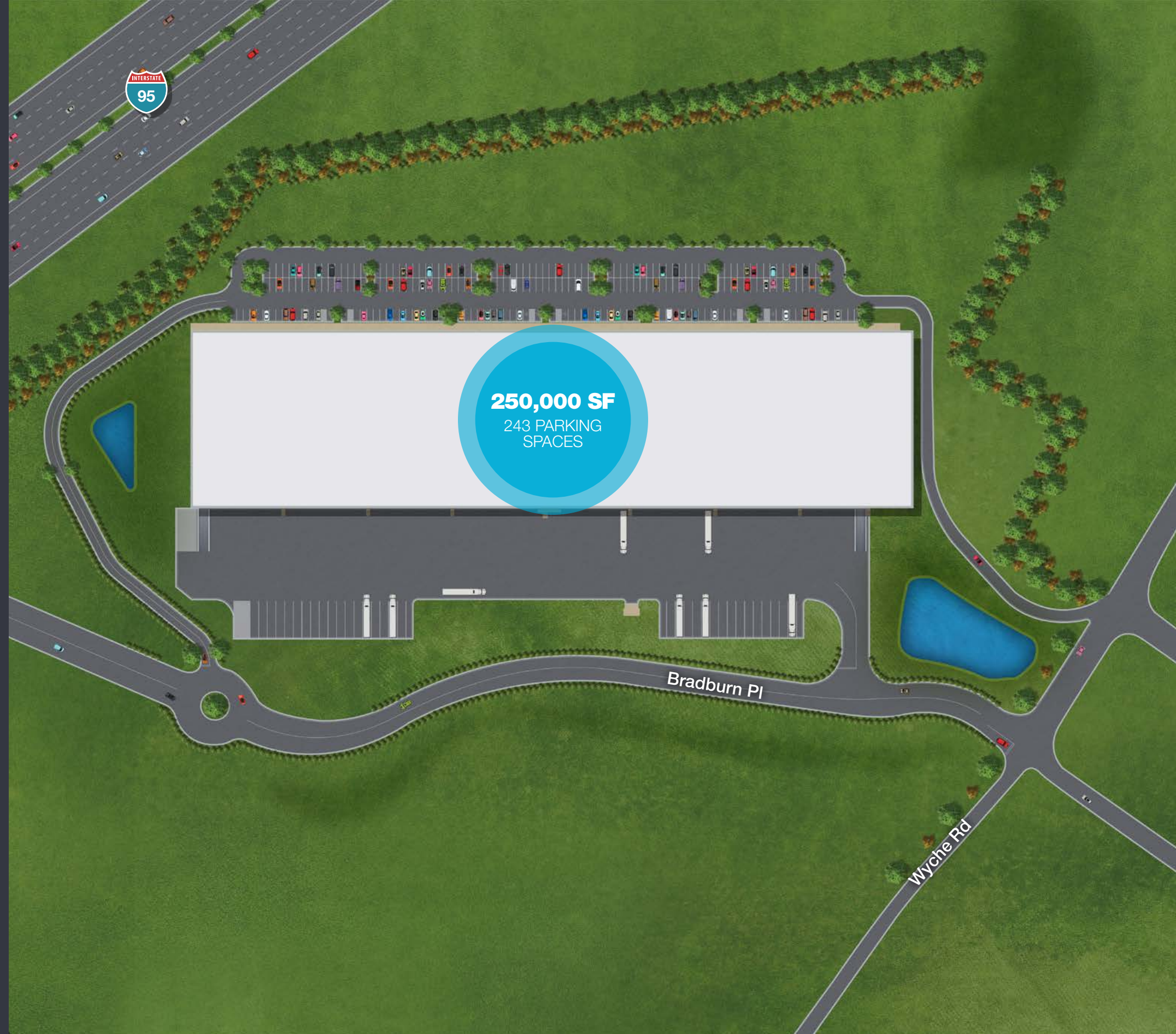
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Driving Distances	
Interstate 95	0.1 mi
Fredericksburg, VA	8 mi
Washington, D.C.	41 mi
Richmond, VA	60 mi

Demographics	15 Miles	30 Miles
Population	376,910	1,570,000
Median Age	35.5	37.0
Avg Household Income	\$118,271	\$134,249
Number of Households	125,938	522,344
Median Home Value	\$100,486	\$111,595

# PROPERTY OVERVIEW

<b>Name:</b>	Venture Industrial
<b>Address:</b>	I-95 & Courthouse Road at Wyche Road Stafford, VA
<b>Acreage:</b>	31.71
<b>Building Size:</b>	250,000 SF
<b>Parking:</b>	243
<b>Trailer Parking:</b>	36
<b>EV Parking Spaces:</b>	4
<b>Construction Type:</b>	Tilt Wall Concrete
<b>Slab Thickness:</b>	7"
<b>Slab Strength:</b>	4,000 psi
<b>Live Loads (lbs./sf):</b>	800
<b>Clear Height:</b>	36'
<b>Dock Doors:</b>	60
<b>Truck Court Depth:</b>	130'
<b>Building Depth:</b>	250'
<b>Column Spacing:</b>	52' x 47.5' typical
<b>Speedbay:</b>	60'
<b>Fire System:</b>	ESFR
<b>Lighting:</b>	LED
<b>Utilities:</b>	<b>Water:</b> 2" Stafford County DPU <b>Sewer:</b> 8" Stafford County DPU <b>Gas:</b> Columbia Gas <b>Electric:</b> VEPCO - 3,500 amps, 277/480 volt, 3 phase <b>Fiber:</b> Comcast

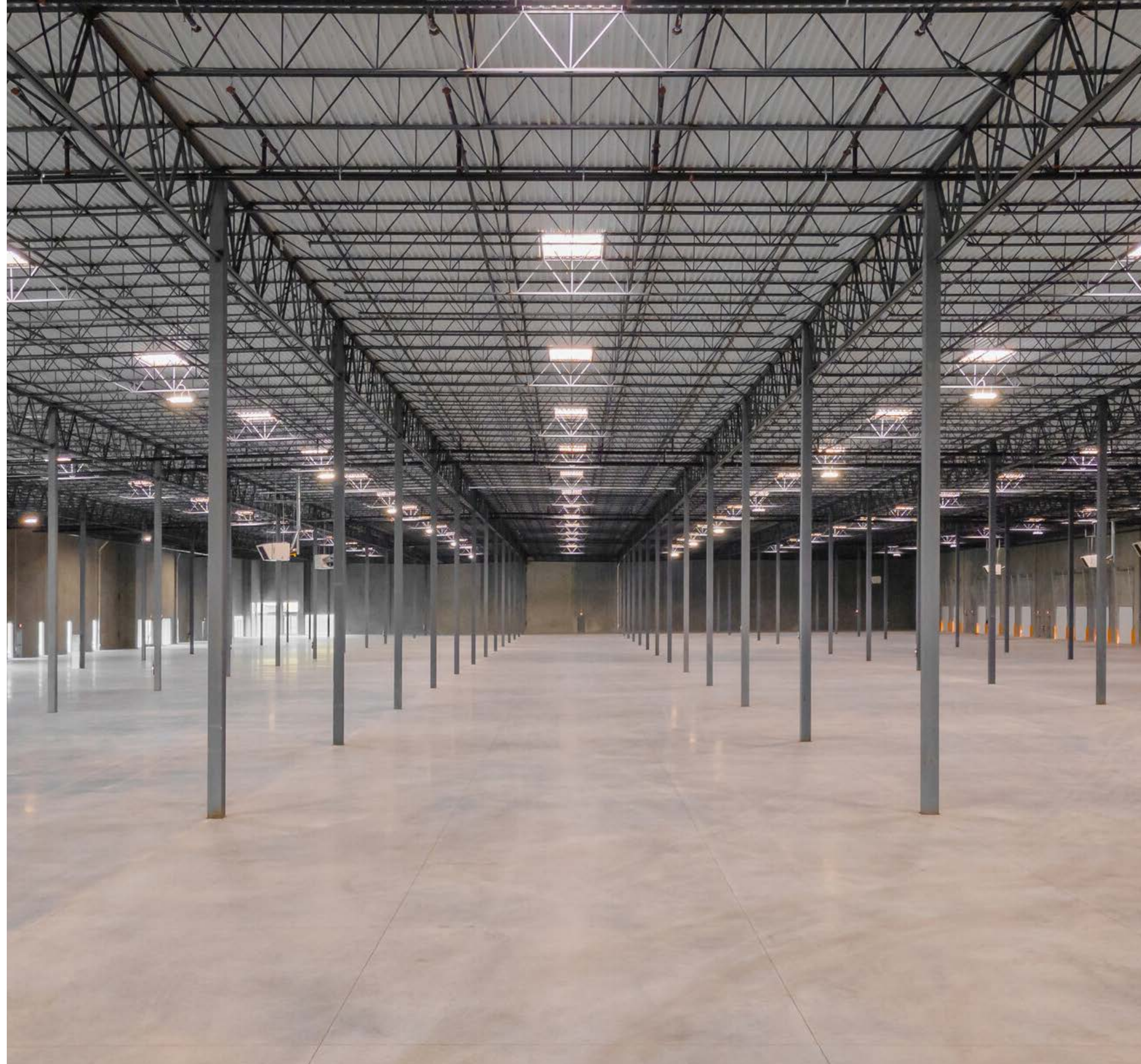


# SITE PLAN



# PROJECT SCHEDULE

JULY 2023	Site Plan Approval
AUG 2023	Construction Start
JUNE 2024	Early TI
AUG 2024	Substantial Completion



# CONCEPT RENDERING



# CONCEPT RENDERING





# CONCEPT RENDERING



# CONCEPT RENDERING



# MATAN COMPANIES OVERVIEW

## DEVELOPMENT

With over 5 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

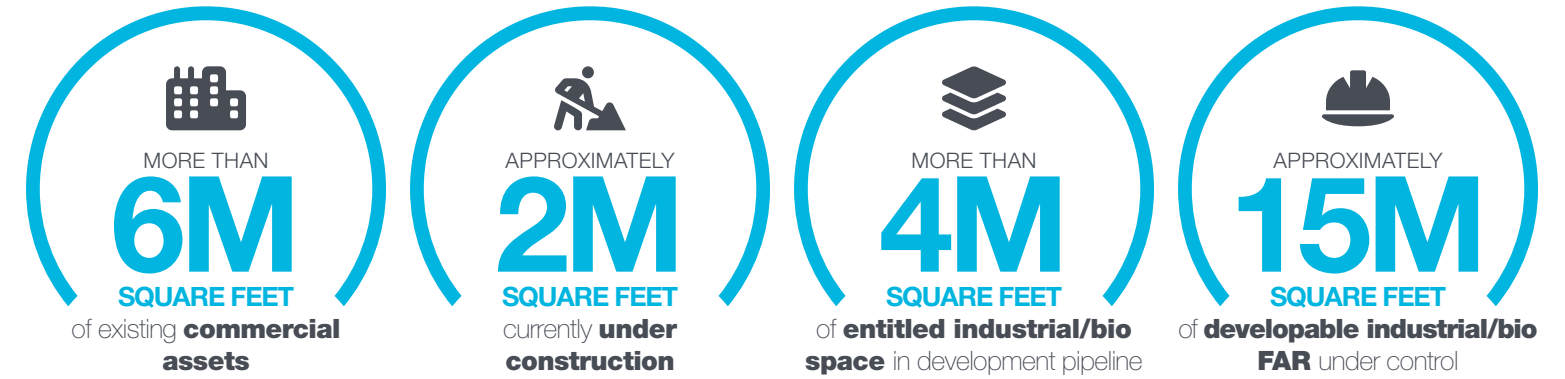
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

## 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.

## 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.



## HIGHLIGHTS

- Private commercial real estate investment firm
- Headquartered in the D.C. Metro Area
- Family owned and operated since 1976
- Over 6 million square feet of existing commercial assets
- Approximately 2 million square feet currently under construction
- 4 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management



# DEVELOPMENT HIGHLIGHTS

## 700 N. Frederick Avenue

### 2 High Bay Buildings

- 394,800 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD

## Wedgewood West

### 6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD

## Dulles North

### High Bay Warehouse

- 154,125 Square Feet
- Class A high bay warehouse
- 10 Acre site in Sterling, VA

## Northlake II

### 5-Building Industrial Park

- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA

## Center 85 at Westview South

### 5-Building Research & Industrial Park

- 700,000 Square Feet
- 5 Class A high bay buildings
- 54 Acre campus in Frederick, MD

## Parkway 66

### High Bay Warehouse

- 187,787 Square Feet
- Class A high bay warehouse
- 13.56 Acres in Manassas, VA



**700 N. Frederick Avenue**  
Riverside Research Park



**Northlake II**  
5-Building, 655,000 SF Industrial Park



**Wedgewood West**  
6-Building, 675,000 SF Research & Industrial Park



**Center 85 at Westview South**  
5-Building, 700,000 SF Research & Industrial Park



**Dulles North**  
High Bay Warehouse, Sterling, VA



**Parkway 66**  
High Bay Warehouse, Manassas, VA

# COMMUNITY PHILANTHROPY

We know that our investments in properties and assets remain secondary to the investments we make in our local community.

Through the long-standing relationships we've nurtured with local volunteer organizations, community groups, and non-profits, the Matan family actively pursues the improvement of our environment and the lives of our neighbors. Our employees and leadership team continue to spearhead community improvement efforts, day in and day out. From organized employee/community service outings, to leadership within various community organizations, such as the YMCA, Frederick Rescue Mission, Blessings in a Backpack and SHIP, our team remains committed to investing in our number one asset: **our neighborhood.**



## NEWS & HEADLINES

**MATAN DONATES OVER \$4,400 TO FREDERICK HEALTH HOSPICE VETERANS PROGRAM**

**MATAN'S 13TH ANNUAL FOOD DRIVE RAISES OVER \$7,600 FOR MARYLAND FOOD BANK**

**MATAN PURCHASES AND PACKS 600 EMERGENCY SNACK PACKS FOR BLESSINGS IN A BACKPACK**

**MATAN COMPANIES FEEDS LOCAL FRONTLINE**

**FOR THE SECOND YEAR IN A ROW MATAN PARTNERS WITH BLESSINGS IN A BACKPACK TO FEED FREDERICK'S CHILDREN**

**MATAN RAISES \$1,840 FOR OPERATION SECOND CHANCE AT 2ND ANNUAL COOKOUT IN THE COURTYARD**

# COMMITMENT TO SUSTAINABILITY

Matan Companies knows that our business, decisions and actions have an impact on the health and wellbeing of our planet and our people.

That is why we have made a commitment to sustainability on all levels. Our smart developments and efficient operations help to reduce waste, conserve water, promote energy efficiency and operate healthy buildings. Our commitment to philanthropy, volunteerism and charitable giving helps to support our community, providing our employees and tenants with an avenue to give back. While our thoughtful wellness programs and activities promote physical, mental and emotional health, creating a more productive, happier life for the assets we care most about – our people.

## RECYCLING & WASTE STREAM SUMMARY

We have saved:



**460.1** TONS  
LANDFILL

+



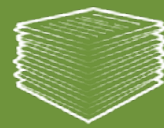
**253.6** TONS  
DIVERTED

=



**713.7** TONS  
TOTAL

PAPER



**55.8** TONS

PLASTIC



**5.6** TONS

ALUMINUM



**5.6** TONS

GLASS



**19.5** TONS

CARDBOARD



**167.2** TONS

## THESE RECYCLING EFFORTS CONSERVED THE FOLLOWING RESOURCES:



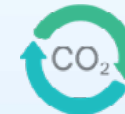
**3343** mature trees  
Enough to produce 41,426,054 sheets of newspaper



**916** cubic years of landfill space  
Enough airspace to meet the disposal needs of 1,176 people.



**404,179** kW-hrs of electricity  
Enough to power 38 homes for a full year.



**904** metric tons of CO2 equivalent  
Preventing greenhouse gas emissions.



**1,560,304** gallons of water  
Enough to meet the fresh water needs of 20,803 people for a year.

## GREEN INITIATIVES for design & construction of Matan Assets

### LAND

- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff Through ESD Gardens

### STRUCTURE

- Will implement strategies to mitigate the heat island effect, including using reflectance roofing materials by using a combination of strategies such as “cool roof” surfaces, insulation, and radiant barriers. A “cool roof” utilizes high solar reflectance and high emissivity to reflect radiation and reduce heat absorption on the roof surface.
- Reduced Heat Island Effect Through Utilization of White TPO Roofing
- Low E Glass Windows
- Use of Large Window Openings for Allowing Daylight into the Space
- Low Flow Plumbing Fixtures
- Factory Fabricated Structural Steel
- Use of Locally Sourced Construction Materials Where Possible
- Indoor Air Quality plan implemented and followed for construction
- Structure will be able to be recycled at the End of its Useful Life

### LAND

- Environmental Tobacco Smoke Control Compliant Campus
- Storage and Collection of Recyclable Materials
- Level 2 EV Charging Stations tied to solar
- Installation of Solar Panels to provide supplemental power to base building systems.
- Energy Metering
- Use of Low VOC Materials
- Use of Materials with Recycled Content



 (301) 694-9200

 [MATANINC.COM](https://MATANINC.COM)

