



REDSTONE INDUSTRIAL
11501 UNIVERSITY BOULEVARD
MANASSAS, VA



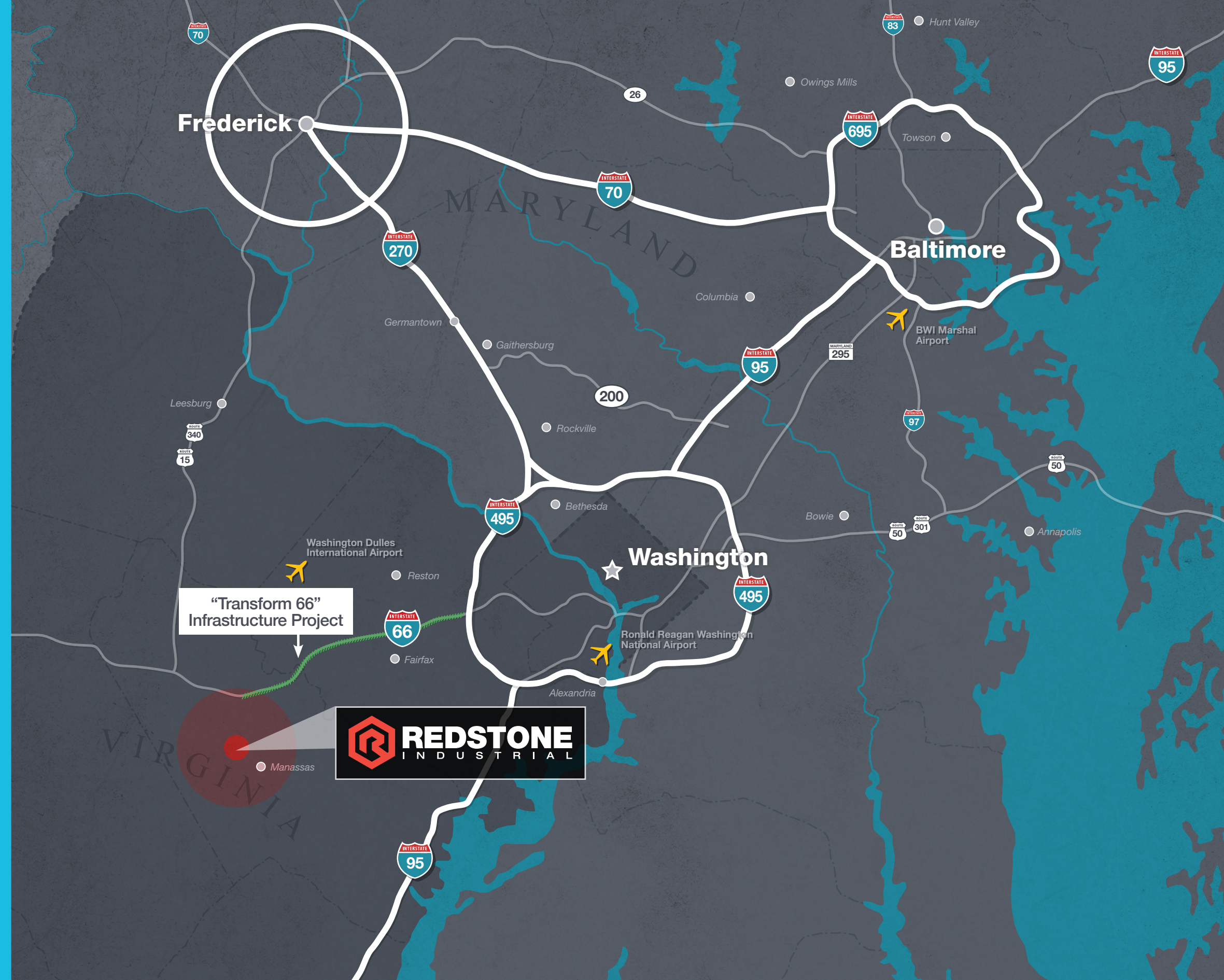
PREPARED BY

MATAN



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DATA CENTERS

1

Google

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COPT

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IRON MOUNTAIN®

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Microsoft

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Oath:
A Verizon company

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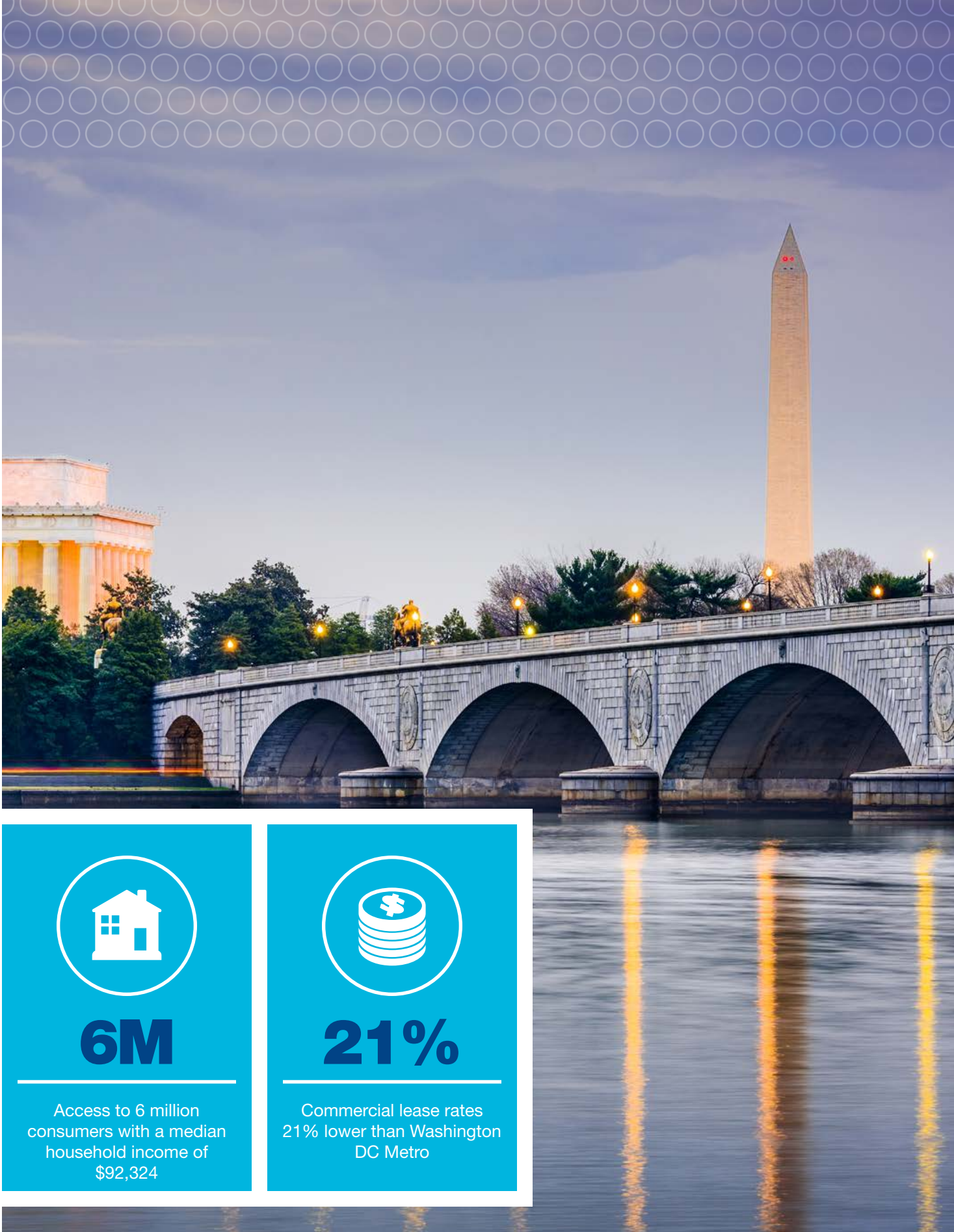
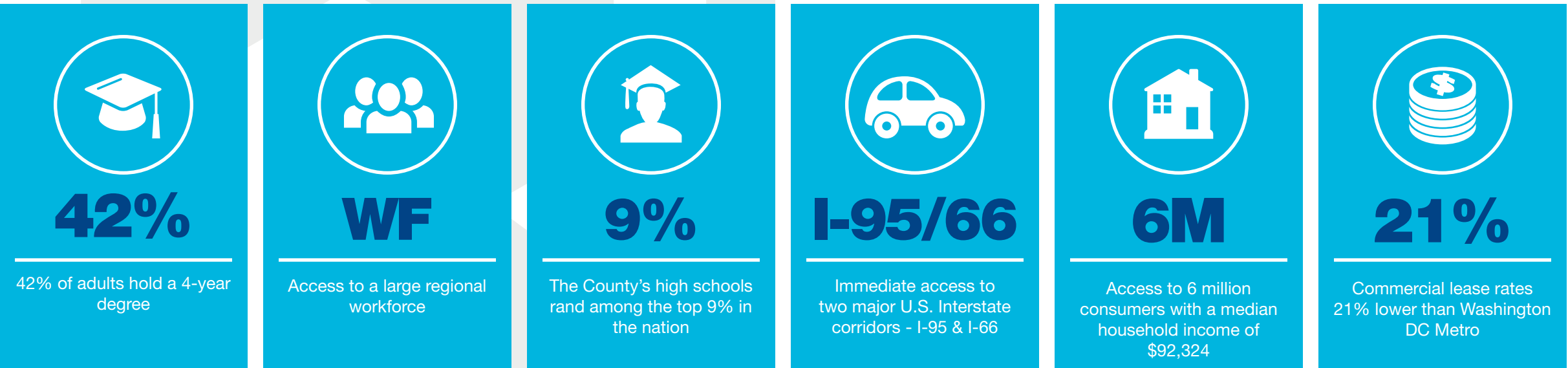
DIGITAL REALTY



PRINCE WILLIAM COUNTY/ MANASSAS MARKET OVERVIEW

Prince William County combines a robust workforce, strategic location, and competitive costs to provide a unique business environment in the Metro Washington DC area and Mid-Atlantic region. Located approximately 30 miles from downtown Washington, DC, it has benefited from continued population growth in the greater DC area, with the population growing by nearly 70% from 2000 through 2019.

Manassas specifically will benefit from “Transform 66 Outside the Beltway”. The nearly \$4.0 billion public-private partnership will construct 22.5 miles of Express Lanes from I-495 (Capital Beltway) to Gainesville as well as improve several major interchanges along I-66, which will make it easier for vehicles to get into the heart of the DC metro population centers.



PROPERTY OVERVIEW

Name:	Redstone Industrial
Address:	11501 University Blvd, Manassas, VA
Acreage:	47.5 Acres
Zoning:	M1 (Heavy Industry)
Proposed FAR:	0.22
MAX FAR:	0.55
Building SF:	462,000 Square Feet Building A: 103,500 Building B: 138,500 Building C: 129,000 Building D: 91,000 SF
Parking Spaces:	729 Building A: 140 Building B: 215 Building C: 212 Building D: 162
EV Charging Stations:	4 per building
Building Clear Height:	32'
Dock Doors:	Building A: 34 Building B & C: 40 Building D: 37
Drive-In Doors:	Building A, C & D: 2 Building B: 1
Truck Court:	120'
Typ. Column Spacing:	50' x 52'
Speedbay:	60'
Utilities:	Fiber: Comcast, Verizon Gas: Washington Gas Electric: NOVEC Water: 2" service line Sewer: 8" service line



SITE PLAN



SCHEDULE

PHASE 1

DATE

Site Plan Approval	March 1, 2022
Construction Start	April 1, 2022
Early TI Start	December 15, 2022
Shell Substantial Completion	February 15, 2023

PHASE 2

DATE

Site Plan Approval	March 1, 2022
Construction Start	September 1, 2022
Early TI Start	April 15, 2023
Shell Substantial Completion	June 15, 2023



CONCEPT
RENDERING



CONCEPT RENDERING





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-to-day 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 7 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

Wedgewood West

6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD

Dulles North

High Bay Warehouse

- 154,125 Square Feet
- Class A high bay warehouse
- 10 Acre site in Sterling, VA

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

Center 85 at Westview South

5-Building Research & Industrial Park

- 700,000 Square Feet
- 5 Class A high bay buildings
- 54 Acre campus in Frederick, MD

Parkway 66

High Bay Warehouse

- 187,787 Square Feet
- Class A high bay warehouse
- 13.56 Acres in Manassas, VA



NCI-Frederick National Laboratory
Riverside Research Park



NIAID/VCR Vaccine Pilot Plant
Operated by SAIC-Frederick



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



Center 85 at Westview South
5-Building, 700,000 SF Research & Industrial Park



Dulles North
High Bay Warehouse, Sterling, VA



Parkway 66
High Bay Warehouse, Manassas, VA

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