



**2925 PRUDEN BOULEVARD  
SUFFOLK, VA 23434**



PREPARED BY

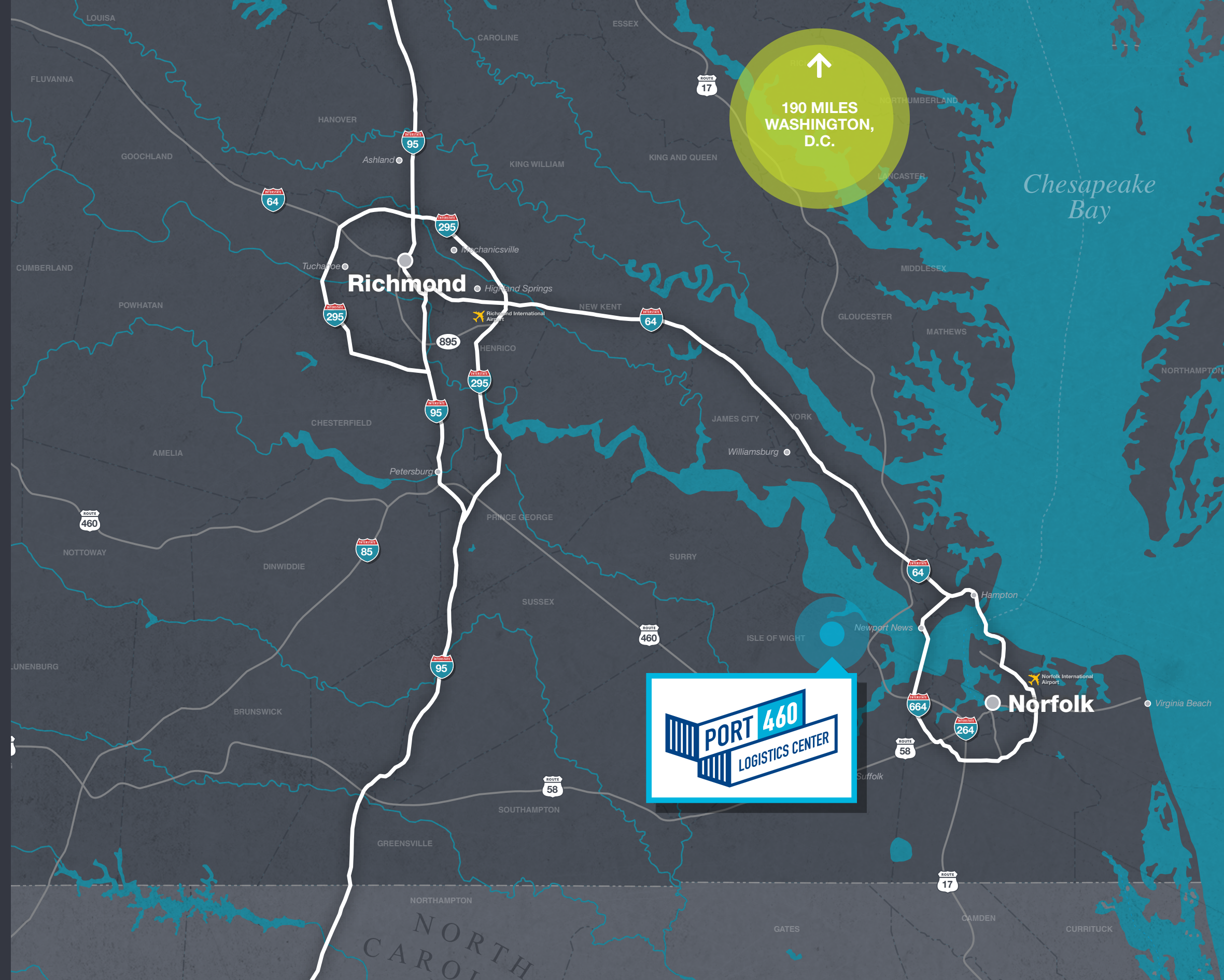
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# REGIONAL MAP



Foreign Trade Zone Eligible

## Driving Distances

North Carolina State Line	20 mi
Port of Virginia	25 mi
Interstate 95	55 mi
Richmond, VA	75 mi
Raleigh, NC	160 mi
Washington, D.C.	190 mi
Charlotte, NC	300 mi



250  
MILES

NORTH CAROLINA  
STATE LINE



150  
MILES

100  
MILES

50  
MILES

25  
MILES



Washington, D.C.

Richmond

Port of Virginia

Raleigh

Charlotte



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# AERIAL AMENITIES MAP

## 1 Centerbrooke Village

- |                     |                |
|---------------------|----------------|
| 7-Eleven            | Santa Fe Grill |
| Holiday Inn Express | Subway         |
| Iron Chef Japanese  | The UPS Store  |
| Ruby Tuesday        | Wendy's        |

## 2 Main Street Shoppes

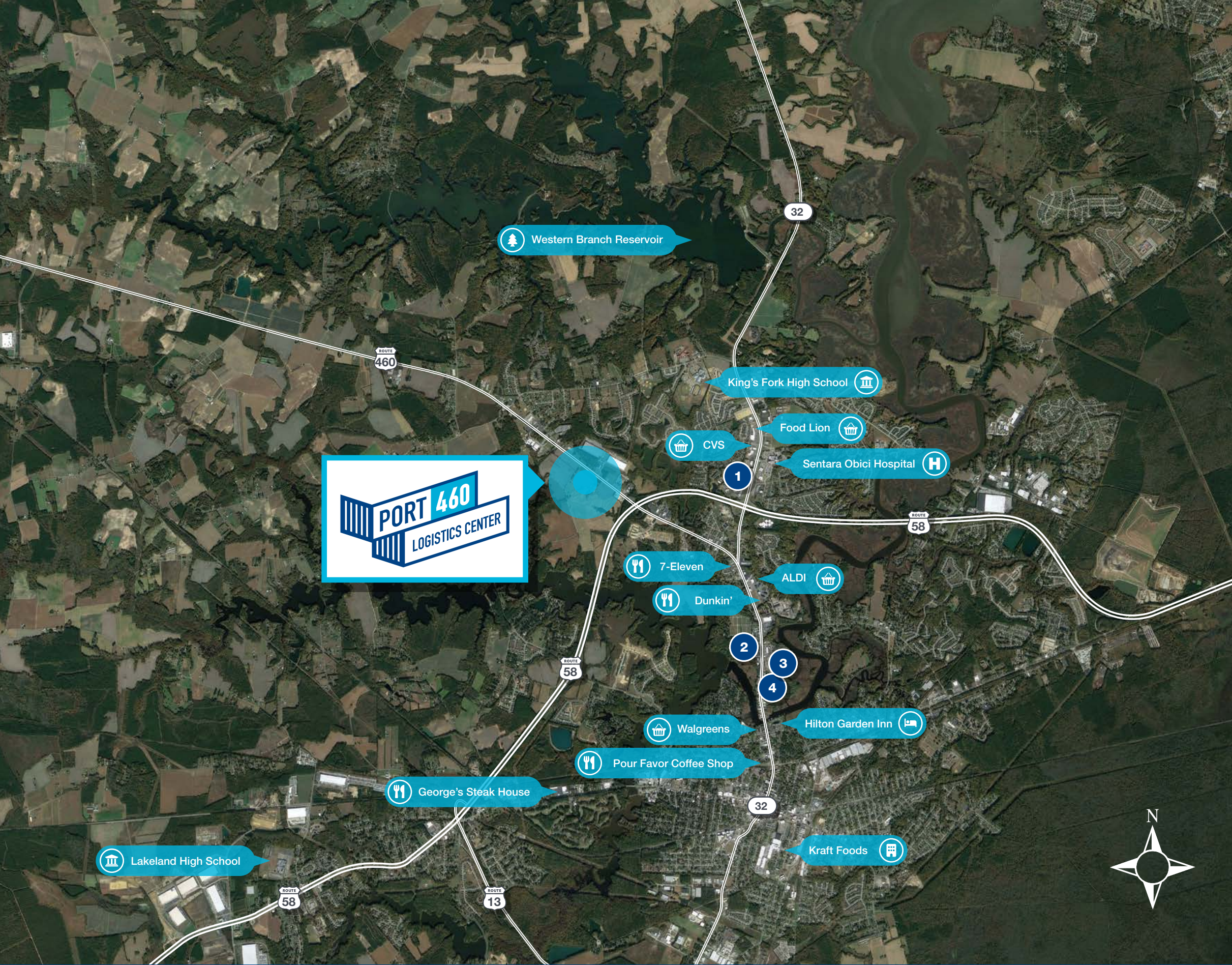
- |                       |                      |
|-----------------------|----------------------|
| Bay Port Credit Union | Metro by T-Mobile    |
| Belk                  | Panera Bread         |
| Bon Secours           | Plaza Azteca Mexican |
| Burger King           | Taco Bell            |
| Hackworth             | Tokyo Grill          |
| Kroger                | Truist               |
| Little Caesars        | Virginia ABC         |

## 3 Suffolk Shopping Center

- |                           |                     |
|---------------------------|---------------------|
| Applebee's Grill + Bar    | Sakura Express      |
| Beauty World              | Starbucks           |
| Lowe's Home Improvement   | Verizon             |
| Navy Federal Credit Union | Walmart Supercenter |

## 4 Suffolk Plaza

- |                     |                        |
|---------------------|------------------------|
| Atlantic Union Bank | iNFLUENCE Shoe Store   |
| Big Lots            | Papa John's Pizza      |
| Chick-fil-A         | Sal's Pizzeria         |
| China Moon          | Skrimp Snack           |
| Citi Trends         | Sugar Moma's Bake Shop |





# PORT OF VIRGINIA MARKET OVERVIEW

The Port of Virginia has been the center and generator of trade and commerce in Virginia for more than 400 years. Today, more than 70 maritime-related companies are located in the Norfolk Harbor. Private industry sectors include ship repair facilities, ship line offices and headquarters, and terminal operators for coal, grain, fertilizer and other bulk products. Support industries range from logistics, vessel pilotage and cargo examination to container fumigation and customs brokerage. Additional indirect industries include banking, engineering, industrial real estate, consulting, marine surveying and cargo insurance.

The port's four deep-water marine terminals are located in the Norfolk Harbor, which is only 18 nautical miles from the Atlantic Ocean. There are also inland terminals: one is located along I-95 in Richmond, the state capitol, and the other in Front Royal, which is in northwestern Virginia at the intersection of interstates 81 and 66.





**75%**

of the U.S. Population lives within a two-day drive



**#3**

Virginia has the 3rd largest state-maintained transportation network




**\$6.95M**

available in Virginia port incentives each year



**#1**

ranked state for business (CNBC 2007, 2009, 2011, 2017, 2019)



**15.4%**

of Virginians hold post-graduate degrees



**#1**

ranked state for Workforce and Education (CNBC 2019)



# SITE PLAN

**SITE I**  
93 ACRES  
1,070,000 SF BUILDINGS

PHASE 2

**SITE H**  
43 ACRES  
460,000 SF BUILDINGS

PHASE 2

**SITE E**  
34 ACRES  
245,000 SF BUILDINGS

PHASE 2

**SITE G**  
45 ACRES  
460,000 SF BUILDINGS

PHASE 2

**SITE F**  
29 ACRES  
90,000 SF BUILDINGS

PHASE 2

**SITE A**  
75 ACRES  
335,000-7000,000 SF BUILDINGS

PHASE 1

**SITE D**  
89 ACRES  
1,050,000 SF BUILDINGS

PHASE 1

**SITE C**  
51 ACRES  
405,000 SF BUILDINGS

PHASE 1

**SITE B**  
23 ACRES  
245,000 SF BUILDINGS

PHASE 1

COMMERCIAL PADS  
PAD 1 3AC  
PAD 2 3AC  
PAD 3 3AC  
PAD 4 3AC

PHASE 1

COMMERCIAL PADS  
PAD 5 3AC  
PAD 6 3AC  
PAD 7 3AC  
PAD 8 3AC

PHASE 1

SWIM

KINGS FORK RD

PRUDEN BLVD. RT 460

PITCHKETTLE RD

MURPHYS MILL RD





**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
- 11 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

## 700 N. Frederick Avenue

### 2 High Bay Buildings

- 394,800 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD

## 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

## Northlake II

### 5-Building Industrial Park

- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA

## 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



**700 N. Frederick Avenue**  
Riverside Research Park



**Northlake II**  
5-Building, 655,000 SF Industrial Park



**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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