







PREPARED BY

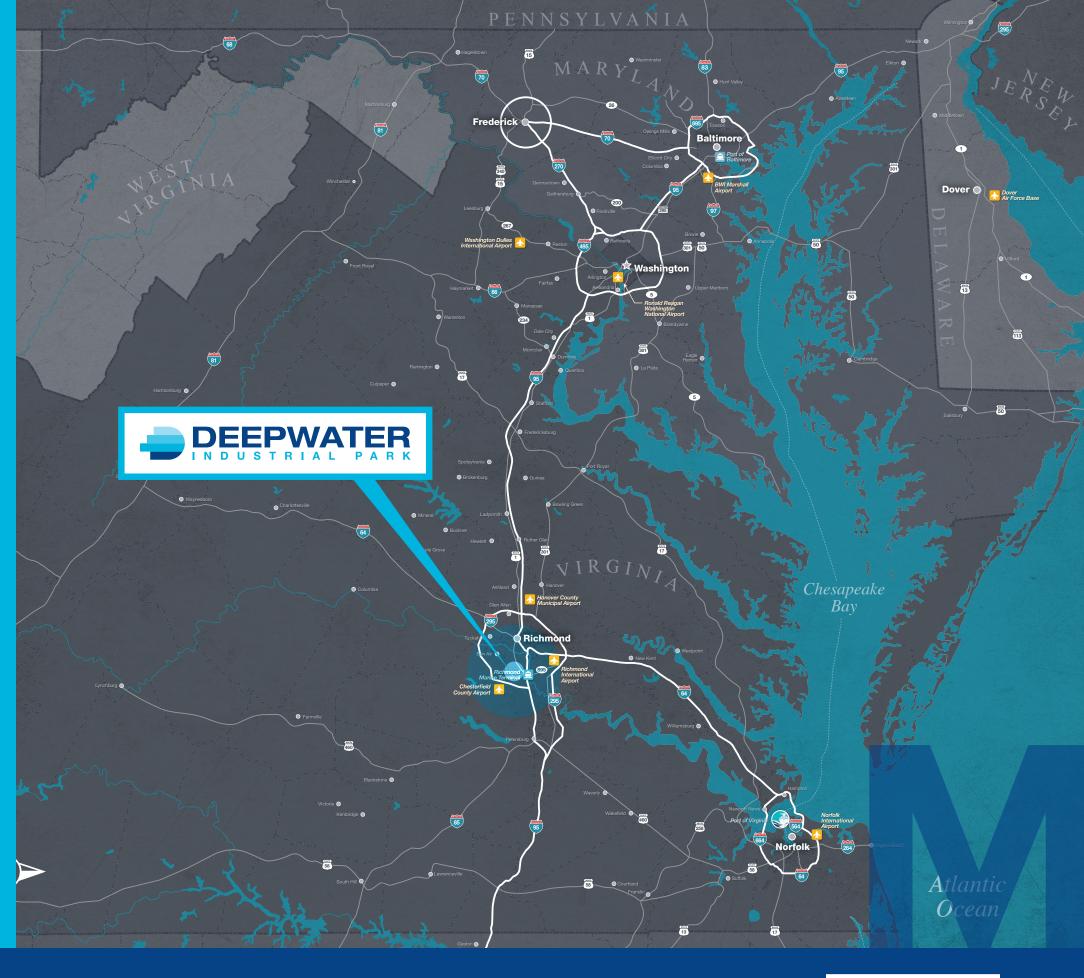


2301 & 3001 COMMERCE ROAD RICHMOND, VA



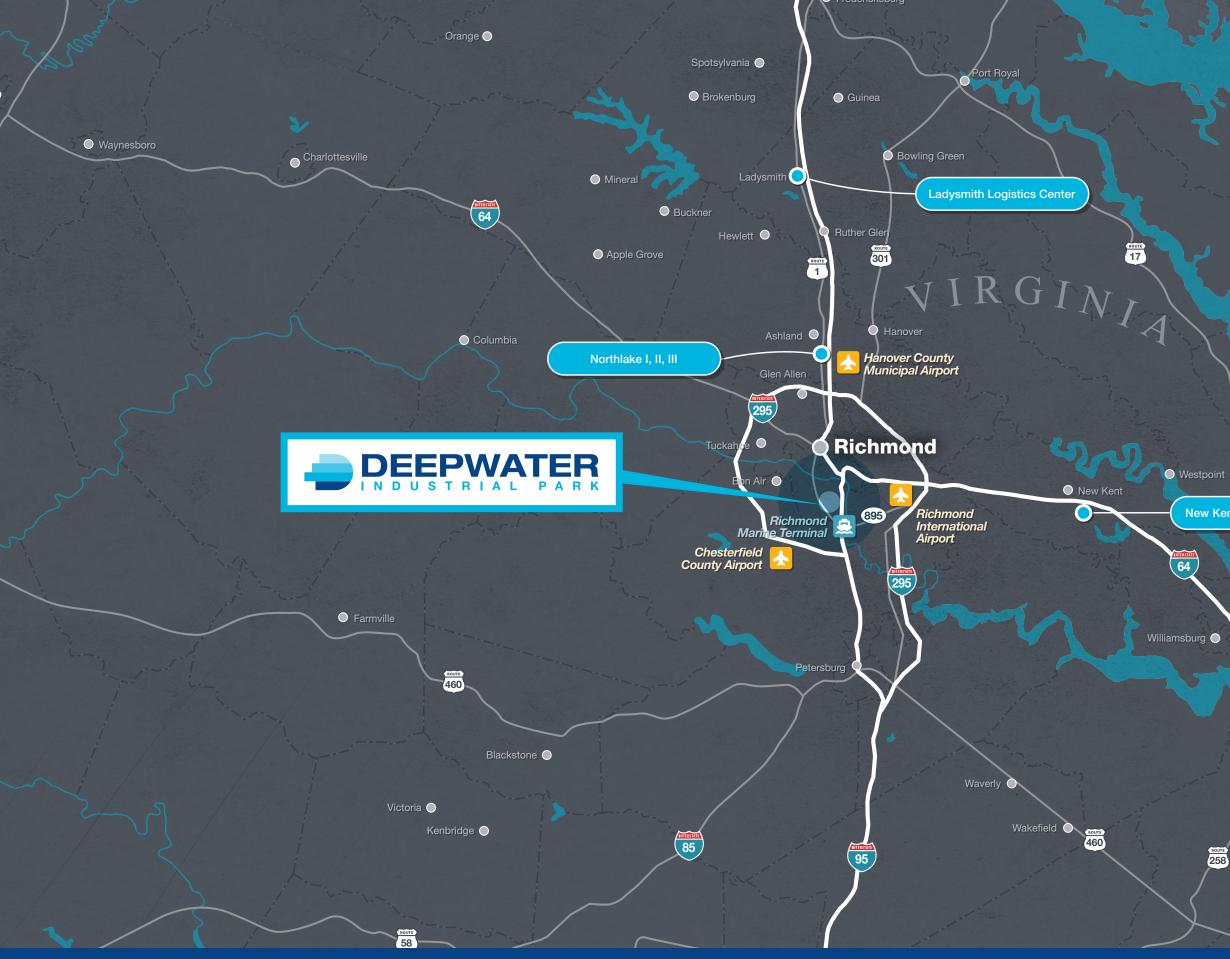
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RICHMOND AERIAL

Chesapeake Bay

ROUTE 258

New Kent Logistics Center

 \bigcirc

Norfolk

Port of Virgini

664

Norfolk International Airport

264



RICHMOND MARKET **OVERVIEW**



9.7%

Between 2020-2030, the

Richmond MSA has an

anticipated growth rate of

9.7%

in population growth over the past 10 years and anticipates another 19.3% by 2050



investment, creating an expected 2,237 jobs

Top Fortune 500 Companies with Headquarters in Richmond:

• Performance Food Group (Fortune Rank: 114 / Local Employees: 694)

9.8%

Between 2010-2020, the

Richmond MSA has grown

by 9.8% vs the national

average of 7.4%

• CarMax (136 / 2,200)

39.4%

39.4% of Richmond

MSA residents have at

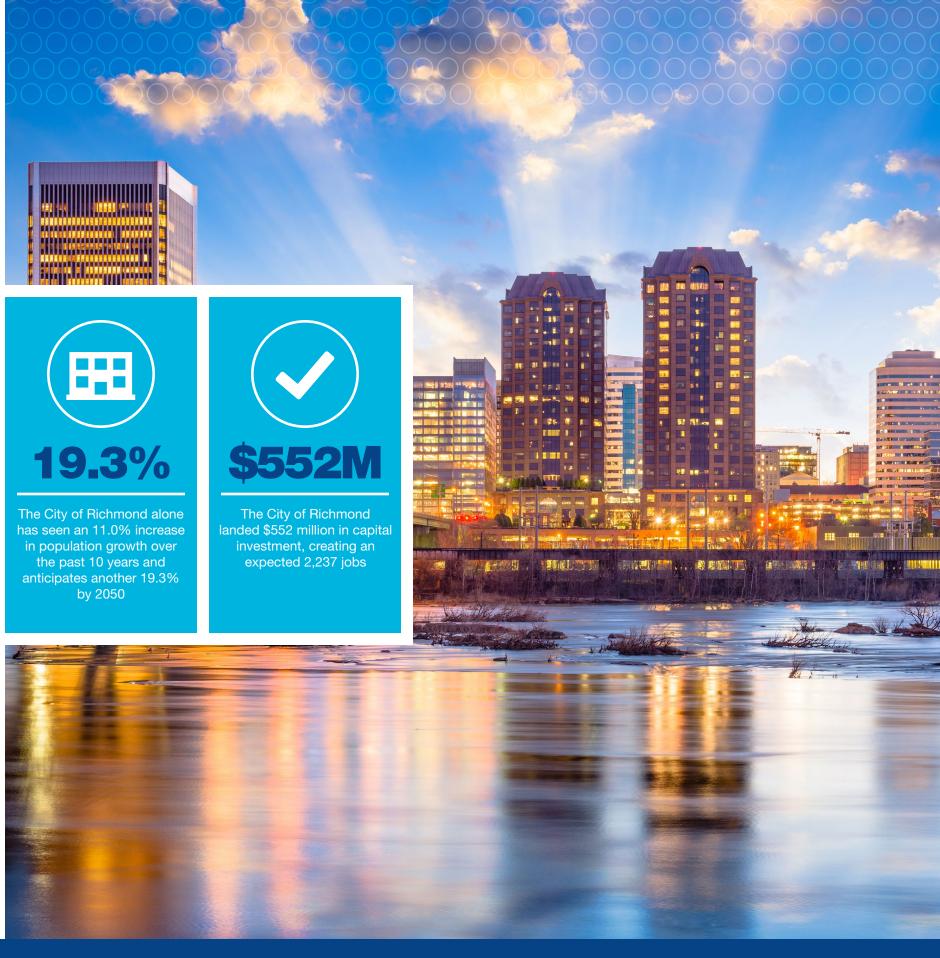
least a bachelors degree

(24.8% bachelors + 14.6%

graduate). 15% more than

the national average

- Altria Group (138 / 3,850)
- Dominion Energy (193 / 5,433)
- Markel (311 / 1,886)
- Owens & Minor (345 / 609)
- Genworth Financial (348 / 1,018)







LOCATION HIGHLIGHTS

Centrally located on the East Coast, Deepwater Industrial Park is situated within the 43rd largest MSA in the United States with a surrounding population of 1.3 million Virginians. The region is growing at a steady rate, adding nearly 400,000 residents in the past two decades. The greater metropolitan area includes several Fortune 500 companies: Lowes, Amazon, Brother International, Dupont, Phillip Morris, Riverside Logistics, Performance Food Group, Altria, CarMax, Dominion Energy, Markel, Owens and Minor, Genworth Financial, and ARKO Corporation.

Other site highlights include:

- Centrally located within an Opportunity Zone
- 2 Miles from Bells Road / I-95 Interchange
- 4.3 Miles from downtown Richmond
- 2.2 Miles from Richmond Marine Terminal
- Public transportation available nearby
- All utilities in place
- Visible from I-95

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• Multi-modal transportation (interstate system / rail service / air transportation / marine ports)

• **40%** of the United States population lives within a day's drive

 $\langle \phi \rangle$



The Richmond MSA is now the 43rd largest metro in the Unites States with a population of 1,339,182 residents.

3.7M TEU Port of Virginia Annual TE

Port of Virginia Annual TEU volume: - 2022: 3,703,230 - 2021: 3,522,834 - 2020: 2,813,415 - 2019: 2,937,962





50%

of the United States population lives within a 750-mile radius



140M+

More than 140 million pounds of cargo is shipped from Richmond International Airport each year



36K TEU

Richmond Marine Terminal Annual TEU volume: - 2022: 36,730 - 2021: 40,058 - 2020: 42,254









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PROJECT





Address:	2301 Commerce Road
Building Size:	119,470 SF
Clear Height:	36'
Building Dimensions:	728' x 164'
Speed Bay	60'
Column Spacing:	52' x 52'
Dock Doors:	6 with 36 knock outs for future doc doors
Drive-In Doors:	2
Truck Court Size:	135'
Office Space:	Built to Suit
Lighting:	LED
Sprinkler System:	ESFR
Floor:	7" Thick unreinforced slab
Parking:	139 (6 accessible) auto parking











Address:	3001 Commerce Road
Building Size:	202,254 SF (78,771 SF Available)
Clear Height:	36'
Building Dimensions:	936' x 216'
Speed Bay	60'
Column Spacing:	52' x 52'
Dock Doors:	21 in available space; 9 of which have existing dock packages
Drive-In Doors:	1
Truck Court Size:	135'
Office Space:	Built to Suit
Lighting:	LED
Sprinkler System:	ESFR
Parking:	Additional car and trailer parking may be available in the park





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A RULL MURA



RICHMOND **MARINE TERMINAL**

Richmond is located on interstates 95 and 64, near I-85, and has direct access to multiple freight connections, an international airport, a Foreign-Trade Zone, and the Richmond Marine Terminal.

Richmond Marine Terminal (formerly known as "The Port of Richmond") is located on approximately 121 acres along the west bank of the James River, with 80 of those acres within the secure terminal. The facility is owned by the City of Richmond and leased by the Virginia Port Authority, under an agreement that began in late 2010.

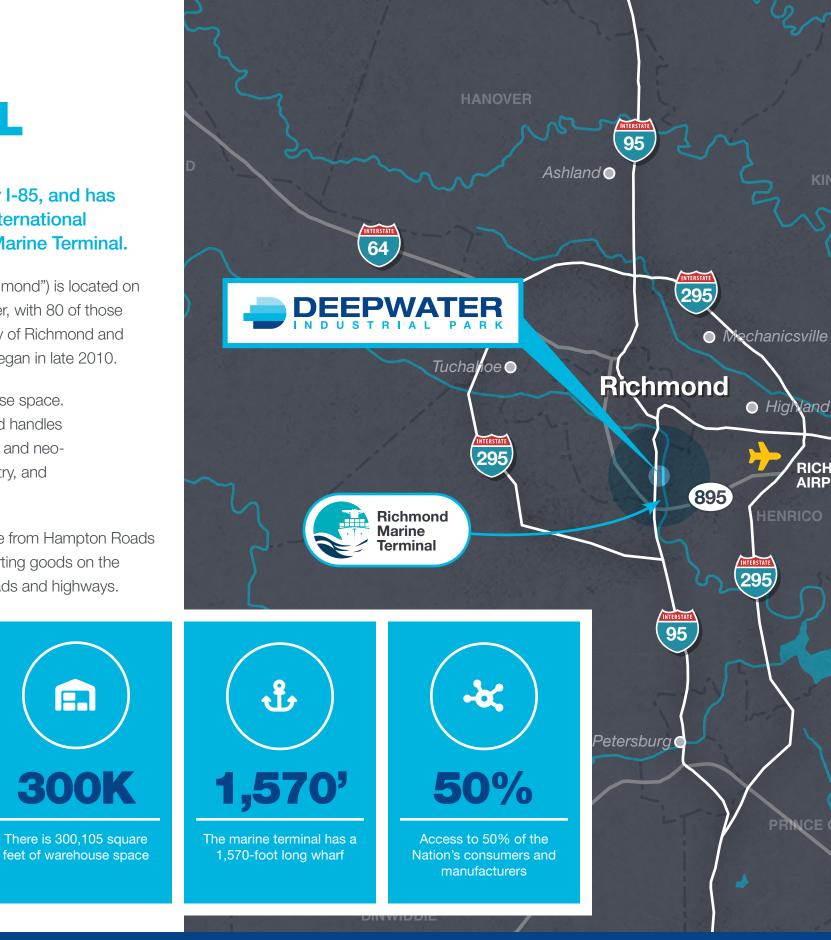
Richmond Marine Terminal has 300,105 square feet of warehouse space. The facility has a 1,570-foot long wharf available for berthing and handles containers, temperature-controlled containers, break-bulk, bulk, and neobulk cargo. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.

James River Barge Service, a weekly container-on-barge service from Hampton Roads to Richmond, provides a maritime alternative to I-64 by transporting goods on the James River via barges, removing container traffic from local roads and highways.

34ac

There is 34 acres of paved

open storage





121_{ac}

The marine terminal is

comprised of 121 acres

DEEPWATER **INDUSTRIAL PARK IS ONLY A 5-MINUTE DRIVE FROM RMT**

64

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HigNand Springs

AIRPORT

PRINCE GEORGE

295

RICHMOND INTL.



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 multimillion-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

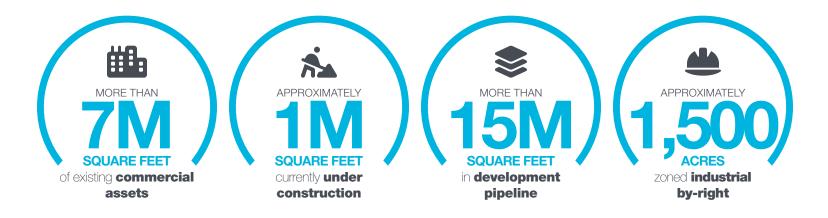
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectivesidentifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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 7 million square feet of existing commercial assets
- Approximately 1 million square feet currently under construction
- 15 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 Progress Way

2 High Bay Buildings

- 495,000 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

ThermoFisher SCIENTIFIC

%FERGUSON®















700 Progress Way 2-Building, 495,000 SF Research & Industrial Park



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



Dulles North High Bay Warehouse, Sterling, VA



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



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



Parkway 66 High Bay Warehouse, Manassas, VA

MATAN

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 nonprofits, 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 (VIRTUAL) 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. Because we believe our people are our greatest asset, we are proud to have developed wellness programs and activities that promote healthy lifestyles that touch on the physical, mental, as well as emotional, leading to more productive and balanced lives.

RECYCLING & WASTE STREAM **SUMMARY** We have saved:













PAPER

19.5

CARDBOARD

167.2

THESE RECYCLING FFFORTS CONSERVED I I OWING **RESOURCES**:

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
- 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. Materials Where Possible followed for construction
- Will implement strategies to mitigate the Reduced Heat Island Effect Through Utilization of White TPO Roofing Low E Glass Windows • Use of Large Window Openings for Allowing Davlight into the Space Low Flow Plumbing Fixtures Factory Fabricated Structural Steel Use of Locally Sourced Construction • Indoor Air Quality plan implemented and • Factory Fabricated Structural Steel
 - Structure will be able to be recycled at the End of its Useful Life

DEEPWATER

13



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.



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.

STRUCTURE

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











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