



**STONECROFT**  
INDUSTRIAL CENTER

**3720 GLORUS ROAD  
CHANTILLY, VA 20151**



PREPARED BY:

**MATAN**



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# REGIONAL MAP



Washington Dulles International Airport

● Chantilly

● Reston

● Fairfax

★ Washington

Ronald Reagan Washington National Airport

BWI Marshal Airport

Baltimore

Columbia

Germantown

● Gaithersburg

● Rockville

● Bethesda

Bowie

● Annapolis

● Manassas



# AERIAL AMENITIES MAP

## 1 East Gate Marketplace

AutoZone	Social House Kitchen & Tap
Banfield Pet Hospital	Starbucks
Dairy Queen	Walgreens
Harris Teeter	Wells Fargo Bank

## 2 Sully Place Shopping Center

Aldi	Dunkin
Backyard Grill	India Bazaar
Bank of America	JP Jewelers
The Best Little Cafe	Lotte Plaza Market
Charcoal Chicken	Milwaukee Frozen Custard
Chick-fil-A	Navy Federal Credit Union
Crossroads Takeout	Noodles & Company
CVS	Subway
Don Churro	Wells Fargo Bank

## 3 Chantilly Crossing

7Eleven	Party City
Costco	Starbucks
Chipotle Mexican Grill	Target
Office Depot	Wells Fargo Bank

## 4 The Field at Commonwealth

CAVA	MyEyeDoctor
Chipotle	Peet's Coffee & Tea
Fierceom	Pueblos
Gusto	The UPS Store
The Habit Burger Grill	Verizon
Lazy Dog	Wegmans



✈ Washington Dulles Intl. Airport

🍔 MacDonald's

🍗 Chick-fil-A

🍷 Sheetz

☕ Starbucks

🏌 South Riding Golf Club

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🏛 Steven F. Udvar-Hazy Center

🛒 At Home

🛒 Lowes

🏏 Bowl America Chantilly

🏌 Pleasant Valley Golf Club

🏛 Dulles Expo Center

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➔  
TO I-495 &  
WASHINGTON,  
D.C.

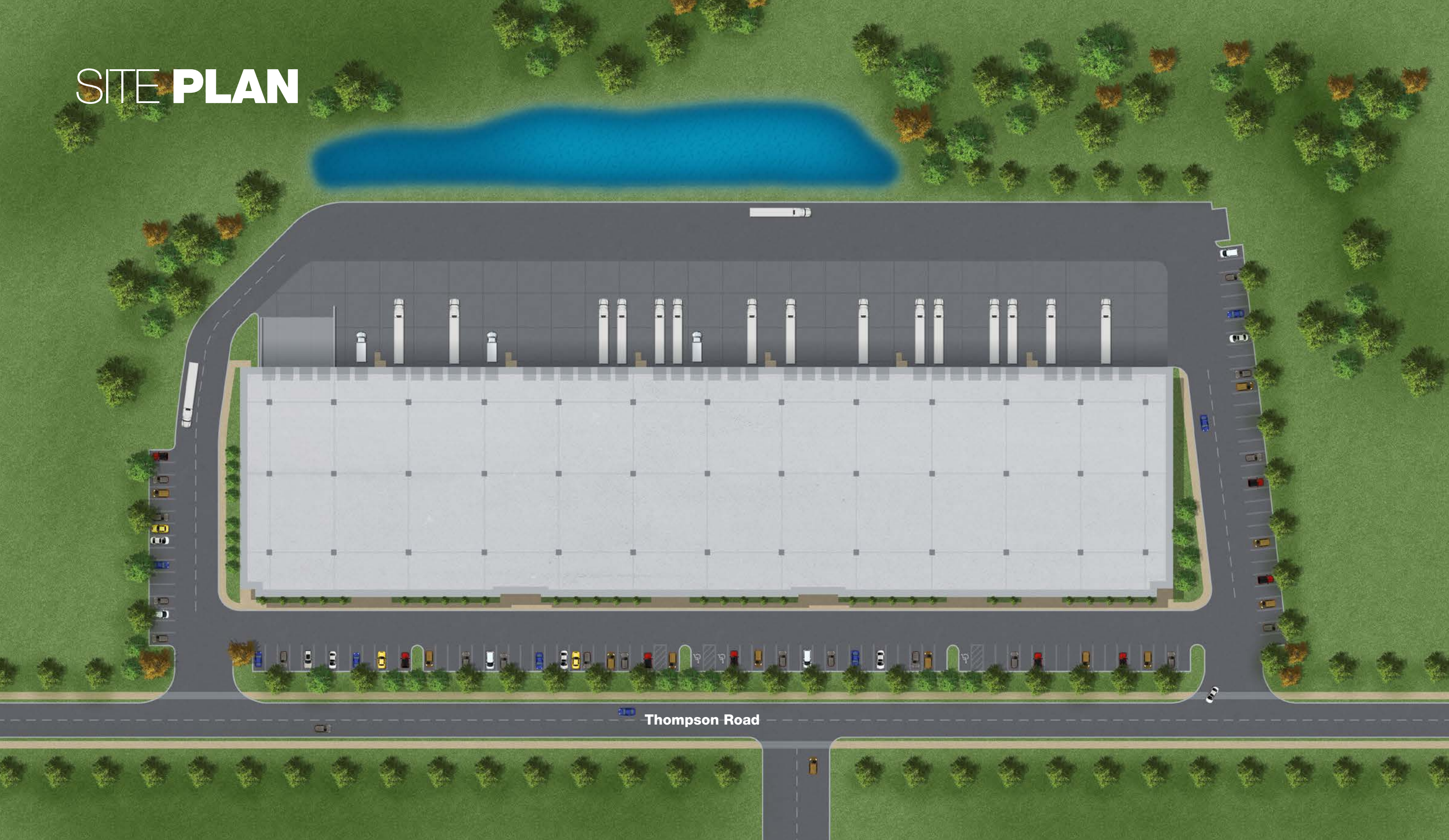


# PROPERTY OVERVIEW

<b>Name:</b>	Stonecroft Industrial Center
<b>Address:</b>	3720 Glorus Road, Chantilly, VA
<b>Acreage:</b>	9.46 Acres
<b>Zoning:</b>	I-4
<b>Building SF:</b>	104,136 Square Feet
<b>Proposed FAR:</b>	0.25
<b>Max FAR:</b>	0.35
<b>Parking Spaces:</b>	120
<b>Parking Ratio:</b>	1.15 / 1000
<b>EV Charging Stations:</b>	6
<b>Building Clear Height:</b>	32'
<b>Dock Doors:</b>	37
<b>Drive-In Doors:</b>	4
<b>Truck Court:</b>	115'
<b>Typ. Column Spacing:</b>	50' x 52'
<b>Speedbay:</b>	60'
<b>Utilities:</b>	<b>Fiber:</b> Comcast, Verizon <b>Gas:</b> Washington Gas <b>Electric:</b> Dominion Virginia Power



# SITE PLAN



Thompson Road



# SCHEDULE

TASK DESCRIPTION	DATE
Rezoning from I-3 to I-4 Approval	December 17, 2020
Site Plan Approval	April 15, 2021
Construction Start	April 20, 2021
Early TI Start	November 21, 2021
Shell Substantial Completion	March 15, 2022



# CONCEPT RENDERING





# CONCEPT 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 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

## 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
- Project delivered March 2005

## 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
- Project delivered in January 2006



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



**NIAID/VCR Vaccine Pilot Plant**  
Operated by SAIC-Frederick



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



**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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