



CLASS A  
**WAREHOUSE**  
DISTRIBUTION  
& **DATA CENTER**  
**SPACE**  
AVAILABLE

**PARKWAY**  **66**

7413 CUSHING ROAD  
MANASSAS VA  
[PARKWAY-66.COM](http://PARKWAY-66.COM)



PREPARED BY

**MATAN**







PARKWAY // 66

Washington Dulles International Airport



Haymarket

Conway Robinson State Forest

Manassas National Battlefield

Northern Virginia Community College

Parkridge Center Shopping Mall  
Regal Cinemas

Bull Run Regional Park

Lowe's Home Improvement

FedEx Ground

Freedom I-66 Business Center

The Home Depot

Virginia Gateway Shopping Center

Gainesville Park & Ride

Wallgreens

Lowe's Home Improvement

Sudley Town Plaza

Sudley Manor Square

Bank of America

Bull Run Plaza

Costco

Westgate Plaza

Linton Hall Rd

Balls Ford Rd

Prince William Parkway

Highway 234 Business

Lake Manassas

Manassas Mall

VRE - Manassas Park Station **M**

# LOCATION & AMENITIES

AVERAGE DAILY TRIP 45,000

Hylton Performing Arts Center

**M** Manassas Metro Station

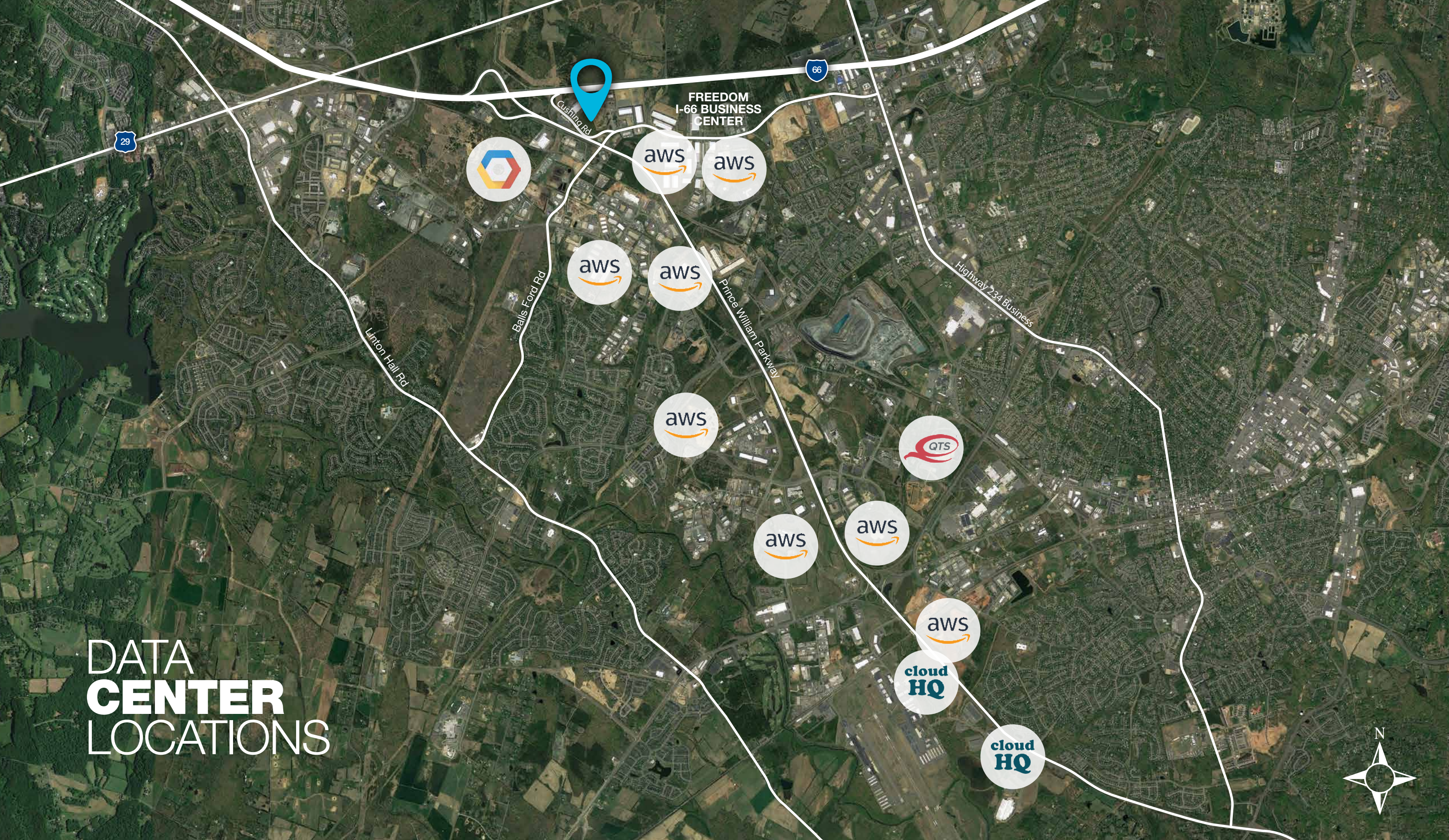
Historic Manassas

Manassas Amtrak

Broad Run Manassas Regional Airport



# DATA CENTER LOCATIONS





# SITE PLAN





# PROPERTY OVERVIEW



66



13.56  
ACRE SITE



M-2  
LIGHT-INDUSTRIAL ZONING



189,125 SF  
CLASS A INDUSTRIAL BUILDING



Q1 2020  
DELIVERY DATE

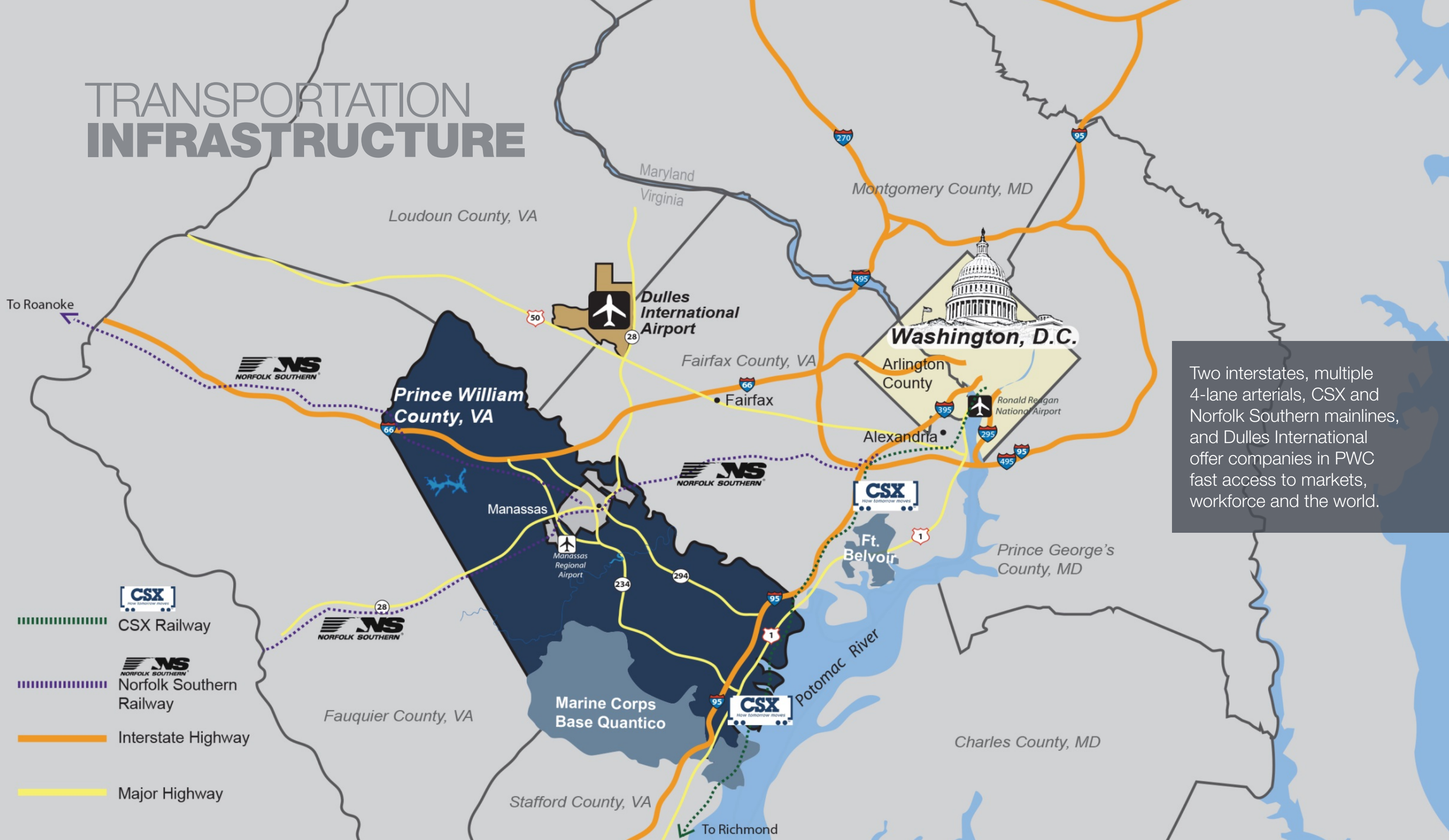


- 30' Clear Ceiling Height
- 250' Deep
- 40'x40' Column Spacing
- 50' Speed Bay
- 120' Truck Court
- 6 inch slab
- White TPO Roof
- T5 Lighting
- Tilt-Up Construction

- ESFR Sprinkler System
- Data Center Overlay District
- Frontage to Prince William Parkway
- Directly adjacent to 175,000 SF FedEx Ground Hub which opened in 2015.
- Part of a key expansion by FedEx with the location chosen for its unparalleled access and visibility.
- Park & Ride and commuter bus stop across the street on Cushing Road.

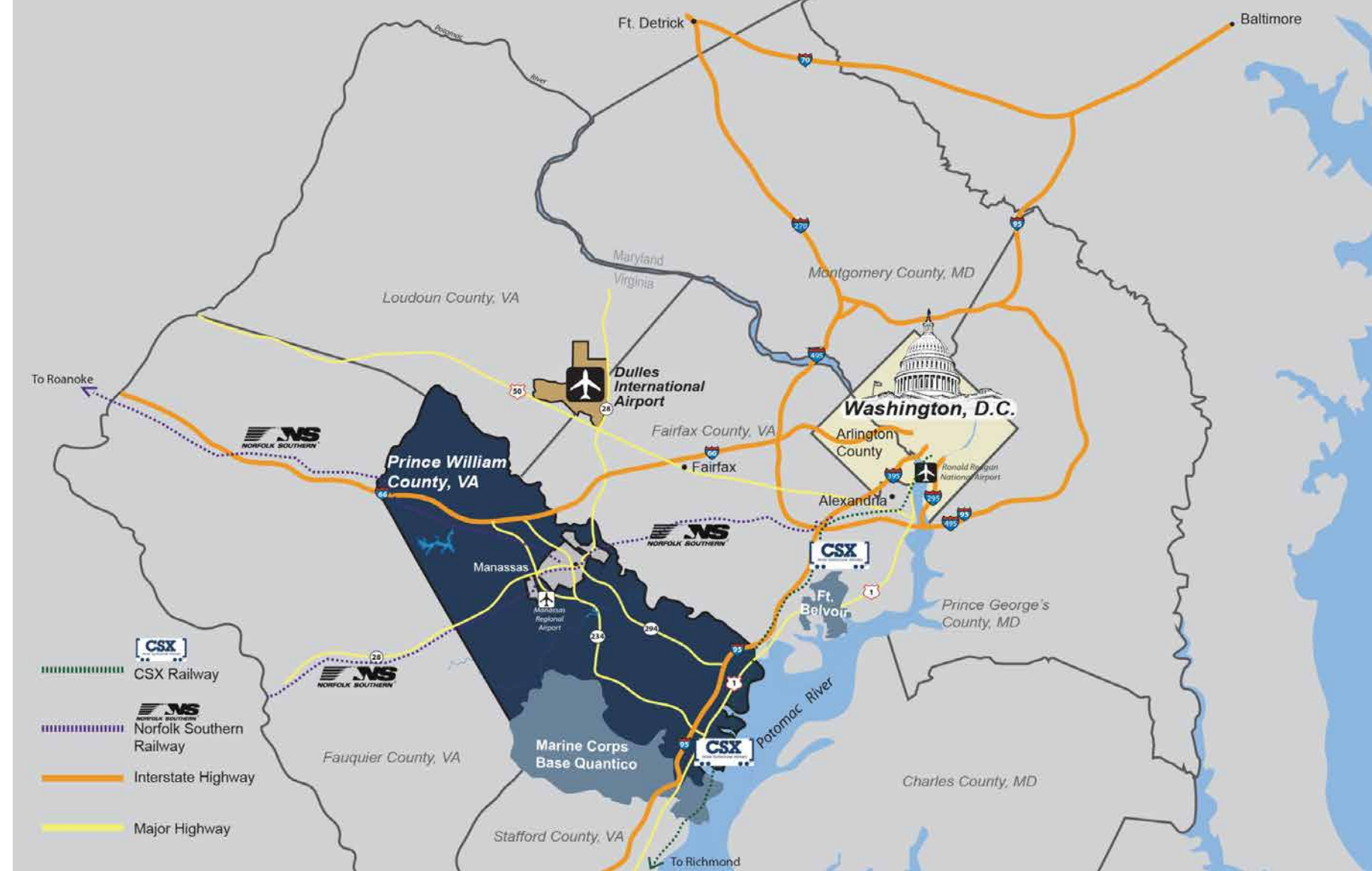
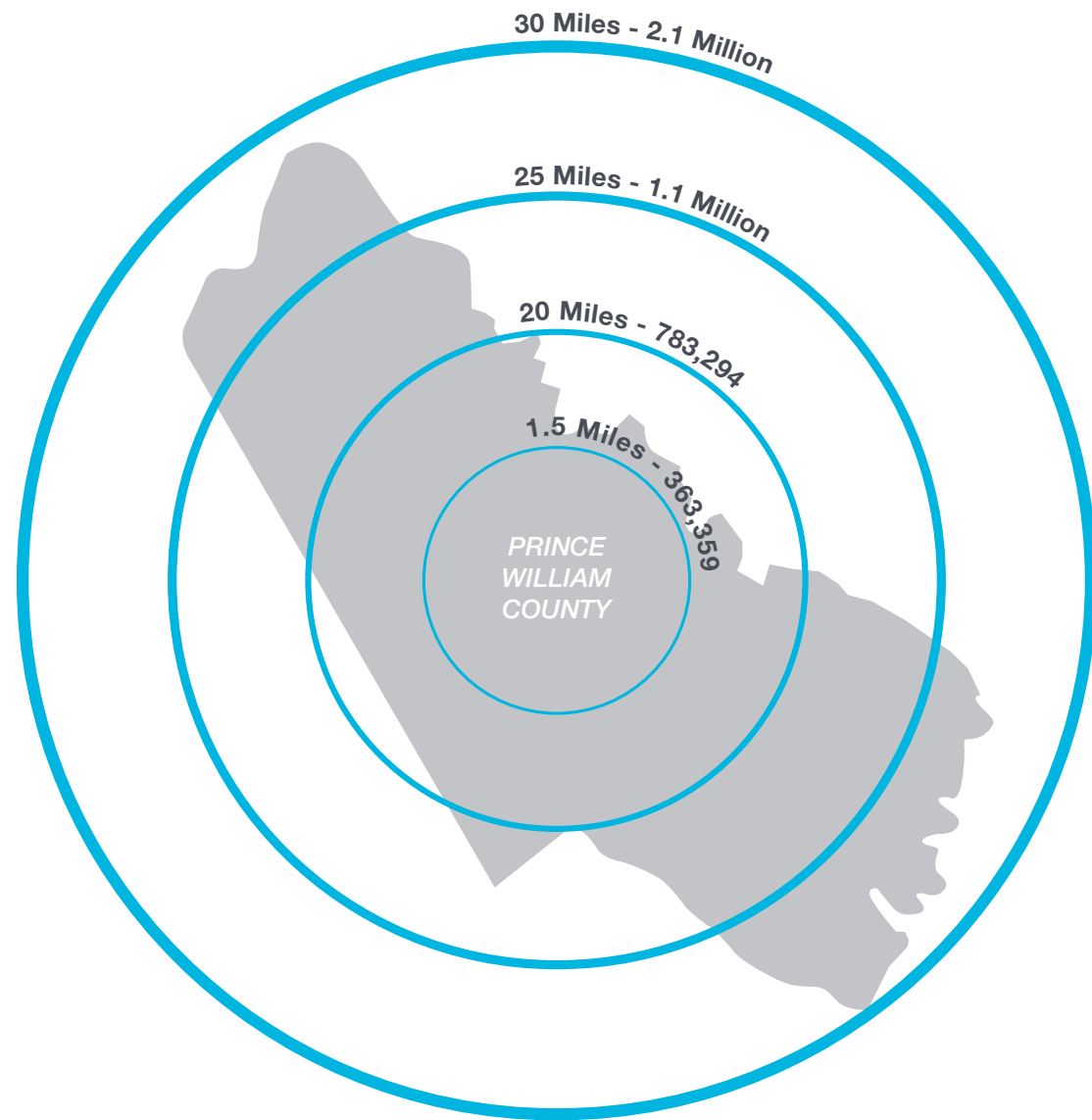


# TRANSPORTATION INFRASTRUCTURE



Two interstates, multiple 4-lane arterials, CSX and Norfolk Southern mainlines, and Dulles International offer companies in PWC fast access to markets, workforce and the world.

# WORKFORCE ACCESSIBILITY



## Workforce by Commuting Times

- 25 Minutes: 151,504
- 30 Minutes: 326,044
- 35 Minutes: 623,193
- 40 Minutes: 957,450
- 45 Minutes: 1.6 Million

Location	Population	Workforce	Median Household Income
Virginia	8,326,289	3,907,100	\$64,902
Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	6,097,684	3,305,790	\$91,193
Prince William County, VA	446,094	123,292	\$92,104





**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-today 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 6.2 million square feet of existing commercial assets
- Over \$2 billion dollars 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 delivered December, 2010

## Wells Fargo Home Mortgage

### Mid-Atlantic Regional Headquarters

- 310,000 Square Feet
- Class A Office build-to-suit
- 39 Acre campus within Riverside Corporate Park
- 18-month project (delivered in phases from March to May 2007)

## Riverside Five

### Redefining Class A Office Space in Frederick

- 126,151 Square Feet
- Class A Office
- 9.65 Acre site with 4.5 acre amenity park
- 12-month project delivered November, 2008

## Urban Green Apartments & Retail

### 352 Units + 12,000 SF of Retail - Urbana

- 407,000 Square Feet / 22.59 Acres
- 5 Elevator and 3 walk-up buildings
- 9,000 Square foot clubhouse with great room, fitness center, business center, media room, dog park and pool
- 23-month project delivered June 2016

## Wedgewood West

### 6-Building, 675,000 SF Industrial Park

- 675,000 Square Feet
- 6 Class A Warehouses
- 43 Acre site
- 30-month project delivered May 2018



**NCI-Frederick National Laboratory**  
Riverside Research Park



**Urban Green Apartments & Retail**  
352 Units, 9,000 SF Clubhouse + 12,000 SF Retail



**Wells Fargo Home Mortgage**  
Mid-Atlantic Regional Headquarters



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



**Riverside Five**  
Redefining Class A Office Space in Frederick



**Matan Headquarters**  
Wedgewood II





 (301) 694-9200

 [MATANINC.COM](https://www.mataninc.com)

Should you have any questions or concerns, please contact:

**Brad Benna**  
bbenna@mataninc.com  
(301) 815-9964

