



Virginia Gateway Distribution Center

International Parkway
Stafford, VA

Prepared by:



MATANINC.COM

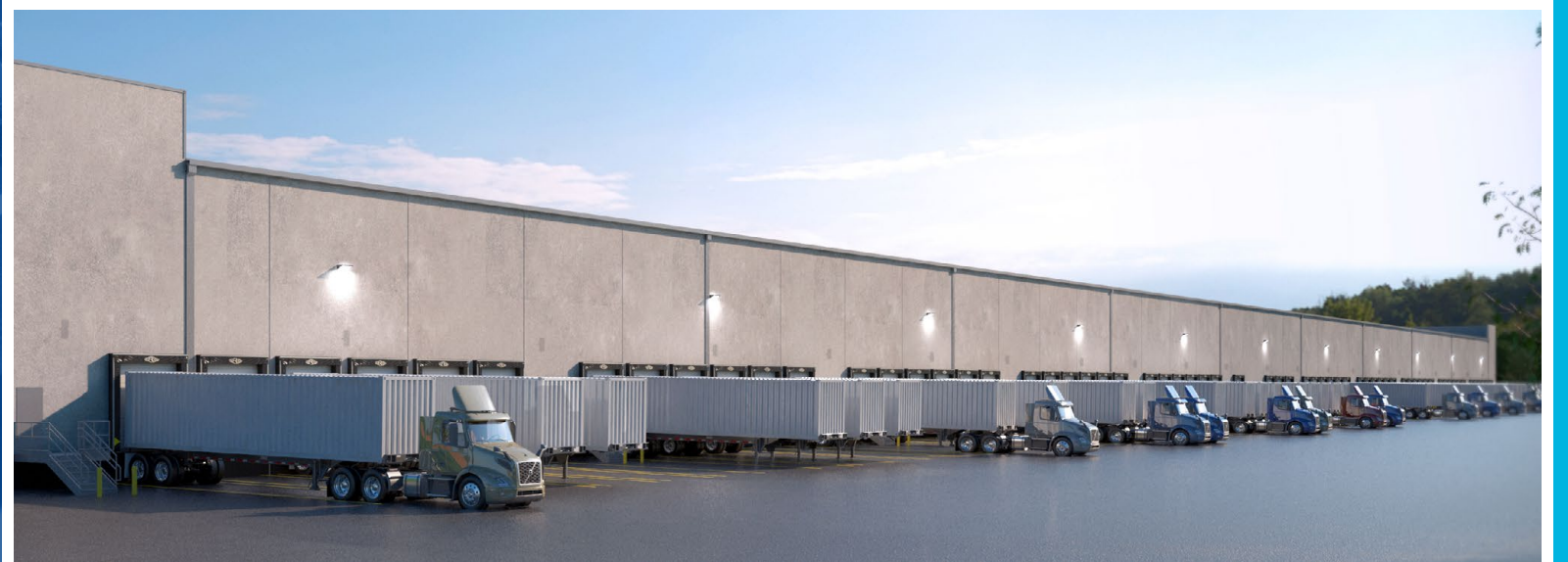




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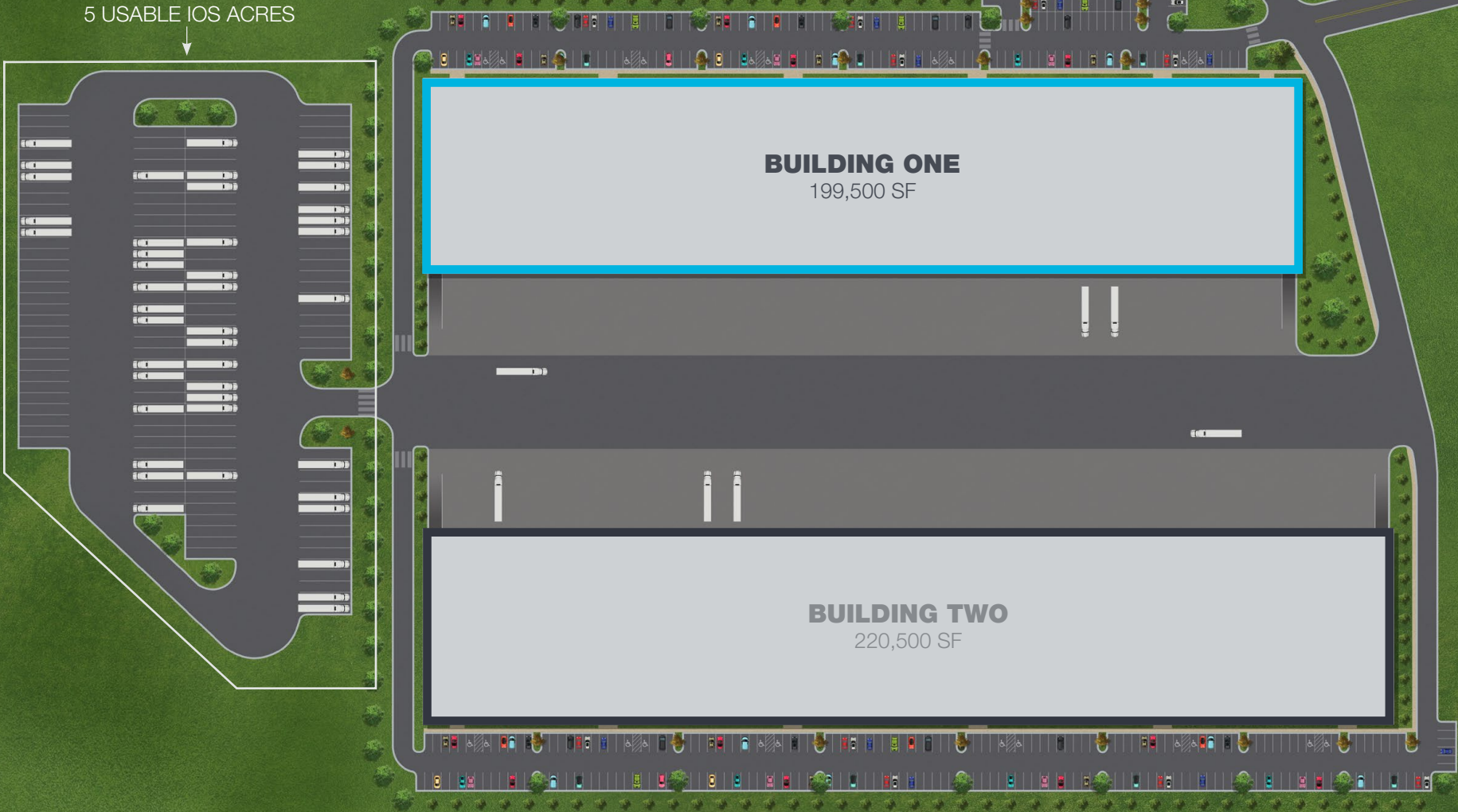
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Virginia Gateway Distribution Center Building One

International Parkway, Stafford, VA



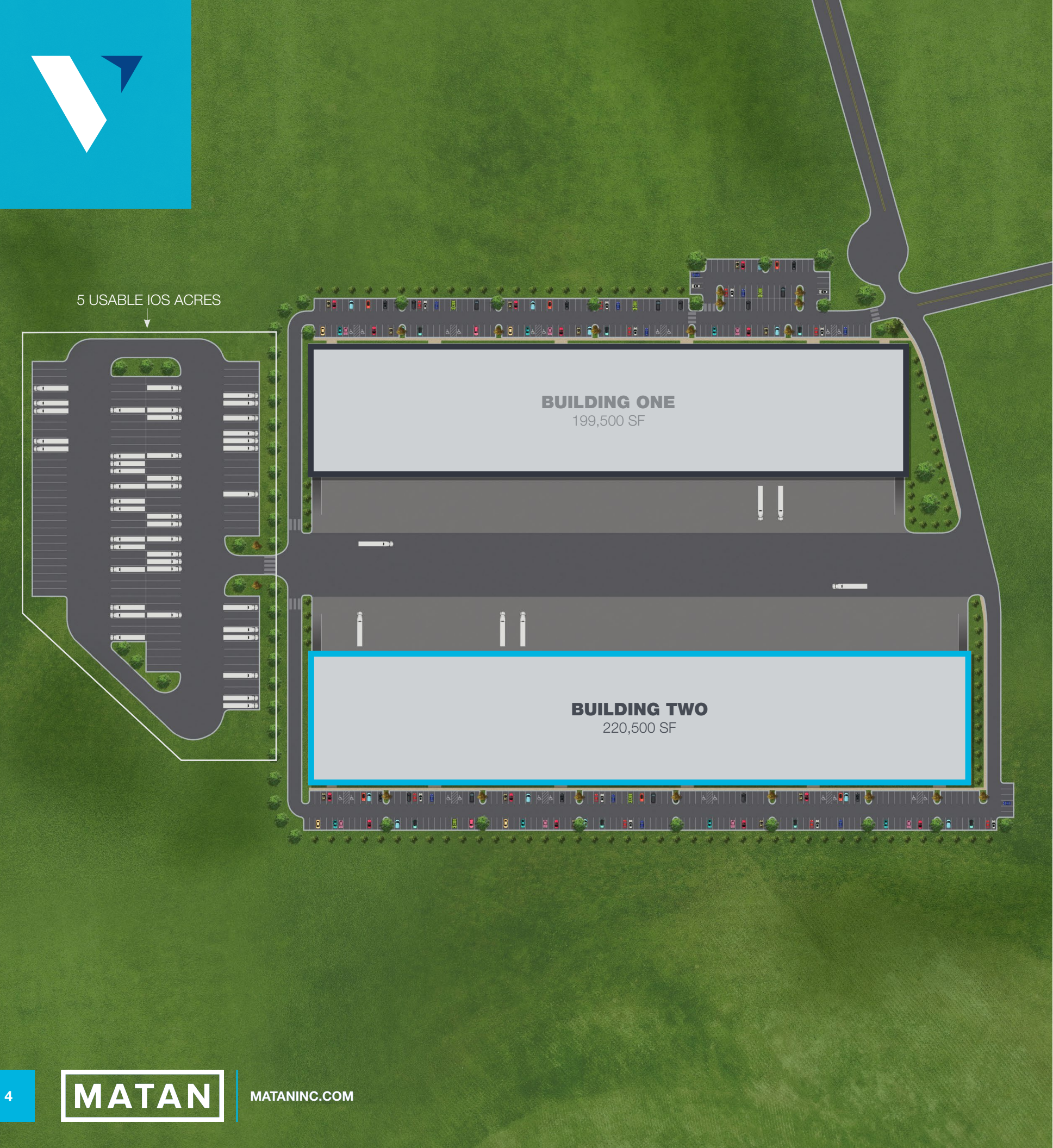
199,500
Square Feet

63
Dock Doors

203
Car Parking

36'
Clear Height

Building SF	199,500
Acreage (Shared)	25.65
IOS (Shared)	5 usable acres, 278 trailer spaces
Trailer Parking Spaces (Shared)	33
Zoning	M-1 (Light Industrial)
Structure	Tilt-Wall Concrete
Clear Height	36'
Column Spacing	54'x 52'
Building Depth	210'
Dock Doors	63
Drive-In Doors	6 Optional
Floor Slab	7" Thick, unreinforced
Electrical	3000 Amps, 277/480 volt, 3 phase
HVAC	Unit Heaters
Fire Protection	ESFR
Lighting	LED



Virginia Gateway Distribution Center Building Two

International Parkway, Stafford, VA

220,500
Square Feet

70
Dock Doors

228
Car Parking

36'
Clear Height

Building SF	220,500
Acreage (Shared)	25.65
IOS (Shared)	5 usable acres, 278 trailer spaces
Trailer Parking Spaces (Shared)	33
Zoning	M-1 (Light Industrial)
Structure	Tilt-Wall Concrete
Clear Height	36'
Column Spacing	54'x 52'
Building Depth	210'
Dock Doors	70
Drive-In Doors	8 Optional
Floor Slab	7" Thick, unreinforced
Electrical	3000 Amps, 277/480 volt, 3 phase
HVAC	Unit Heaters
Fire Protection	ESFR
Lighting	LED



Site Plan

Virginia Gateway Location Highlights

- Strategically located along I-95 in Stafford, VA between Richmond and Washington, D.C.
- Located within a days drive to 60% of the US population
- Near the Port of Virginia, the 3rd largest port on the East Coast and the fastest growing port in the U.S.
- 2.8 miles from I-95
- New HOV lanes allowing quicker access from the north

BUILDING ONE
199,500 SF

BUILDING TWO
220,500 SF



Interstate 95 less than 3 miles



Location & Drive Times

The map displays the Eastern United States, highlighting the route of Interstate 95 (I-95) from Boston, Massachusetts, down to Savannah, Georgia. A green circle marks the location of MATAN in Richmond, Virginia. A yellow arrow points from the table to this location. The table provides approximate driving distances in miles from I-95 to various locations along the route.

Approximate Driving Distances	
I-95	2.8 mi
Stafford Regional Airport	4 mi
I-66	35 mi
Dulles International Airport	40 mi
Ronald Reagan Nat. Airport	42 mi
Washington, D.C.	44 mi
Virginia Inland Port	54 mi
Richmond, VA	58 mi
Richmond Intl. Airport	60 mi
Richmond Marine Terminal	63 mi
Port of Baltimore	80 mi
Port of Virginia	120 mi
Norfolk, VA	125 mi

I-95	2.8 mi
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Workforce

A Highly skilled technical workforce. Highlights include:



6.5M

D.C. MSA totaling 6.5 million people



1.3M

Richmond MSA totals 1.3 million people



15,000

Over 15,000 industrial workers
within D.C. - Richmond Corridor



41%

41% have Bachelor's degree or higher



45%

45% currently commute
more than 35 minutes



39

39 is the median age for the area population
has high school diploma or GED





Schedule

Q3
2026

Commence **Construction**

Q2
2027

Early **TI Start**

Q4
2027

Substantial **Completion**





Exterior Rendering



Matan Companies Overview

DEVELOPMENT

With over 7 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

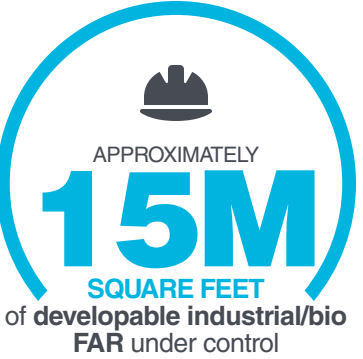
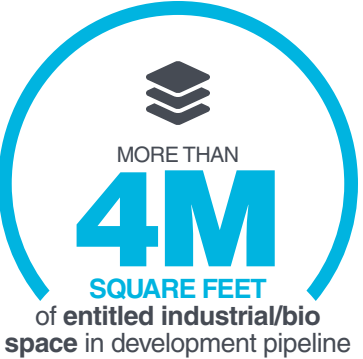
Maximizing returns starts with enhancing value. Matan’s asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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.



COMPANY 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 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Deployed \$425 million in equity over the last 10 years
- 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

Crossroads Industrial High Bay Warehouse

- 220,000 Square Feet
- Class A high bay warehouse
- 28 Acre site in Fredericksburg, VA

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

GIANT

leidos

Walmart

GRANULES
PHARMACEUTICALS INC

Glen-Gery

AstraZeneca

MATAN

MATANINC.COM



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



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



Crossroads Industrial
High Bay Warehouse, Fredericksburg, VA



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 (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:



460.1 TONS
LANDFILL

+



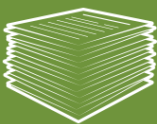
253.6 TONS
DIVERTED

=



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
- Factory Fabricated Structural Steel
- 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

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