



985-1007 JEFFERSON DAVIS HIGHWAY
FREDERICKSBURG, VA 22405



PREPARED BY:

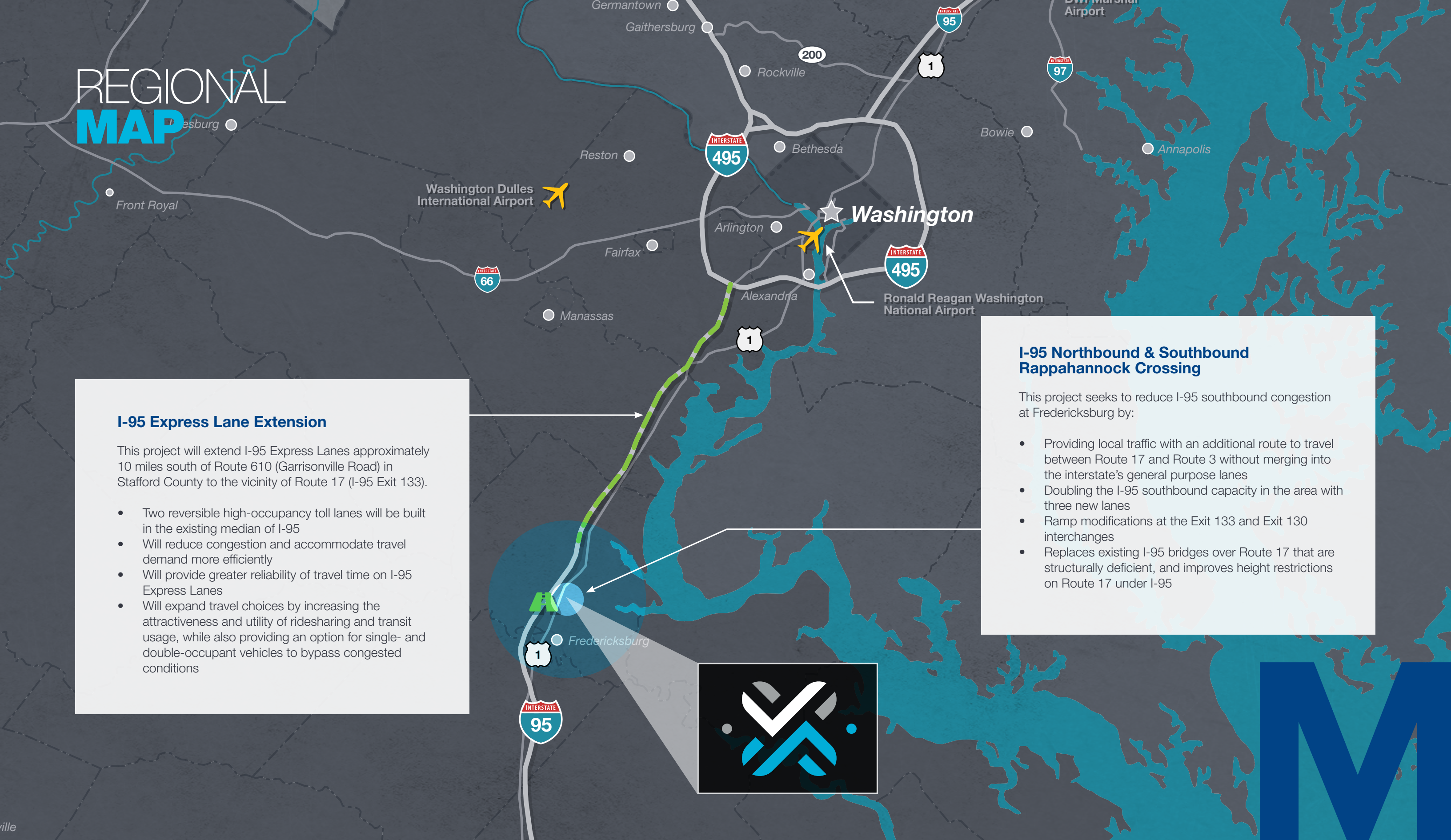


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REGIONAL MAP



I-95 Express Lane Extension

This project will extend I-95 Express Lanes approximately 10 miles south of Route 610 (Garrisonville Road) in Stafford County to the vicinity of Route 17 (I-95 Exit 133).

- Two reversible high-occupancy toll lanes will be built in the existing median of I-95
- Will reduce congestion and accommodate travel demand more efficiently
- Will provide greater reliability of travel time on I-95 Express Lanes
- Will expand travel choices by increasing the attractiveness and utility of ridesharing and transit usage, while also providing an option for single- and double-occupant vehicles to bypass congested conditions

I-95 Northbound & Southbound Rappahannock Crossing

This project seeks to reduce I-95 southbound congestion at Fredericksburg by:

- Providing local traffic with an additional route to travel between Route 17 and Route 3 without merging into the interstate's general purpose lanes
- Doubling the I-95 southbound capacity in the area with three new lanes
- Ramp modifications at the Exit 133 and Exit 130 interchanges
- Replaces existing I-95 bridges over Route 17 that are structurally deficient, and improves height restrictions on Route 17 under I-95



SURROUNDING
DEVELOPMENT

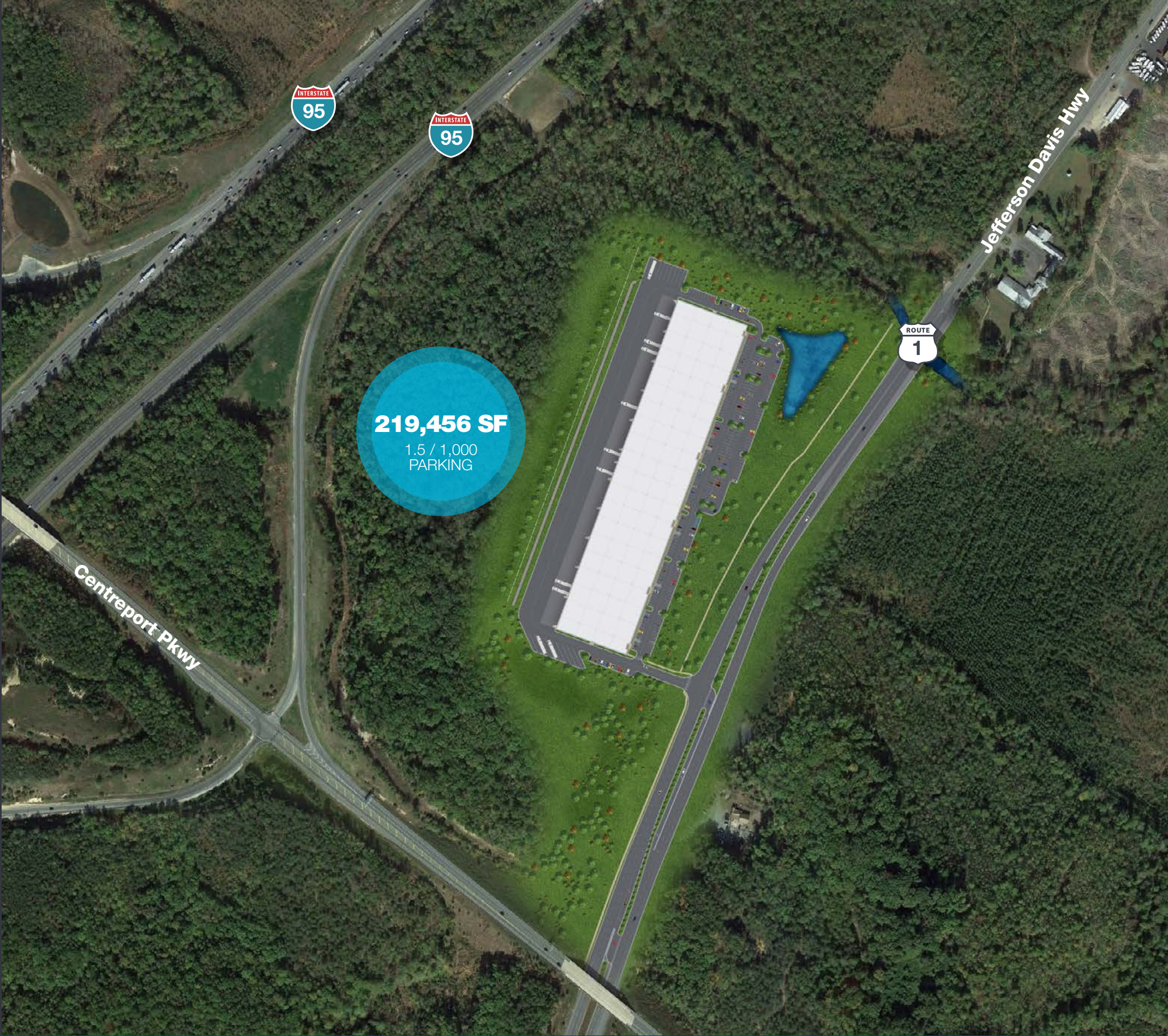


| | Project | Status | SF | Note |
|--------------|-------------------------|----------|-----------|---------------------------|
| PROPOSED | | | | |
| 1 | Merritt at Austin Ridge | Proposed | 393,075 | Only 100k is a Competitor |
| 2 | NVG - Bldg 2 | Proposed | 559,480 | On Pause |
| 3 | NVG - Bldg 4 | Proposed | 110,000 | BTS |
| 4 | NVG - Bldg 5 | Proposed | 536,000 | BTS |
| 5 | Capitol 95 | Proposed | 933,946 | BTS |
| FULLY LEASED | | | | |
| 6 | DHL | Complete | 533,624 | |
| 7 | NVG - Bldg 3 | U/C | 570,000 | AMZN |
| 8 | FedEx | Complete | 486,720 | |
| 9 | FedEx | Complete | 64,656 | |
| 10 | Amazon | Complete | 201,592 | |
| 11 | Amazon | Complete | 630,000 | |
| MATAN | | | | |
| 12 | Crossroads Industrial | Proposed | 219,456 | |
| 13 | Venture Industrial | Proposed | 250,000 | |
| TOTAL | | | 5,488,549 | |



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 |
| Schedule: | Construction Start: | April 2023 |
| | Early TI Start: | January 2024 |
| | Substantial Completion: | March 2024 |



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING



MATAN COMPANIES

OVERVIEW

DEVELOPMENT

With over 5 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

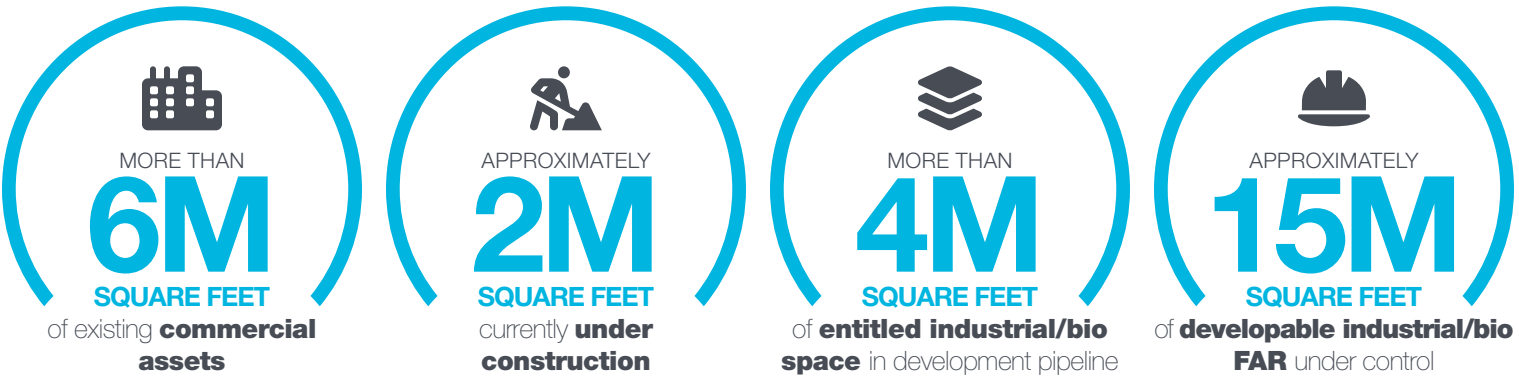
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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.

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 the D.C. Metro Area
- Family owned and operated since 1976
- Over 6 million square feet of existing commercial assets
- Approximately 2 million square feet currently under construction
- 4 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management



DEVELOPMENT HIGHLIGHTS

700 N. Frederick Avenue

2 High Bay Buildings

- 495,000 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD

ThermoFisher
SCIENTIFIC

FERGUSON

GIANT

leidos

Wedgewood West

6-Building Research & Industrial Park

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

ellume

GRANULES
PHARMACEUTICALS INC

Glen-Gery

CyrusOne
Built for Tomorrow. Ready Today.

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
2-Building, 495,000 SF Research & Industrial 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

COMMUNITY PHILANTHROPY

We know that our investments in properties and assets remain secondary to the investments we make in our local community.

Through the long-standing relationships we've nurtured with local volunteer organizations, community groups, and non-profits, the Matan family actively pursues the improvement of our environment and the lives of our neighbors. Our employees and leadership team continue to spearhead community improvement efforts, day in and day out. From organized employee/community service outings, to leadership within various community organizations, such as the YMCA, Frederick Rescue Mission, Blessings in a Backpack and SHIP, our team remains committed to investing in our number one asset: **our neighborhood.**



NEWS & HEADLINES

MATAN DONATES OVER \$4,400 TO FREDERICK HEALTH HOSPICE VETERANS PROGRAM

MATAN'S 13TH ANNUAL FOOD DRIVE RAISES OVER \$7,600 FOR MARYLAND FOOD BANK

MATAN PURCHASES AND PACKS 600 EMERGENCY SNACK PACKS FOR BLESSINGS IN A BACKPACK

MATAN COMPANIES FEEDS LOCAL FRONTLINE

FOR THE SECOND YEAR IN A ROW MATAN PARTNERS WITH BLESSINGS IN A BACKPACK TO FEED FREDERICK'S CHILDREN

MATAN RAISES \$1,840 FOR OPERATION SECOND CHANCE AT 2ND ANNUAL COOKOUT IN THE COURTYARD

COMMITMENT TO SUSTAINABILITY

Matan Companies knows that our business, decisions and actions have an impact on the health and wellbeing of our planet and our people.

That is why we have made a commitment to sustainability on all levels. Our smart developments and efficient operations help to reduce waste, conserve water, promote energy efficiency and operate healthy buildings. Our commitment to philanthropy, volunteerism and charitable giving helps to support our community, providing our employees and tenants with an avenue to give back. While our thoughtful wellness programs and activities promote physical, mental and emotional health, creating a more productive, happier life for the assets we care most about – our people.

RECYCLING & WASTE STREAM SUMMARY

We have saved:



460.1 TONS

LANDFILL

+



253.6 TONS

DIVERTED

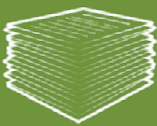
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713.7 TONS

TOTAL

PAPER



55.8 TONS

PLASTIC



5.6 TONS

ALUMINUM



5.6 TONS

GLASS



19.5 TONS

CARDBOARD



167.2 TONS

THESE RECYCLING EFFORTS CONSERVED THE FOLLOWING RESOURCES:



3,343 mature trees
Enough to produce 41,426,054 sheets of newspaper



916 cubic years of landfill space
Enough airspace to meet the disposal needs of 1,176 people.



404,179 kW-hrs of electricity
Enough to power 38 homes for a full year.



904 metric tons of CO2 equivalent
Preventing greenhouse gas emissions.



1,560,304 gallons of water
Enough to meet the fresh water needs of 20,803 people for a year.

GREEN INITIATIVES for design & construction of Matan Assets

LAND

- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff Through ESD Gardens

STRUCTURE

- Will implement strategies to mitigate the heat island effect, including using reflectance roofing materials by using a combination of strategies such as “cool roof” surfaces, insulation, and radiant barriers. A “cool roof” utilizes high solar reflectance and high emissivity to reflect radiation and reduce heat absorption on the roof surface.
- Reduced Heat Island Effect Through Utilization of White TPO Roofing
- Low E Glass Windows
- Use of Large Window Openings for Allowing Daylight into the Space
- Low Flow Plumbing Fixtures
- Factory Fabricated Structural Steel
- Use of Locally Sourced Construction Materials Where Possible
- Indoor Air Quality plan implemented and followed for construction
- Structure will be able to be recycled at the End of its Useful Life

LAND

- Environmental Tobacco Smoke Control Compliant Campus
- Storage and Collection of Recyclable Materials
- Level 2 EV Charging Stations tied to solar
- Installation of Solar Panels to provide supplemental power to base building systems.
- Energy Metering
- Use of Low VOC Materials
- Use of Materials with Recycled Content



MATAN



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