WOODYARD
INDUSTRIAL PARK

8201 WOODYARD ROAD
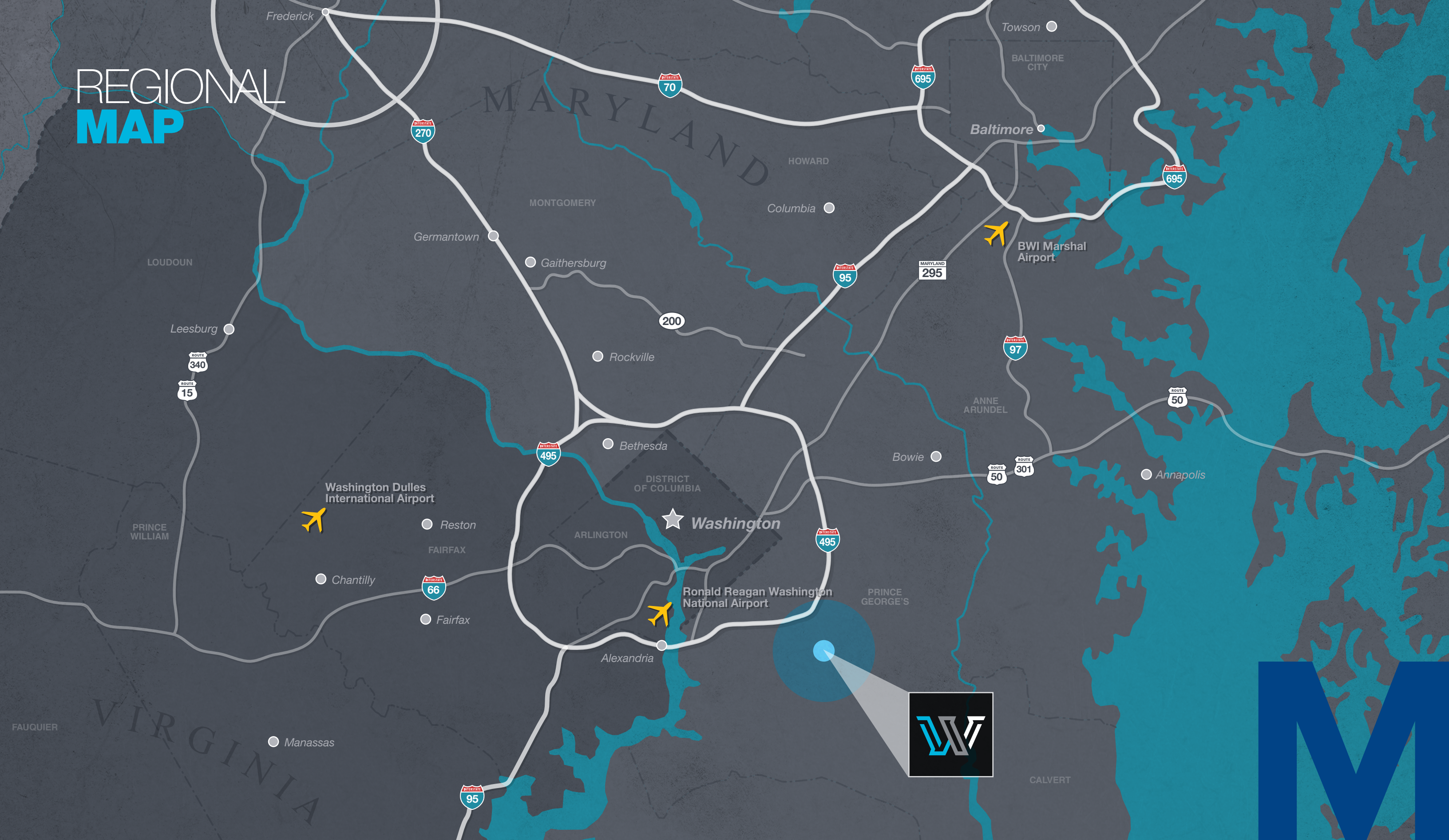CLINTON, MD 20735

PREPARED BY:

MATAN

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REGIONAL MAP

MARYLAND

VIRGINIA

Frederick

Towson

BALTIMORE CITY

Baltimore

HOWARD

Columbia

MONTGOMERY

BWI Marshal Airport

MARYLAND 295

Germantown

Gaithersburg

INTERSTATE 95

INTERSTATE 97

LOUDOUN

Leesburg

ROUTE 340

ROUTE 15

Rockville

200

ANNE ARUNDEL

ROUTE 50

Bethesda

DISTRICT OF COLUMBIA

Bowie

ROUTE 50

ROUTE 301

Annapolis

Washington Dulles International Airport

Reston

FAIRFAX

Washington

ARLINGTON

INTERSTATE 495

PRINCE GEORGE'S

PRINCE WILLIAM

Chantilly

INTERSTATE 66

Fairfax

Ronald Reagan Washington National Airport

Alexandria

FAUQUIER

Manassas

CALVERT

INTERSTATE 95

INTERSTATE 270

INTERSTATE 70

INTERSTATE 695

INTERSTATE 695

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ABOUT
PRINCE GEORGE'S COUNTY

Prince George's County is included in the Washington metropolitan area. The county also hosts many federal governmental facilities, such as Joint Base Andrews and the United States Census Bureau headquarters.

Prince George's County has experienced tremendous growth over the past decade and is rapidly becoming the epicenter for economic development in the Washington metropolitan area.
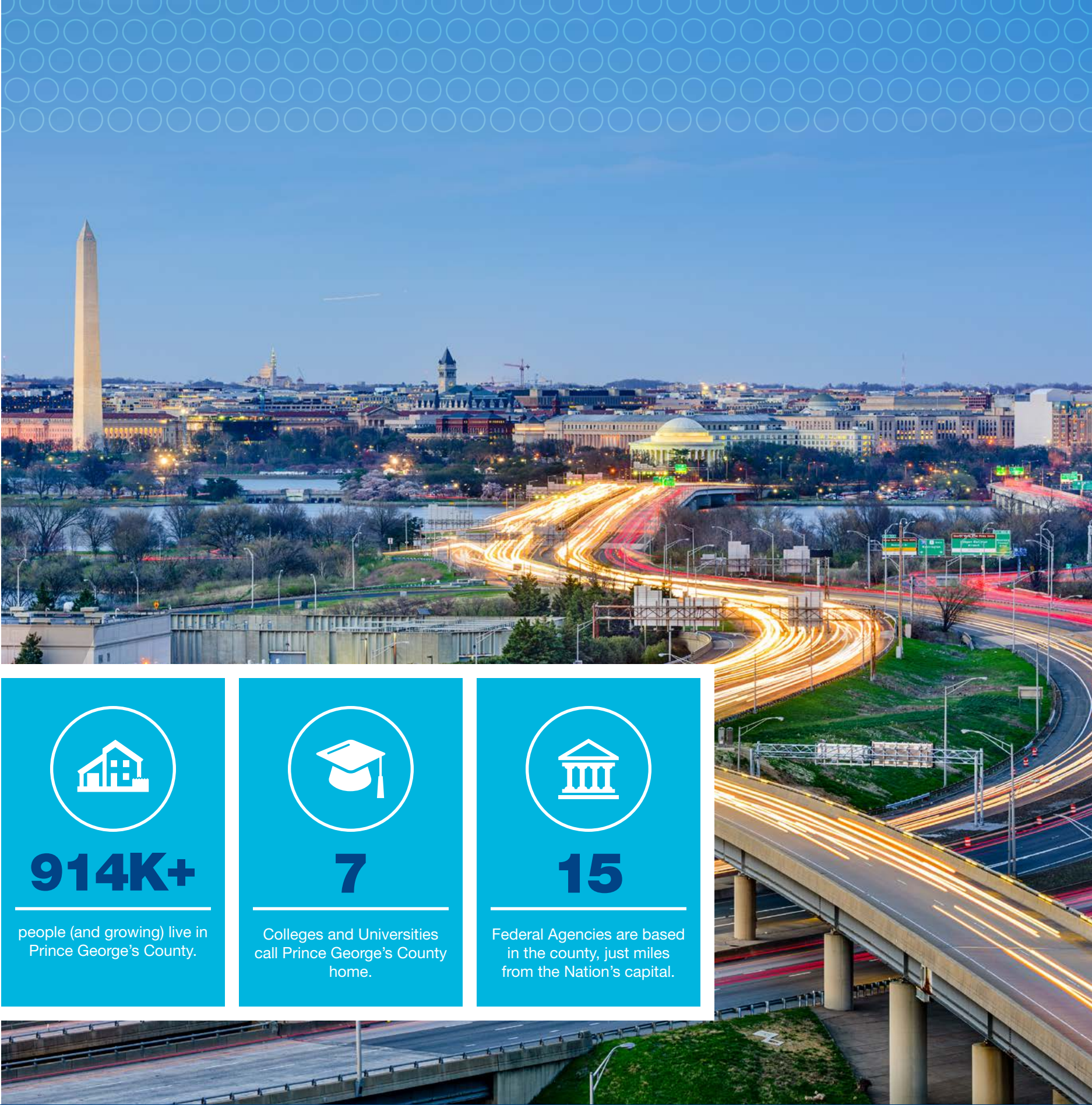
$83K+
median household income of residents ($20K above the national average).

95%
of all businesses in Prince George's County are small business.

515K+
people work in Price George's County.

914K+
people (and growing) live in Prince George's County.

7
Colleges and Universities call Prince George's County home.

15
Federal Agencies are based in the county, just miles from the Nation's capital.

AERIAL AMENITIES MAP

1 Allentown Way Shopping Center

ALDI	Papi's Chicken
Allentown Liiquors	Royal Farms
BB&T	Roy's Car Wash
Domino's Pizza	Sabor Casero Bakery
El Papi Real Street Tacos	ShopSmart Outlet
Exxon	Sunoco
Johnny's Sub Shop	Topolino

2 The Landing

5 Star Beauty	Fitness 4 Less
ALDI	Marco's Pizza
Checkers	Panera Bread
Chick-fil-A	Popeyes
Dollar Store	Quickway Japanese Hibachi
Firehouse Subs	Tropical Smoothie Cafe

3 Woodyard Crossing Shopping Center

America's Best Wings	Marshalls
Arby's	Pam's Hallmark Shoppe
Capital One Bank	Pizza Hut
CVS	Ruby Tuesday
Chipotle Mexican Grill	Safeway
Dollar Tree	Staples
Eastern 88 Chinese	Starbucks
Exxon	T-Mobile
IHOP	Walmart
Lowe's	Wendy's

N

TO WASHINGTON, D.C.

Subway

Andrews Air Force Base

Branch Ave

The Courses at Andrews

FiveGuys

MacDonald's

Rosaryville State Park

Bowl America Chantilly

Woodyard Road

Rosaryville Rd

223

5

Fire / EMS Training Academy

MedStar Southern Maryland Hospital Center

Piscataway Creek Stream State Park

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PROPERTY
OVERVIEW

Name:	Woodyard Industrial Park
Address:	8201 Woodyard Road, Clinton, MD 20735
Acreage:	10.5 Acres
Zoning:	I-4
Building SF:	Building 1: 90,000 SF Building 2: 82,500 SF
Proposed FAR:	0.25
Max FAR:	0.35
Parking Spaces:	Building 1: 100 Building 2: 88
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, Zayo **Gas:** Washington Gas **Electric:** Pepco

Bellefonte Lane

BUILDING 1
90,000 SF
100 PARKING SPACES

BUILDING 2
82,500 SF
88 PARKING SPACES

Old Alexandria Ferry Rd

Woodyard Road
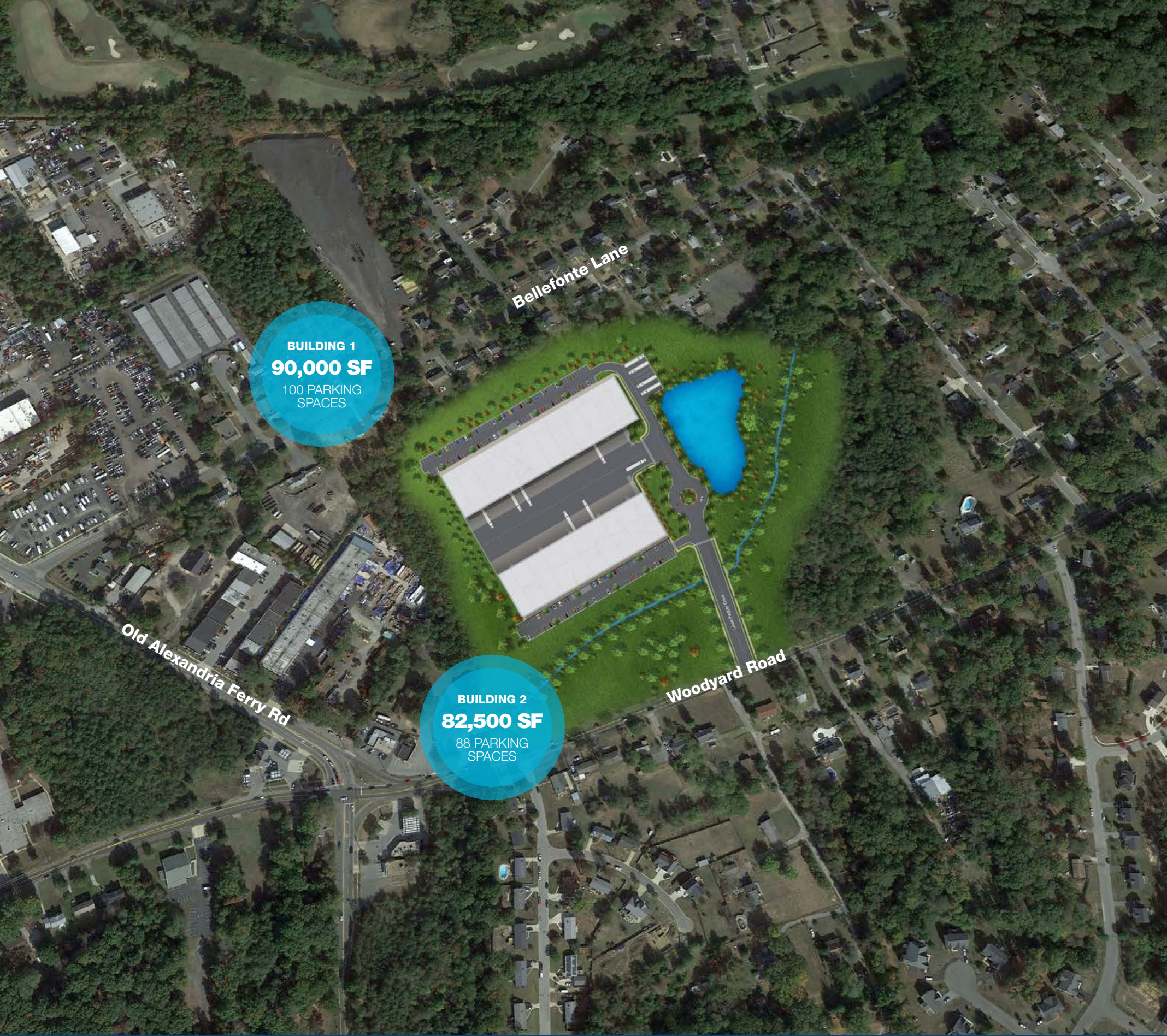
SITE PLAN

BUILDING 1
90,000 SF
100 PARKING SPACES

BUILDING 2
82,500 SF
88 PARKING SPACES

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CONCEPT
RENDERING

MATAN

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

Wedgewood West

6-Building Industrial Park

- 675,000 Square Feet
- 6 Class A High Bay Warehouses
- 43 Acre site
- 30-month project

Dulles North

Redefining Class A Office Space in Frederick

- 154,125 Square Feet
- Class A Office
- 9.65 Acre site with 4.5 acre amenity park

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

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

NCI-Frederick National Laboratory
Riverside Research Park

NIAID/VCR Vaccine Pilot Plant
Operated by SAIC-Frederick

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

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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