



985-1007 JEFFERSON DAVIS HIGHWAY
FREDERICKSBURG, VA 22405



PREPARED BY:

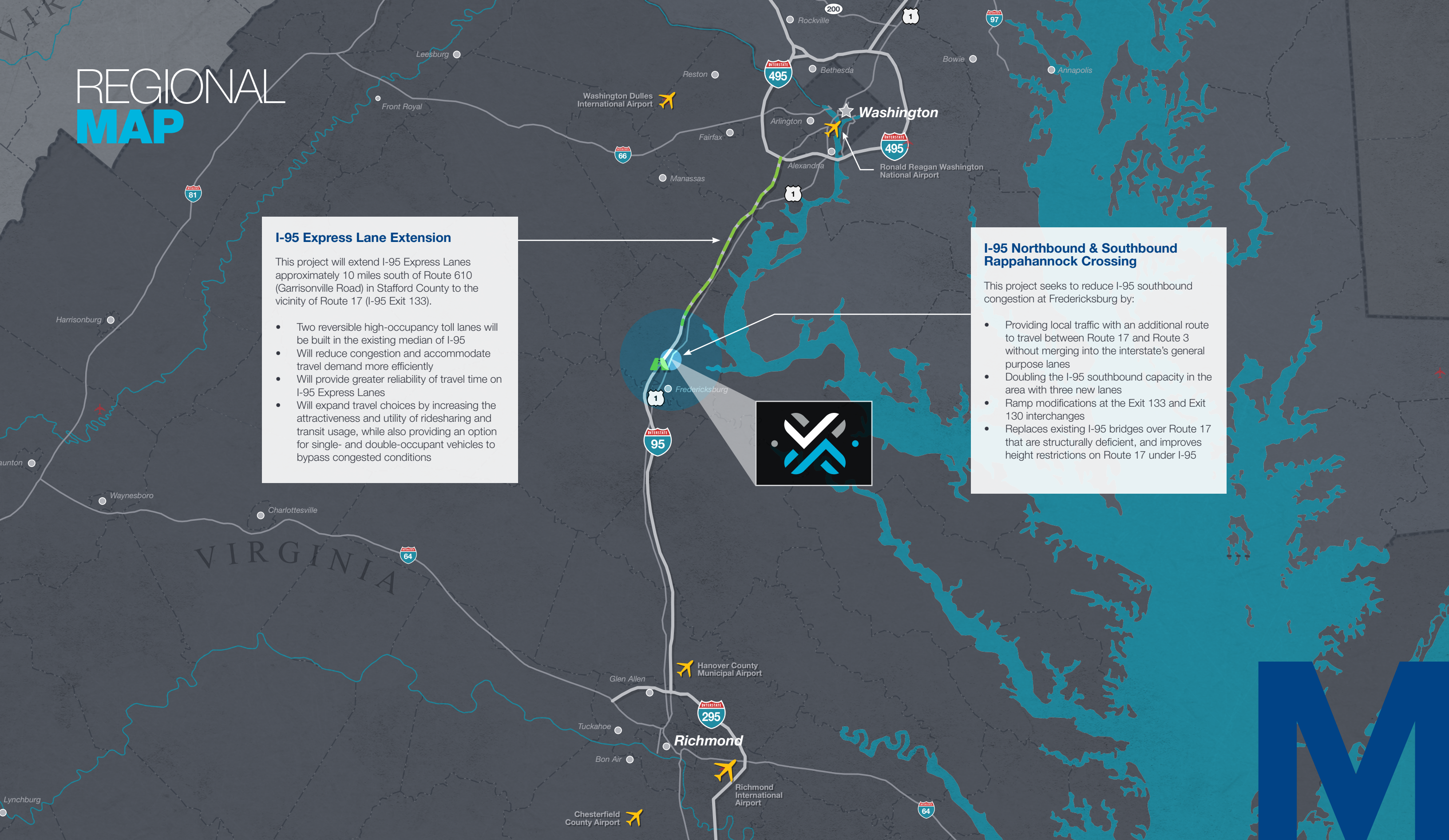
MATAN

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REGIONAL MAP



AERIAL AMENITIES MAP

1 Wal-mart Super Center

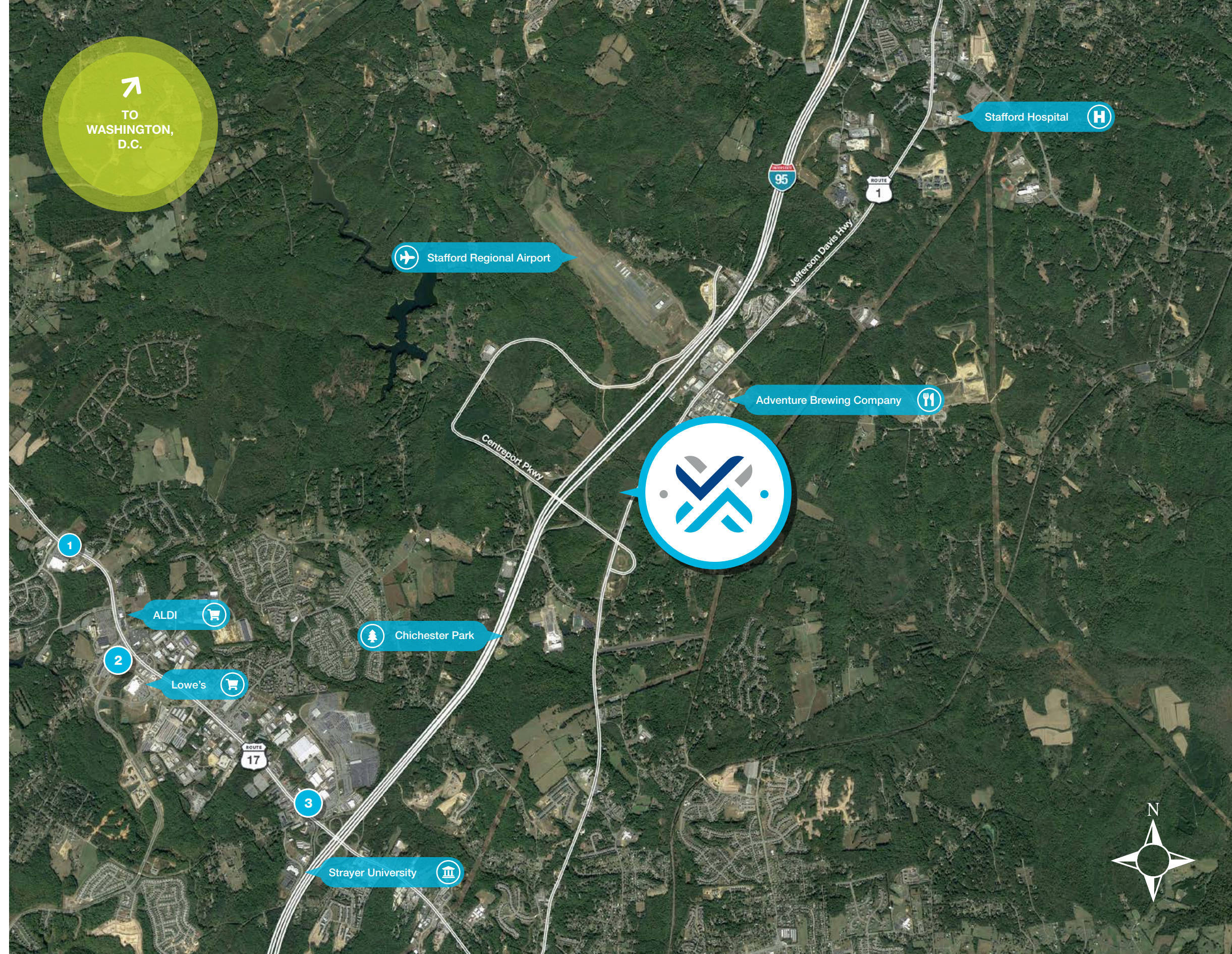
| | |
|-----------------------------|-----------------|
| Auntie Anne's | Subway |
| FedEx Office & Print Center | Truck'n America |
| Lidl | Virginia ABC |
| McDonalds | Wal-Mart |
| Royal Farms | |

2 Celebrate Virginia North Shopping Center

| | |
|---------------------------|------------------------------|
| Bear Riger Massage | Giant Gas Station |
| China King | Papa John's Pizza |
| El Jimador Azteca Mexican | Primavera Pizzeria and Grill |
| Five Guys | Sport Clips Haircuts |
| Fitness:1440 | The Waffle House |
| Giant Food | Wells Fargo Bank |

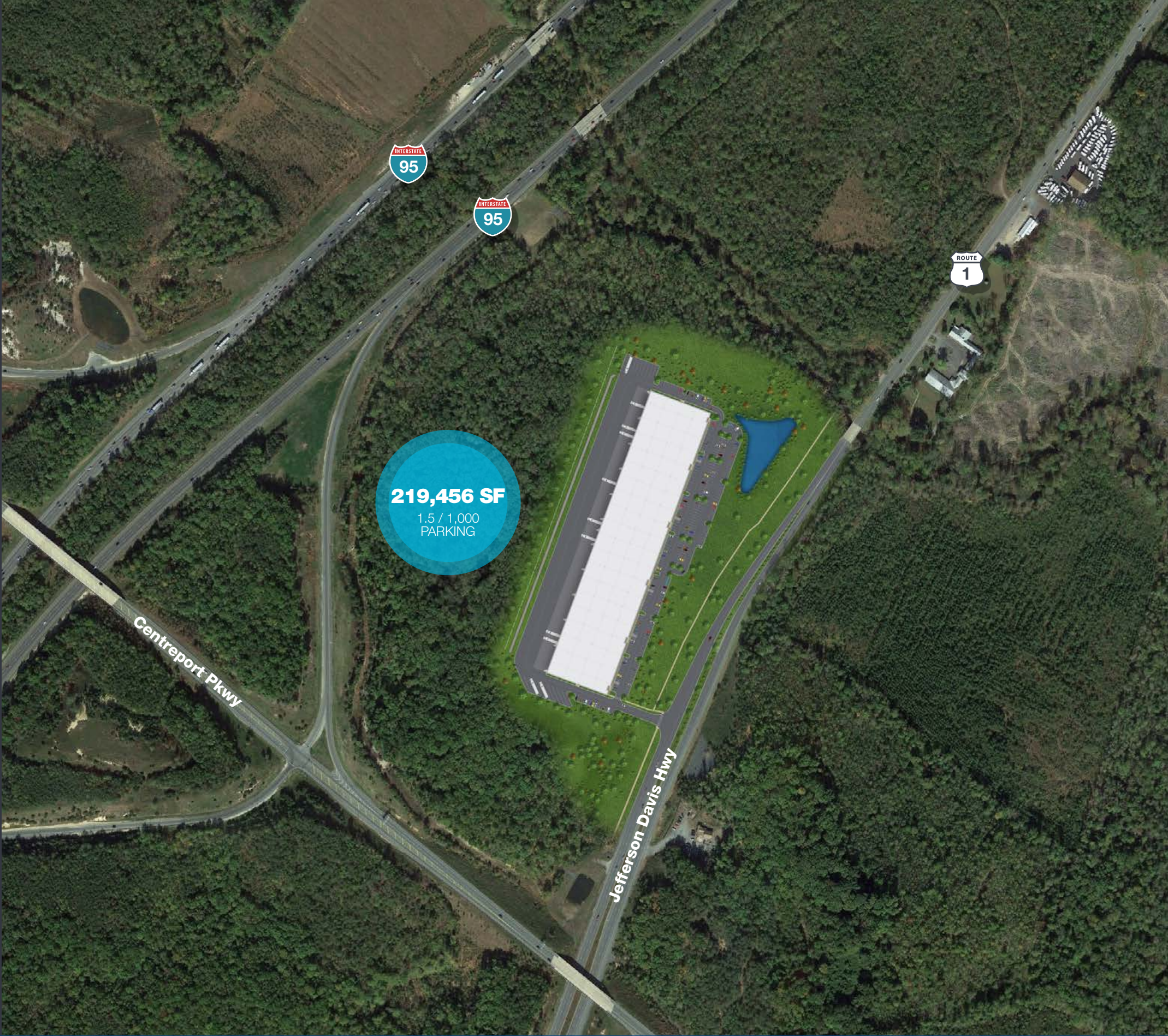
3 Carter's Crossing Shopping Mall

| | |
|-------------------------|-------------------------|
| Aladin Mediterranean | PetSmart |
| Anytime Fitness | Quality Inn |
| Chipotle Mexican Grill | Shell |
| Clarion Inn | Starbucks |
| Comfort Suites | Super 8 |
| Dunkin' | SweetFrog Frozen Yogurt |
| Freddy's Frozen Custard | Tagworks |
| Hardee's | Target |
| Holiday Inn Express | Tropical Smoothie Cafe |
| McDonald's | Verizon |
| NextCare Urgent Care | Waffle House |
| NY Grill | Wawa |
| Panera Bread | Wendy's |
| Paris Nails | Yak-A-Doo's |



PROPERTY OVERVIEW

| | | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Name: | Crossroads Industrial | |
| Address: | 985-1007 Jefferson Davis Highway Fredericksburg, VA 22405 | |
| Acreage: | 27.63 Acres | |
| Zoning: | M-1 | |
| Building SF: | 219,456 SF | |
| Proposed FAR: | 0.18 | |
| Max FAR: | 0.5 | |
| Parking Spaces: | 323 Car, 20 Trailer | |
| Parking Ratio: | 1.5 / 1000 | |
| EV Charging Stations: | 6 | |
| Building Clear Height: | 32' | |
| Dock Doors: | 64 | |
| Truck Court: | 120' | |
| Column Spacing: | 50' x 52' | |
| Speedbay: | 60' | |
| Building Depth: | 216' | |
| Lighting: | LED | |
| Construction: | Tilt Wall Concrete | |
| Utilities: | Water: 2" Stafford County DPW Sewer: 6" Stafford County DPW Gas: Columbia Gas (4" service) Electric: Dominion Power (480/277V 3P) Fiber: Comcast, FIOS | |



SITE PLAN

219,456 SF

1.5 / 1,000
PARKING

Jefferson Davis Hwy



SCHEDULE

| TASK | DATE |
|------------------------------|-----------------|
| Site Plan Approval | June 30, 2022 |
| Construction Start | August 11, 2022 |
| Early TI Start | May 9, 2023 |
| Shell Substantial Completion | July 3, 2023 |



CONCEPT RENDERING



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 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

MATAN

(301) 694-9200

MATANINC.COM

JP Matan

Director of Leasing

jpmat@mataninc.com