



4510 BUCKEYSTOWN PIKE  
FREDERICK, MARYLAND



PREPARED BY

**MATAN**





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# SOUTH FREDERICK AMENITIES MAP

## The Shops at Westview South

**21,000 SF - Two-Building Retail Center**  
Dominos, Club Pilates, Dogtopia, Dunkin Donuts, Monocacy River Dental, Sola Salon

## Westview Promenade

**158,000 SF - Lifestyle Powerhouse**  
Regal Cinemas, Chipotle, Noodles & Company, Firebirds, TGI Fridays, Starbucks, Moms

## Westview Village

**60,000 SF - Mixed-Use Neighborhood Retail**  
Cafe Rio, Five Guys, Sushi Densha, Cici's Pizza

## Westview Corner

**22,000 SF - Shopping Center**  
Smoothie King, Jimmy Johns, FedEx Office, Baltimore Tea & Coffee

## Corporate, Government, & BioTech Companies

- |  |  |
|--|--|
| 1. Astra Zeneca                                | 8. Department of Health & Human Services |
| 2. Lockheed Martin                             | 9. Leidos                                |
| 3. Leidos                                      | 10. FITCI                                |
| 4. Veterans Administration Acquisition Academy | 11. FEMA                                 |
| 5. Leidos                                      | 12. Vaccine Pilot Plant / Leidos         |
| 6. Fisher BioServices                          |  |
| 7. Qiagen                                      |  |





# WHY FREDERICK?

## STRATEGIC LOCATION



Close proximity to Washington DC, Montgomery County, Baltimore and Northern, VA



Within 50 miles of 3 international airports, as well as the Baltimore harbor (3rd largest seaport in US)

## COMPREHENSIVE TRANSPORTATION NETWORK



Intersected by 5 interstate and national highways



MARC Train to DC



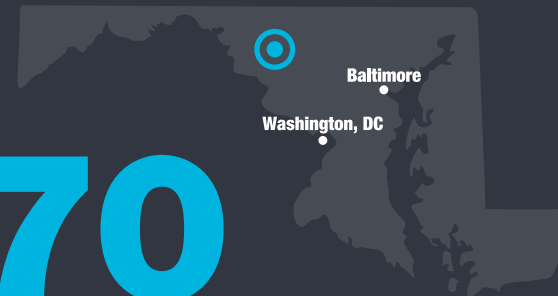
20 miles to DC's METRO rail system

## HIGHLY CONCENTRATED, HIGHLY EDUCATED WORKFORCE

40.6%  
BACHELOR'S  
DEGREE

40.6% of Frederick County's population (25+) has a bachelor's degree or higher.

## NORTHERN ANCHOR OF THE I-270 TECHNOLOGY CORRIDOR



LOWER  
COST OF  
BUSINESS

Competitive tax structure & attractive local and state incentives



Attractive housing options



High-performing public schools



Low crime rate



State-of-the-art healthcare



Acclaimed restaurant and brewery scene

\$12B  
ECONOMY

\$12 billion dollar economy

261K  
RESIDENCE

261,947 residents in Frederick County

106K  
EMPLOYED

106,000 people employed in Frederick County

6,500  
BUSINESSES

6,500+ businesses in Frederick County

97K  
INCOME

\$97,730 median income

38.7  
MEDIAN AGE

38.7 median age



# LOCATION HIGHLIGHTS

Situated along Route 85, Wedgewood South is just minutes from I-270, with quick access to I-70 and Route 15. While the region is growing at a steady rate, adding nearly 400,000 residents in the past two decades, the growth is balanced out by cornerstone Fortune 500 companies that are located throughout the greater metropolitan area. This central location not only provides excellent visibility and signage opportunity, but the significant Interchange expansion project is nearing completion and is expected to safely connect drivers in the area to Wedgewood South quickly and efficiently.

## Other site highlights include:

- Prime location on Route 85
- Excellent visibility and signage opportunity
- 1 mile to I-270
- Quick access to I-70 and Route 15
- High daily traffic count – Approximately 45,000 VPD
- Extensive array of retail and business amenities nearby
- Close proximity to Downtown Frederick and Fort Detrick campus
- \$100M I-270/MD 85 Interchange expansion project recently complete. This project enhances safety, reduces congestion, and expands traffic capacity in this heavily traveled area, ultimately connecting drivers to Wedgewood South more quickly and safely.



**4**

Major routes and highways pass through the area.



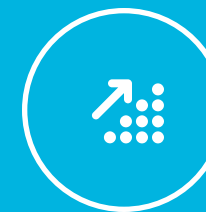
**\$100M**

A major interchange expansion project is nearing completion, guaranteeing a safer and more efficient connection for drivers to Wedgewood South.



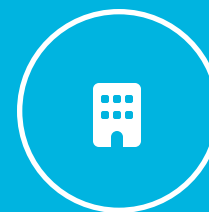
**45,000 VPD**

Highly trafficked routes experience a daily count of approximately 45,000 VPD.



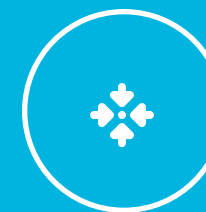
**400,000**

The region has experienced significant growth at a steady rate of an additional 400,000 residents in the past two decades.



**500**

The greater metropolitan area includes multiple Fortune 500 companies, including Amazon, Dupont, and Riverside Logistics.



**5**

Wedgewood South is centrally located with easy access to 5 markets, including Virginia, West Virginia, Pennsylvania, D.C., and its home base of Maryland.





SUITE A  
60,000 SF

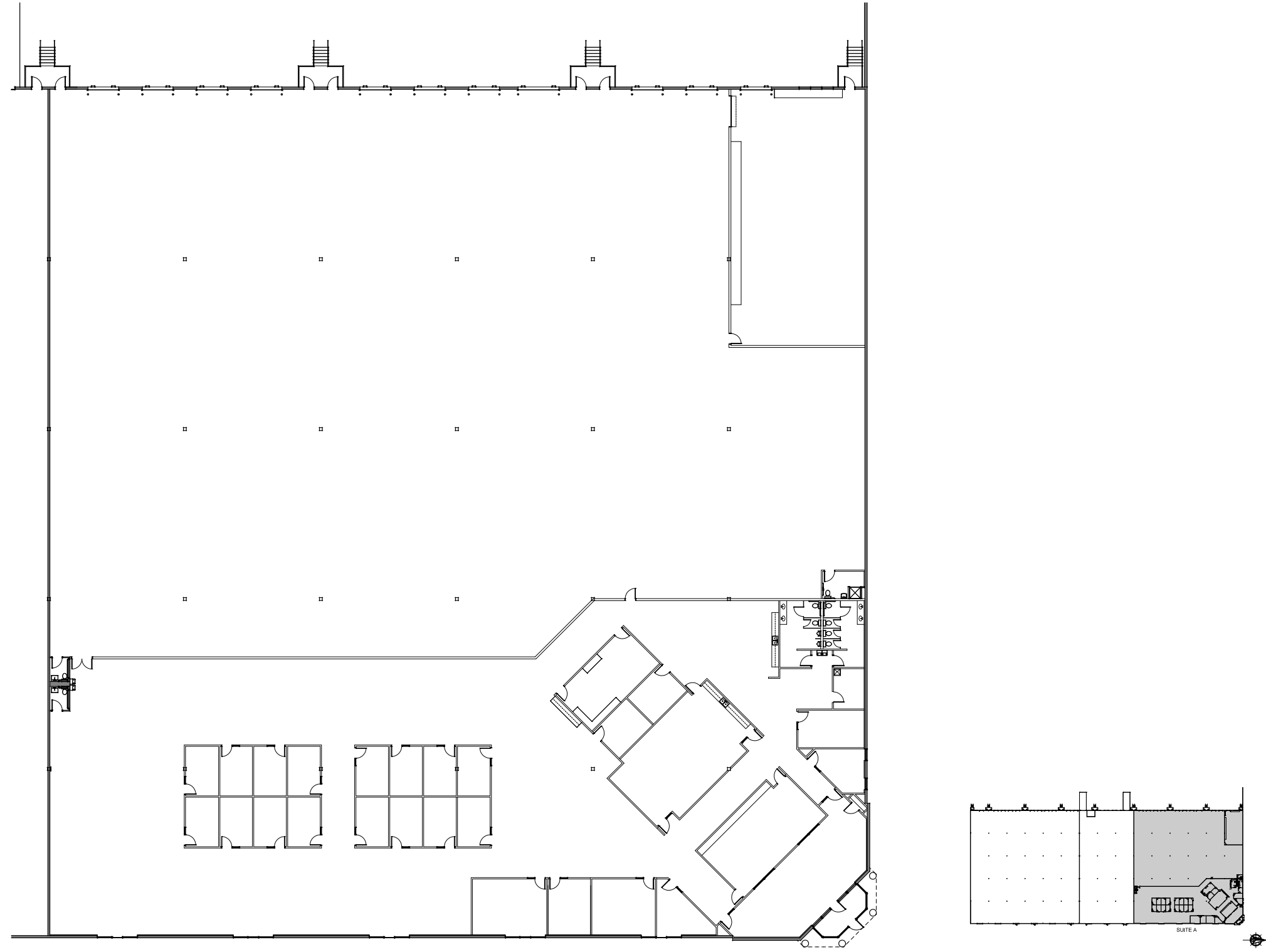
- Address:** 4510 Buckeystown Pike, Suite A
- Available Space:** 49,000 SF Warehouse  
11,000 SF Office
- Clear Height:** 30'
- Column Spacing:** 40' x 50'
- Dock Doors:** 11 overhead dock doors
- Truck Court Size:** 120'
- Construction:** Tilt-up concrete construction





SUITE A  
FLOOR PLAN

49,000 SF WAREHOUSE  
11,000 SF OFFICE





# SUITE M

## 40,000 SF

**Address:** 4510 Buckeystown Pike, Suite M

**Available Space:** 30,000 SF Warehouse  
10,000 SF Office

**Clear Height:** 30'

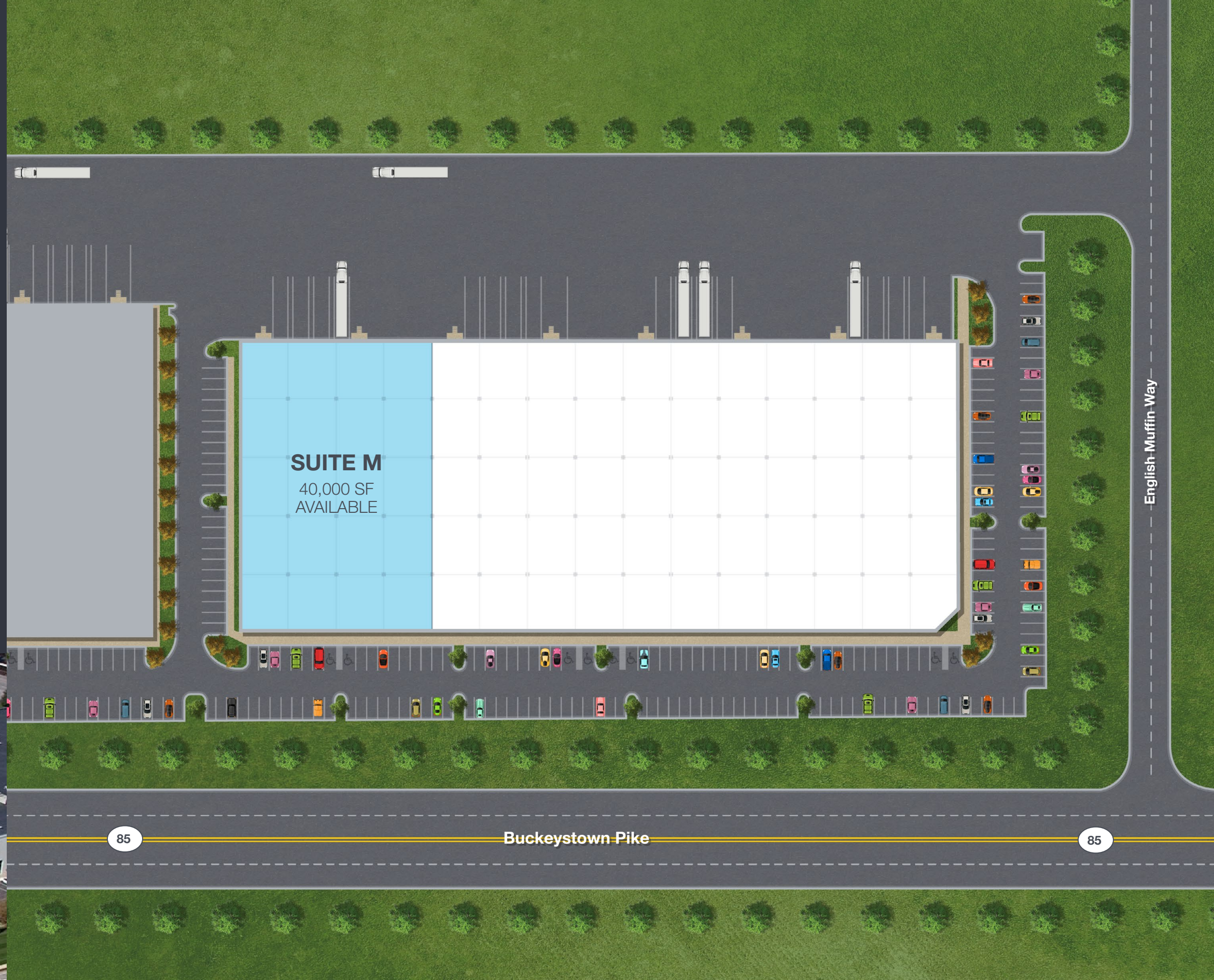
**Column Spacing:** 40' x 50'

**Dock Doors:** 7 overhead dock doors  
with 1 drive-in ramp

**Truck Court Size:** 120'

**HVAC:** Partially conditioned warehouse

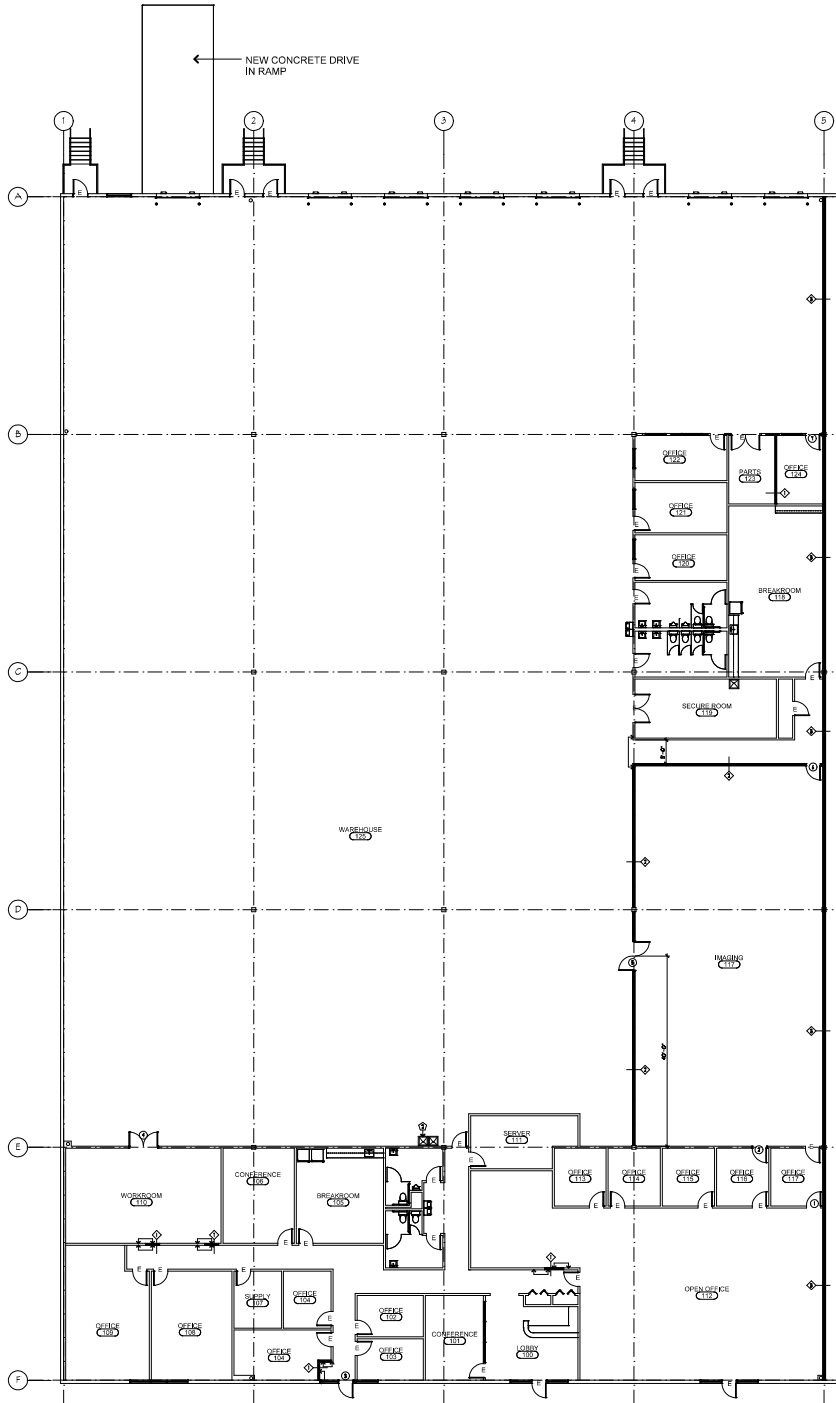
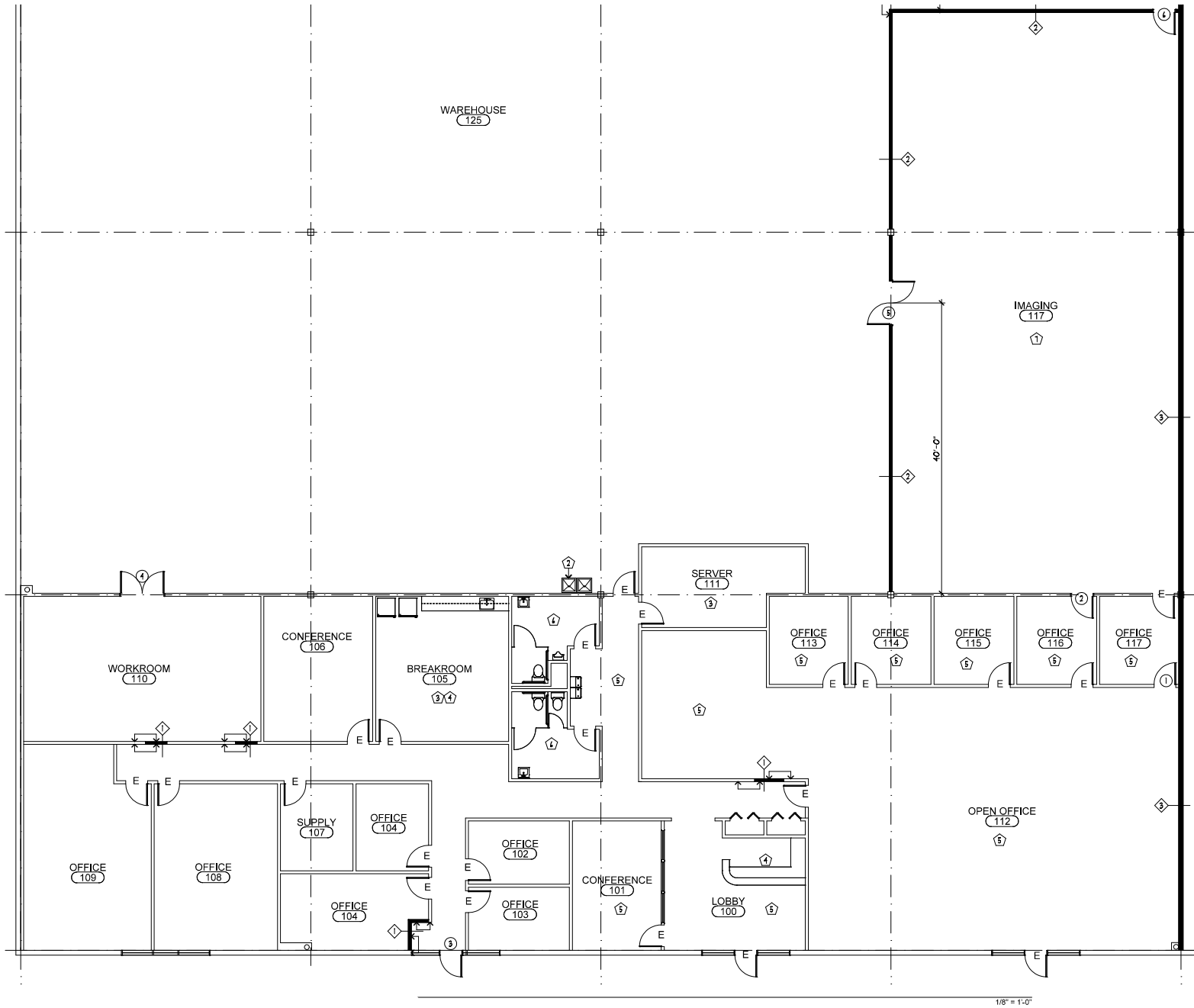
**Construction:** Tilt-up concrete construction





SUITE M  
FLOOR PLAN

20,000 SF WAREHOUSE  
10,000 SF OFFICE





# 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

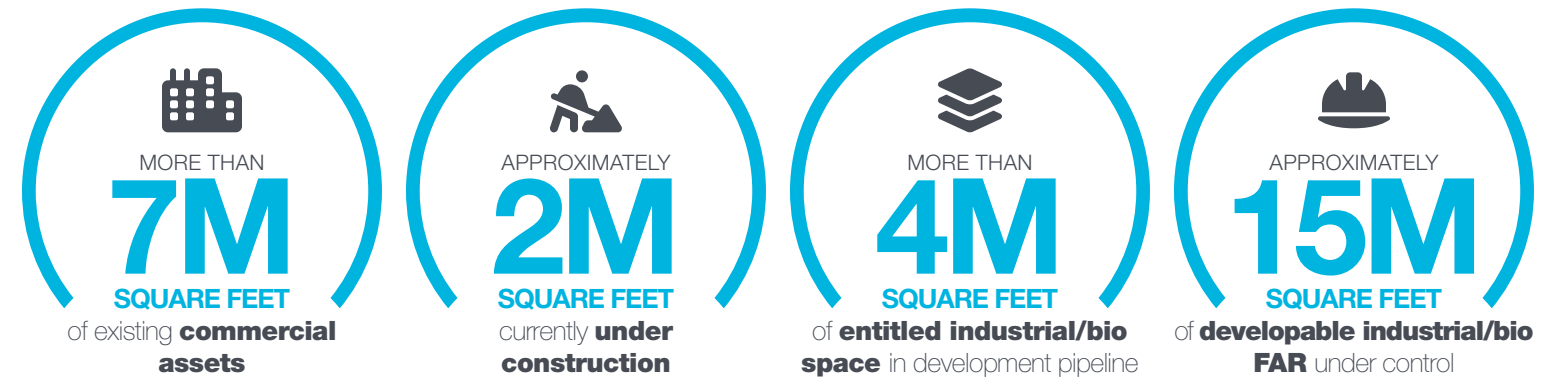
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

## 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 7 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 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**

 **Giant**

 **leidos**

**Walmart**   
Save money. Live better.

 **GRANULES**  
PHARMACEUTICALS INC

  
**Glen-Gery**





**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



# COMMUNITY SERVICE

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.**





# 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

+



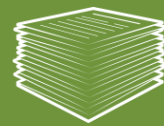
253.6 TONS  
DIVERTED

=



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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