



STONECROFT
INDUSTRIAL CENTER

**14850 THOMPSON ROAD
CHANTILLY, VA 20151**



PREPARED BY:

MATAN

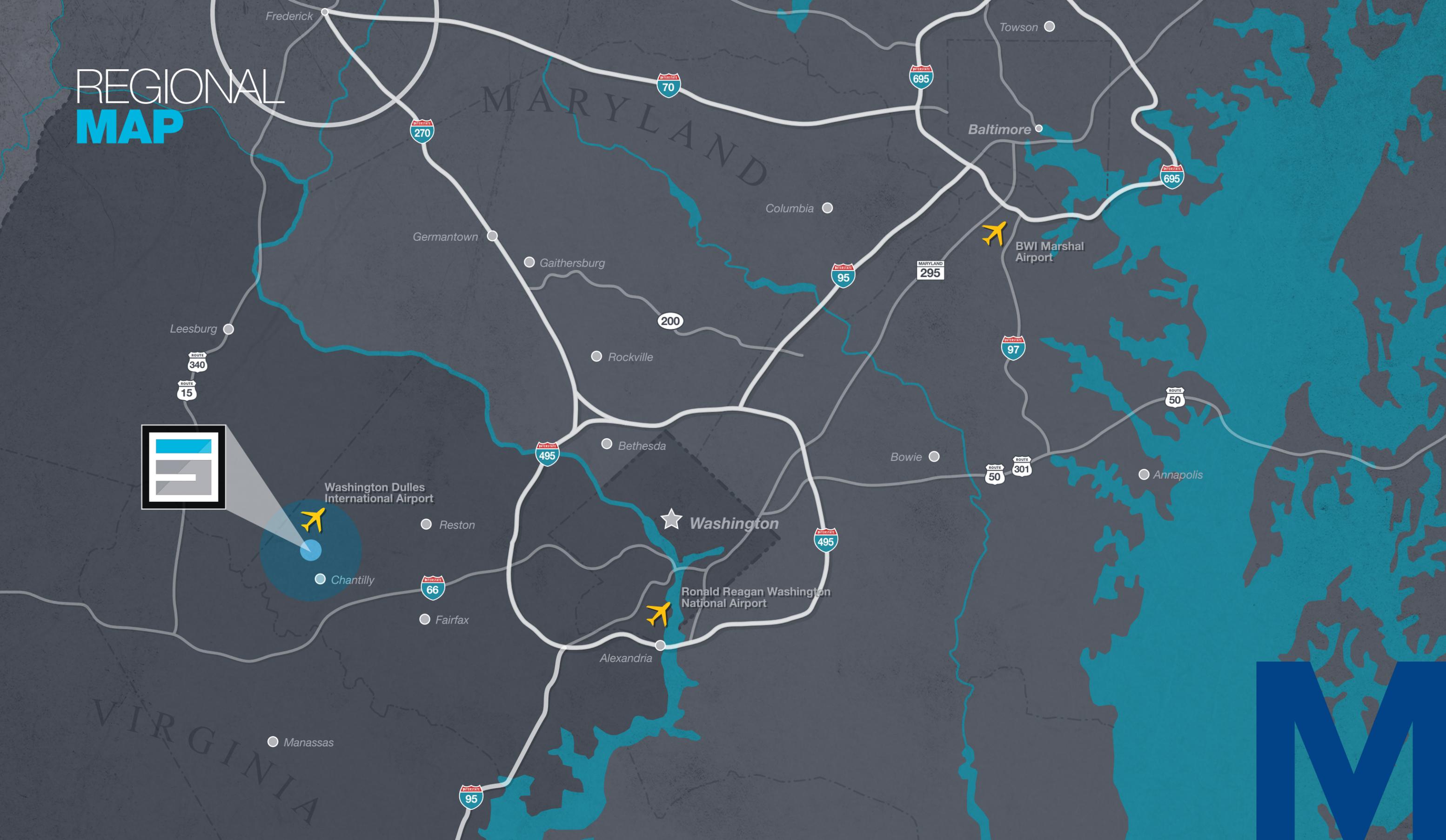
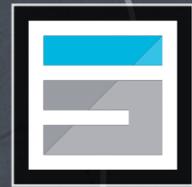


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REGIONAL MAP



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

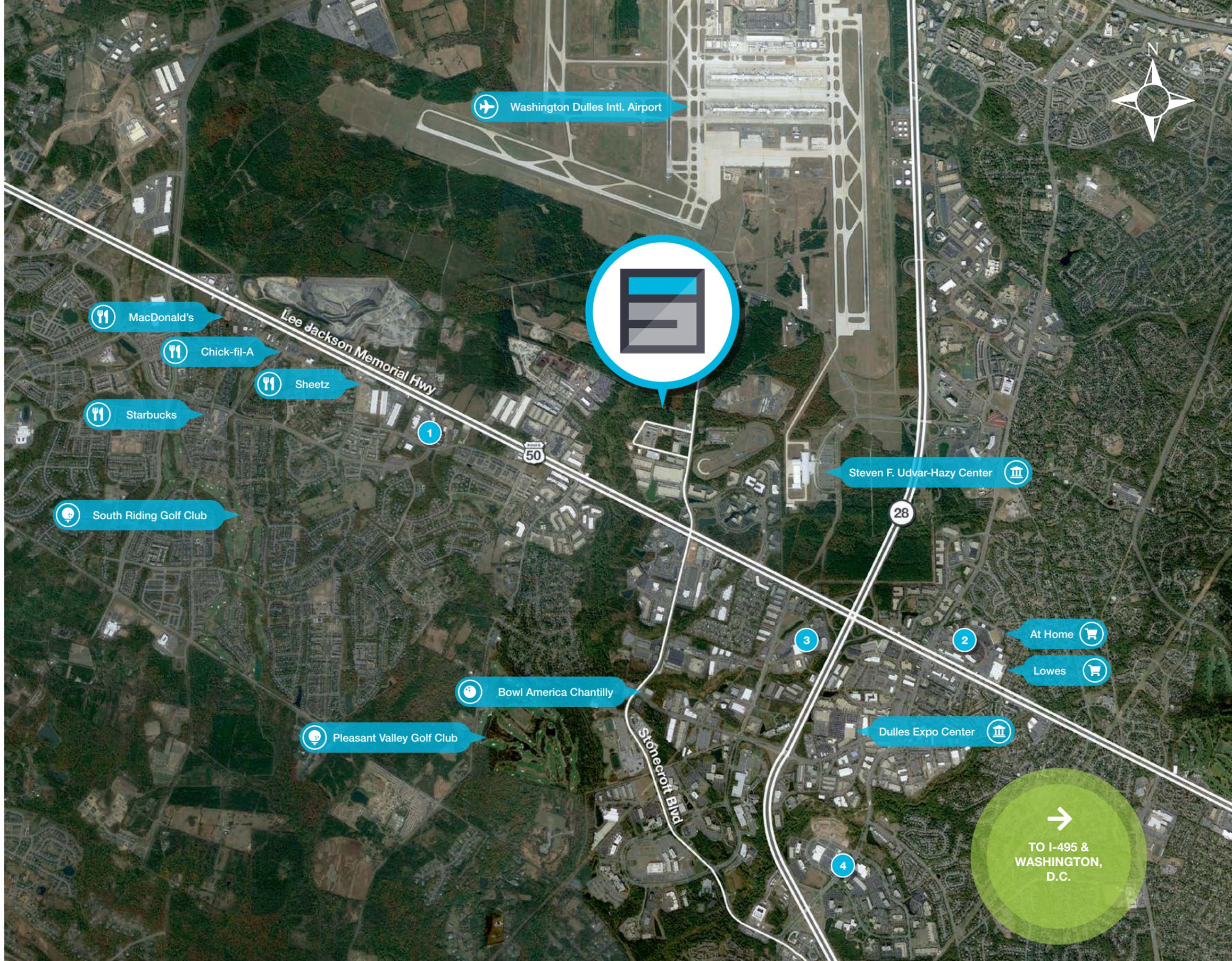
Aldi	Dunkin
Backyard Grill	India Bazaar
Bank of America	JP Jewelers
The Best Little Cafe	Lotte Plaza Market
Charcoal Chicken	Milwaukee Frozen Custard
Chick-fil-A	Navy Federal Credit Union
Crossroads Takeout	Noodles & Company
CVS	Subway
Don Churro	Wells Fargo Bank

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

Steven F. Udvar-Hazy Center

At Home

Lowes

Bowl America Chantilly

Pleasant Valley Golf Club

Dulles Expo Center

→
TO I-495 &
WASHINGTON,
D.C.

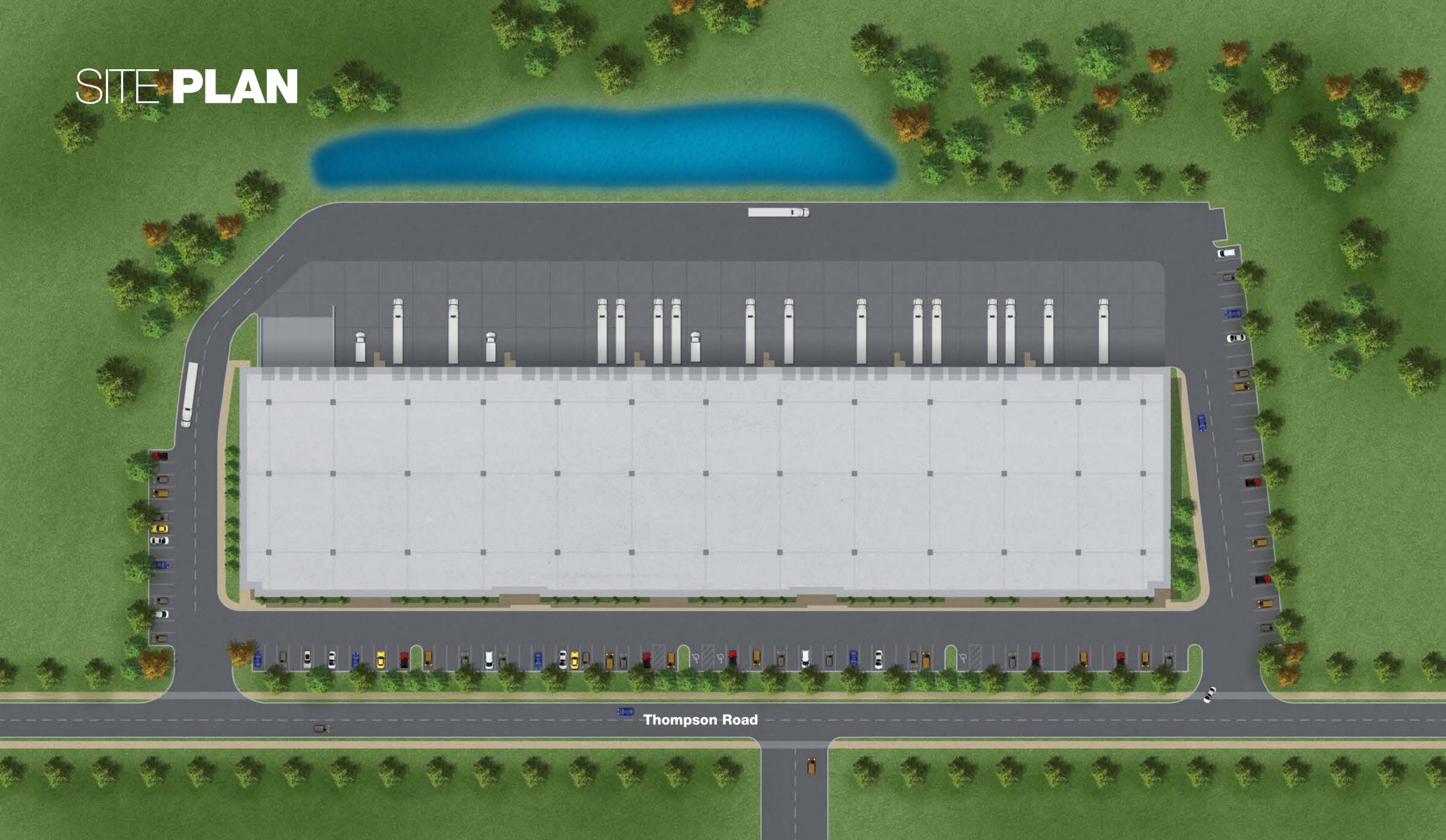


PROPERTY OVERVIEW

Name:	Stonecroft Industrial Center
Address:	14850 Thompson Road, Chantilly, VA
Acreage:	9.46 Acres
Zoning:	I-4
Building SF:	104,136 Square Feet
Proposed FAR:	0.25
Max FAR:	0.35
Parking Spaces:	120
Parking Ratio:	1.15 / 1000
EV Charging Stations:	6
Building Clear Height:	32'
Dock Doors:	37
Drive-In Doors:	4
Truck Court:	115'
Typ. Column Spacing:	50' x 52'
Speedbay:	60'
Utilities:	Fiber: Comcast, Verizon Gas: Washington Gas Electric: Dominion Virginia Power



SITE PLAN

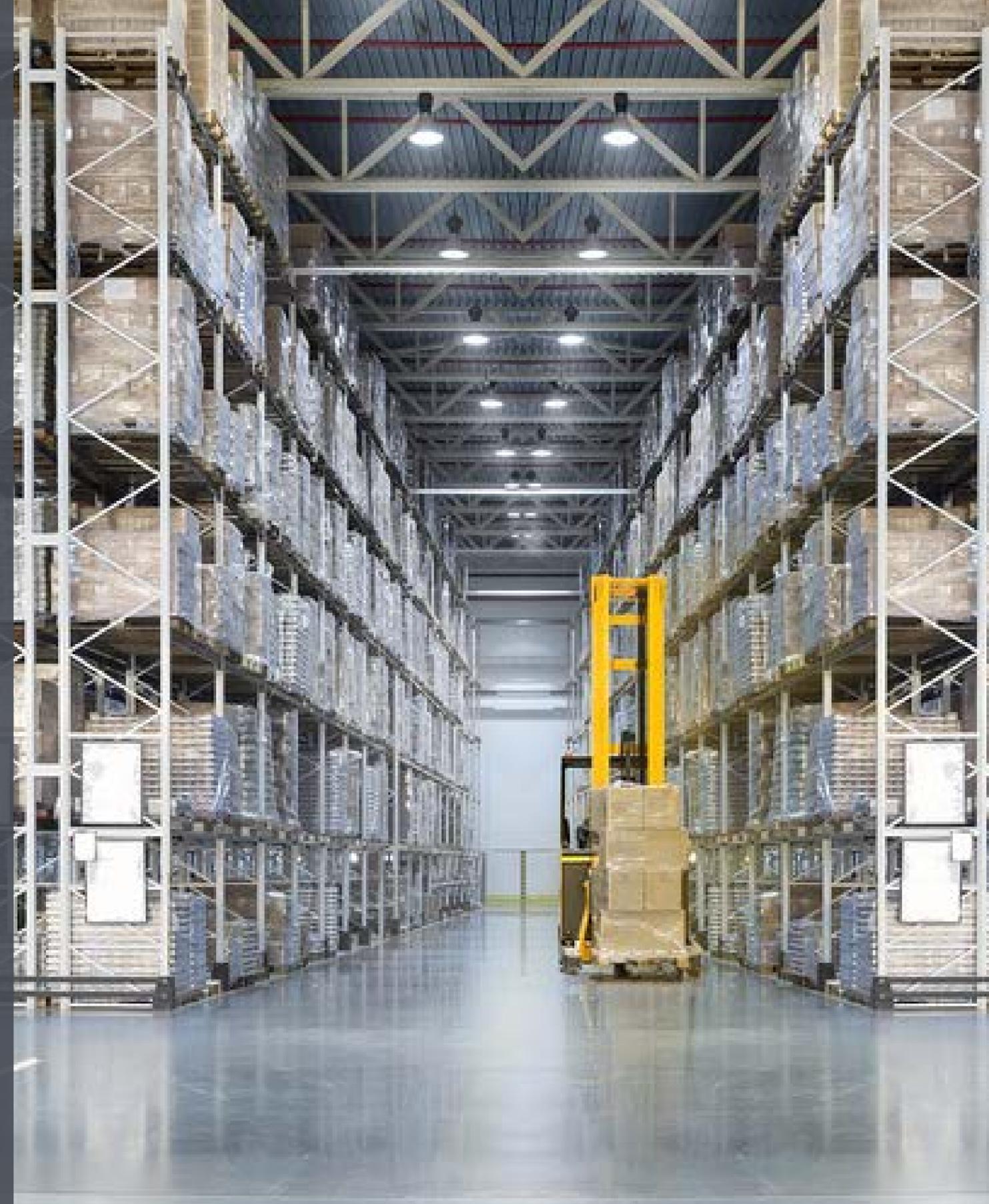


Thompson Road



SCHEDULE

TASK DESCRIPTION	DATE
Site Plan Approval	5/21/2021
Construction Start	6/1/2021
Early TI Start	12/29/2021
Shell Substantial Completion	3/21/2022



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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