



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

PARKWAY // 66

7413 CUSHING ROAD
MANASSAS VA
MATANINC.COM



PREPARED BY

MATAN





15

PARKWAY // 66

29

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
Virginia Gateway Shopping Center
Wallgreens

Gainesville Park & Ride

FedEx Ground
Freedom I-66 Business Center

The Home Depot

Bank of America

Bull Run Plaza

Costco

Lowe's Home Improvement

Sudley Town Plaza

Sudley Manor Square

Westgate Plaza

Manassas Mall

Highway 234 Business

Hylton Performing Arts Center

VRE - Manassas Park Station

Manassas Metro Station

Historic Manassas

Manassas Amtrak

Broad Run Manassas Regional Airport

AVERAGE DAILY TRIP
45,000

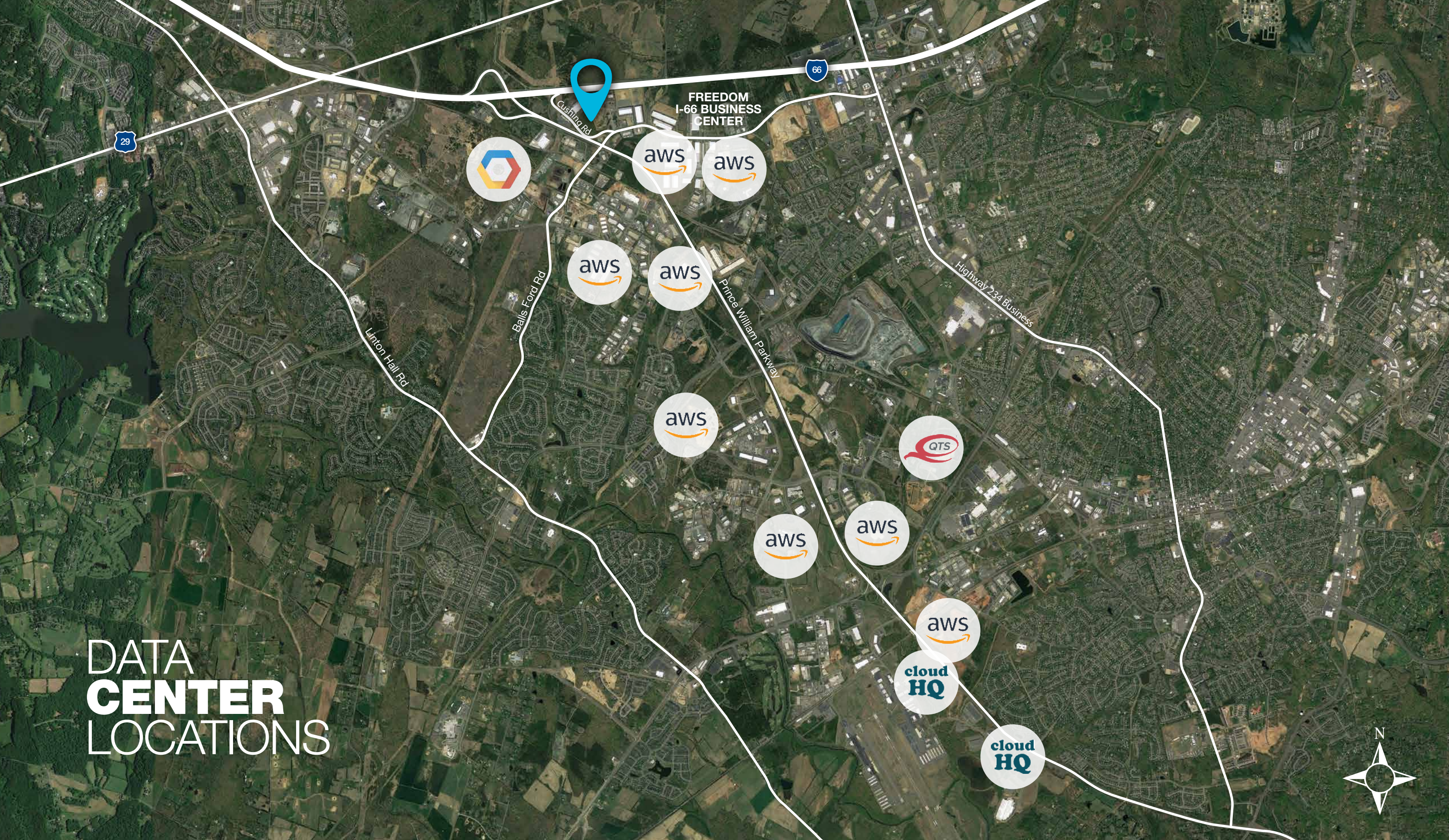
LOCATION & AMENITIES

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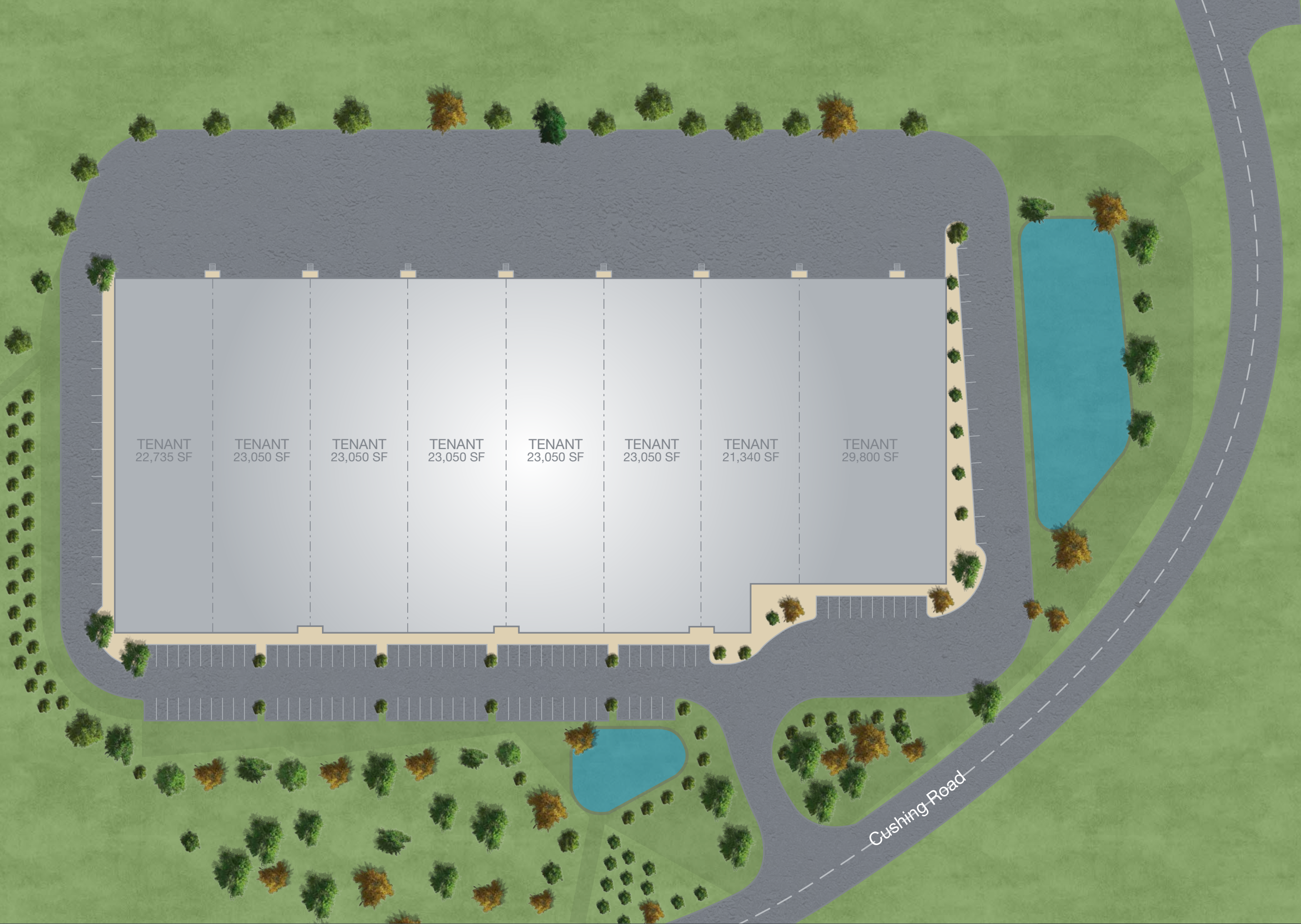
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DATA CENTER LOCATIONS



SITE PLAN



PROPERTY OVERVIEW



13.56
ACRE SITE



M-2
LIGHT-INDUSTRIAL ZONING



187,787 SF
CLASS A INDUSTRIAL BUILDING



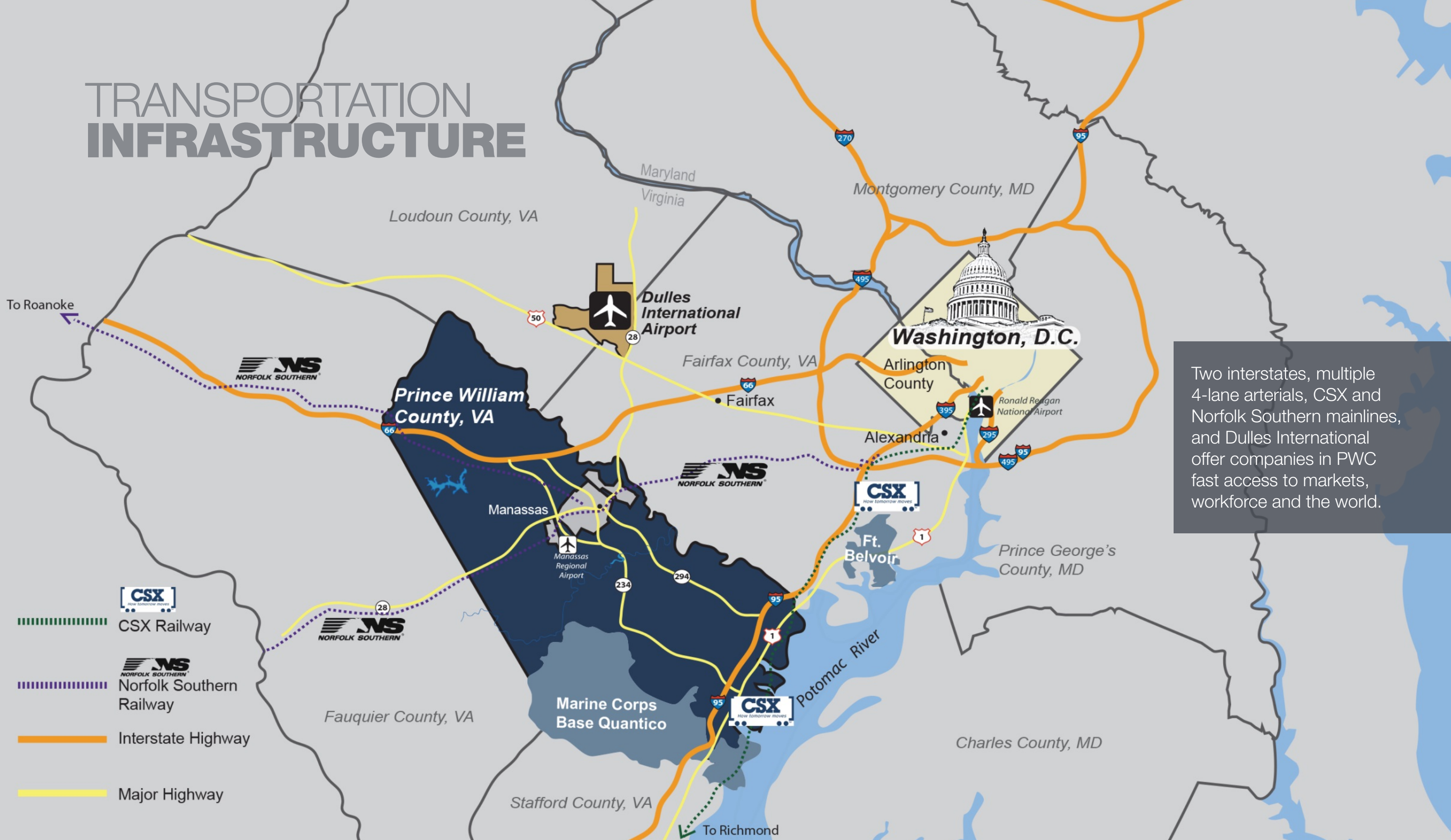
Q3 2020
DELIVERY DATE



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

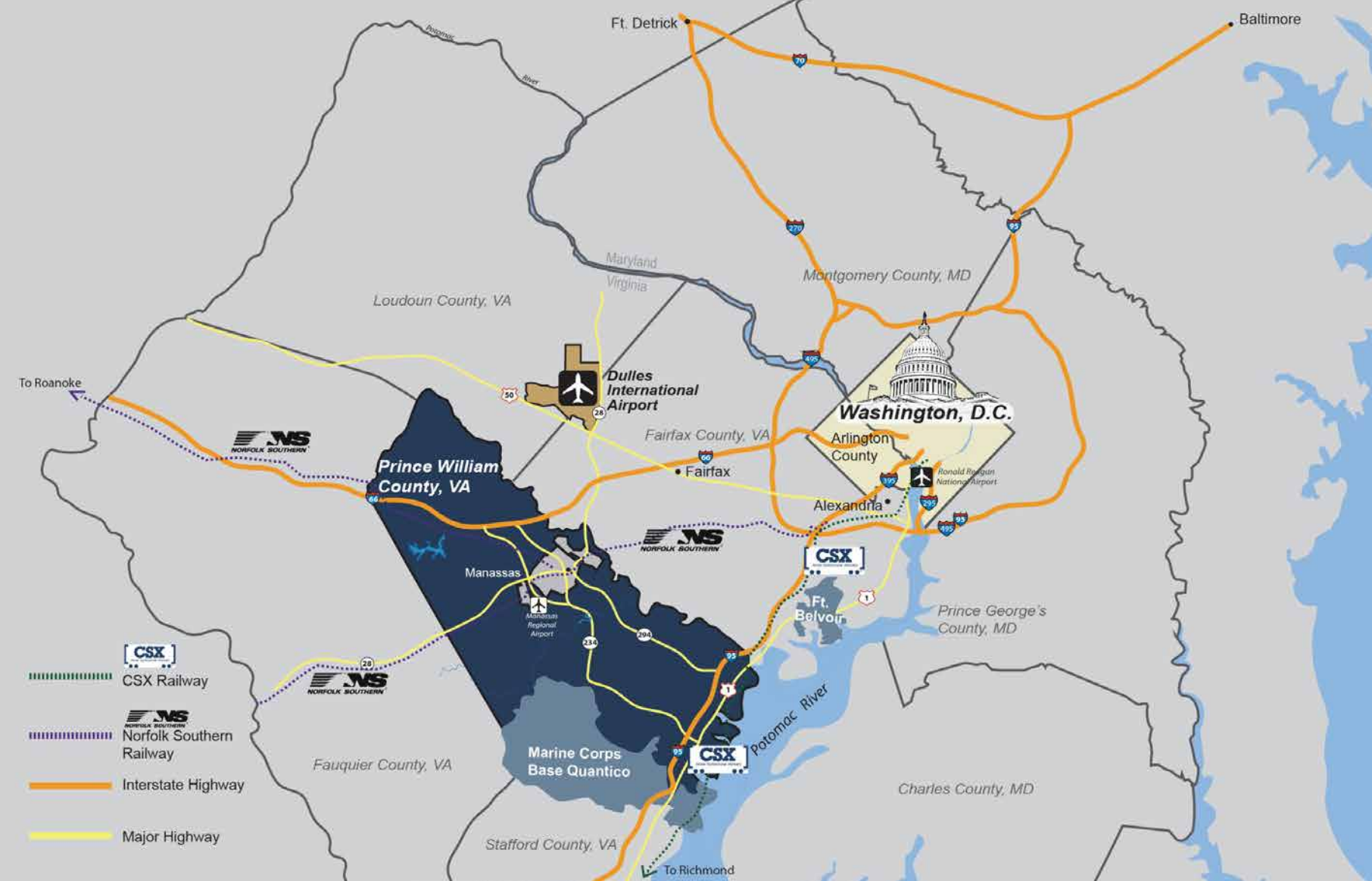
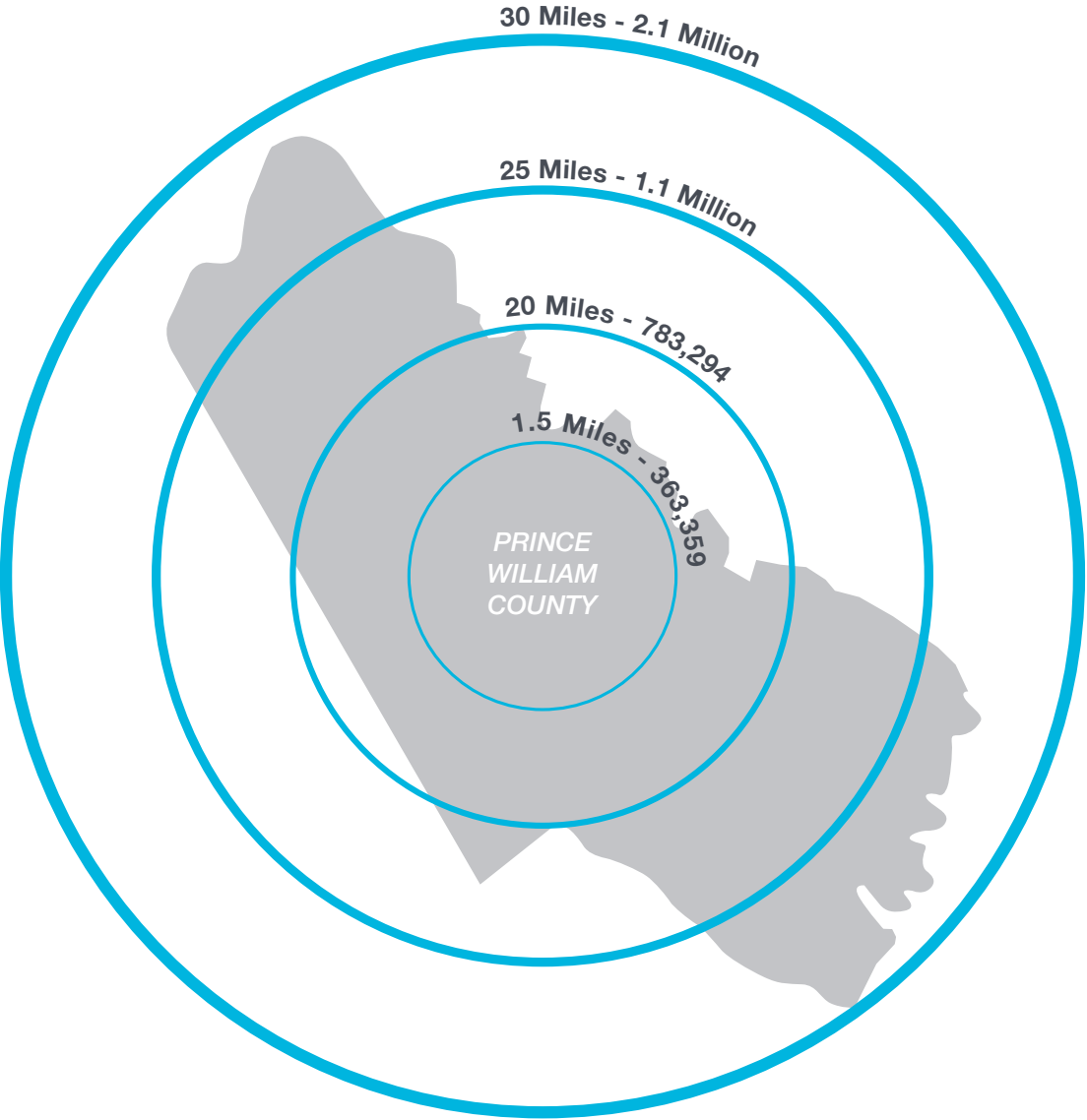
- ESFR Sprinkler System
- Data Center Overlay District
- Frontage to Prince William Parkway
- Directly adjacent to 175,000 SF FedEx Ground Hub which opened in 2015.
- Part of a key expansion by FedEx with the location chosen for its unparalleled access and visibility.
- Park & Ride and commuter bus stop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

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.

HIGHLIGHTS



- 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

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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

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Should you have any questions or concerns, please contact:

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