



**DOVER  
LOGISTICS  
CENTER**

PREPARED BY:



**JLAM**  
*Investment | Development*

**MATAN**





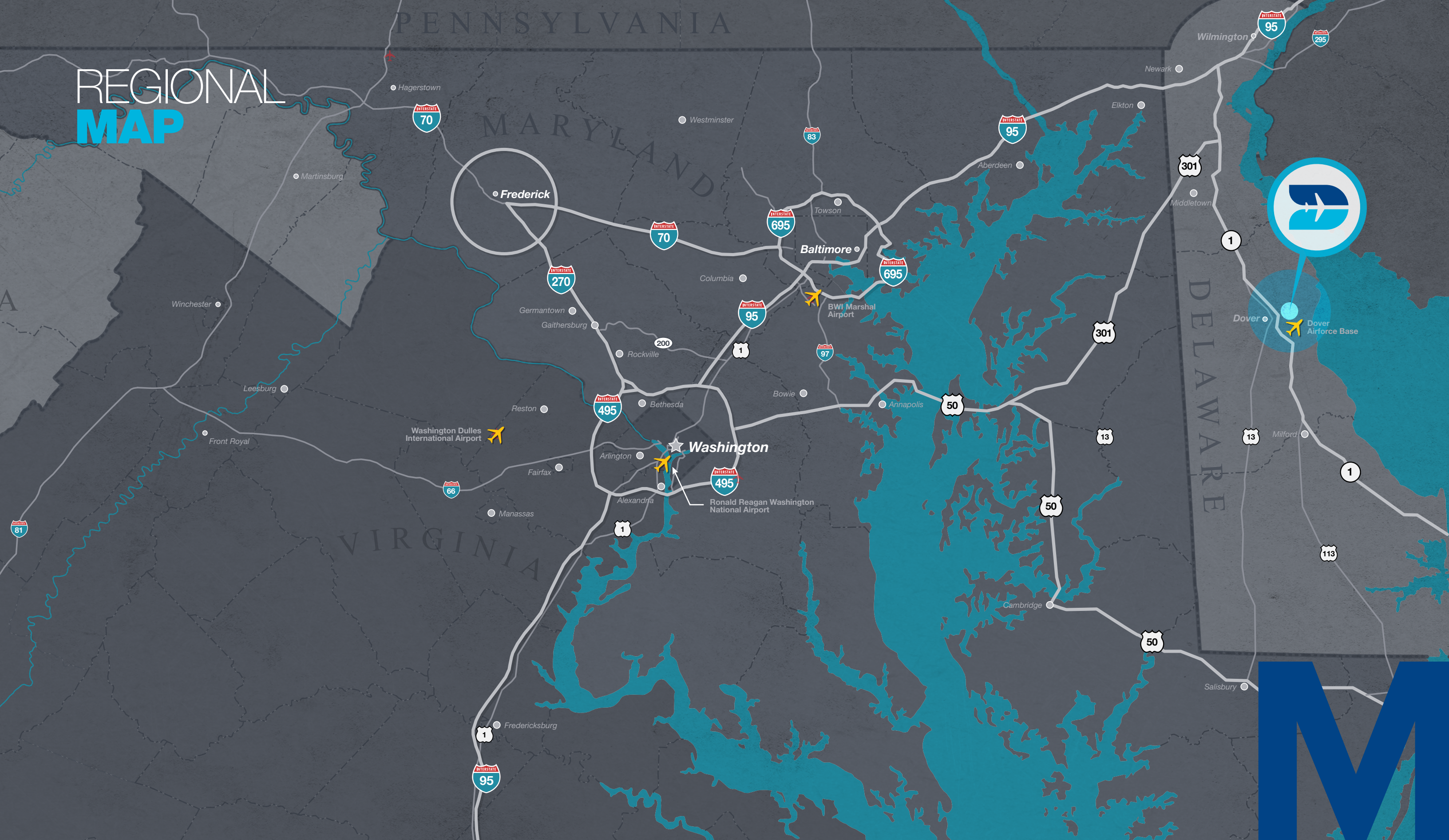
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# REGIONAL MAP





# AERIAL AMENITIES MAP

## 1 Wal-mart Super Center

Aldi	KFC
Applebee's Grill	Shore United Bank
Bob Evans	Texas Roadhouse
Chick-fil-A	Tractor Supply
Dollar Tree	Waffle House
Dunkin'	WSFS Bank
Game Stop	

## 2 Target Shopping Area

Advance Auto Parts	IHOP
Buffalo Wild Wings	Jiffy Lube
Burger King	La Tonalteca
Club Fitness	Lidl
CVS	Little Caesars
Days Inn by Wyndham	Orangetheory Fitness
Dollar General	Red Wing Shoes
Dunkin'	Royal Farms
Enterprise Rent-A-Car	Safeway
Edgehill Shopping Center	Starbucks
Firestone Auto Care	Taco Bell
Hardees	Wells Fargo Bank
Home 2 Suites by Hilton	

## 3 Dover Mall Area

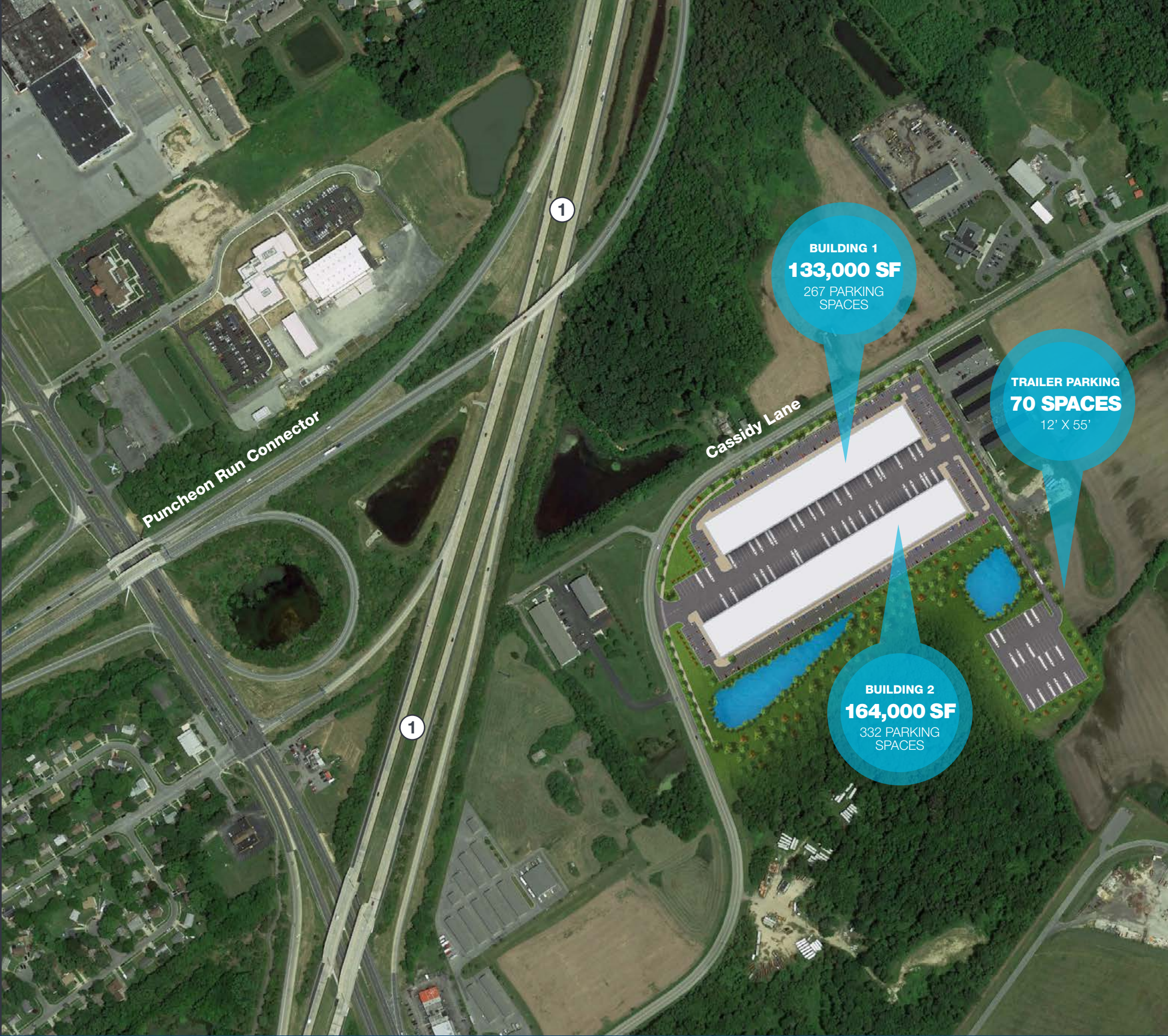
AMC Classic 14	Kid's Footlocker
American Eagle	Macy's
Applebee's Grill	Men's Warehouse
Boscov's	Old Navy
Boston Market	Pep Boys
Chick-fil-A	Rue 21
Chipotle	Sakura Japan
Chuck E. Cheese	Sbarro
Dick's Sporting Goods	Sears Appliance Repair
FYE	Sephora
Game Stop	Sleep Number
Grotto Pizza	Spencers
Hobby Lobby	Staples
HomeGoods	Starbucks
JCPenny	T-Mobile





# PROPERTY OVERVIEW

Name:	Dover Logistics Center
Address:	30 Lafferty Lane, Dover, DE 19901
Acreage:	29.6 Acres
Zoning:	M - Manufacturing
Building SF:	Building 1: 133,000 SF   Building 2: 164,000 SF
Building Clear Height:	32'
Column Spacing:	50' x 52'
Parking Spaces:	Building 1: 267   Building 2: 332
Parking Ratio:	2.01/1.000 SF
EV Charging Stations:	6 per building
Trailer Parking Area:	12' x 55' / 70 spaces
Dock Doors:	Building 1: 48   Building 2: 60
Truck Court:	180' (shared)
Speed Bay:	60'
Building Depth:	150'
Slab Thickness:	7"
Construction Type:	Tilt Wall Concrete
Fire Protection:	ESFR Sprinklers
Lighting:	LED
Utilities	<div><div>Water:</div><div>2" City of Dover</div></div> <div><div>Sewer:</div><div>6" City of Dover</div></div> <div><div>Fiber:</div><div>Comcast, Fios</div></div> <div><div>Gas:</div><div>Chesapeake Utilities</div></div> <div><div>Electric:</div><div>City of Dover</div></div>

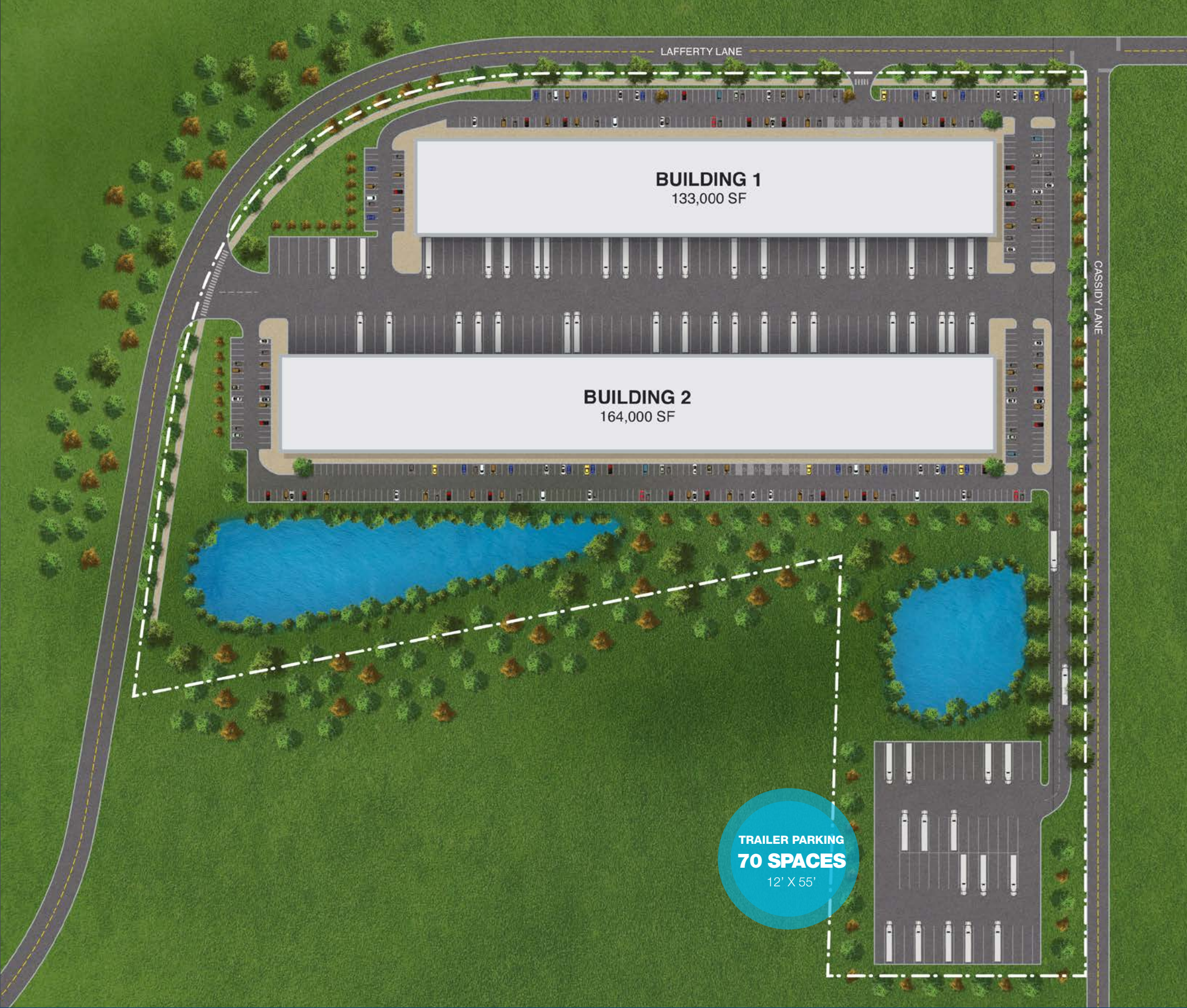




# SITE PLAN

# PROJECT SCHEDULE

➡ Site Plan Approval:	Approved
➡ Construction Start:	10/25/2022
➡ Early TI Start:	7/4/2023
➡ Shell Substantial Completion:	9/15/2023





# 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

## Wedgewood West

### 6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre site 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

## Charles River Laboratories

### Riverside Research Park

- 50,000 Square Feet
- Build-to-suit
- 7 Acre site within 177 acre research park

## 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



**Charles River Laboratories**  
Riverside Research Park



**Dulles North**  
High Bay Warehouse, Sterling, VA



**Parkway 66**  
High Bay Warehouse, Manassas, VA





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