



NK NEW KENT
LOGISTICS
CENTER

LOCATED AT:
I-64 & EMMAUS CHURCH ROAD
PROVIDENCE FORGE, VA 23140



PREPARED BY

MATAN



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AERIAL AMENITIES MAP

72 MILES TO
NORFOLK, VA

21 MILES TO
RICHMOND, VA

**NEW KENT
LOGISTICS
CENTER**

- The Club at Viniterra
- The Vineyard Estate at New Kent Winery

- Food Lion
- Dollar General

- New Kent Visitor Center

- Love's Travel Stops

- New Kent County Airport

- Speedco Truck & Tire

- Virginia Natural Gas

- Pilot Travel Center

- Burger King

- Buc-ee's Travel Center Coming 2027

- Jasper Engines & Transmissions

- Dennis Towing & Recovery

- Woodhaven Shores

- New Kent Rest Area

- Dairy Queen

- Colonial Downs Racetrack

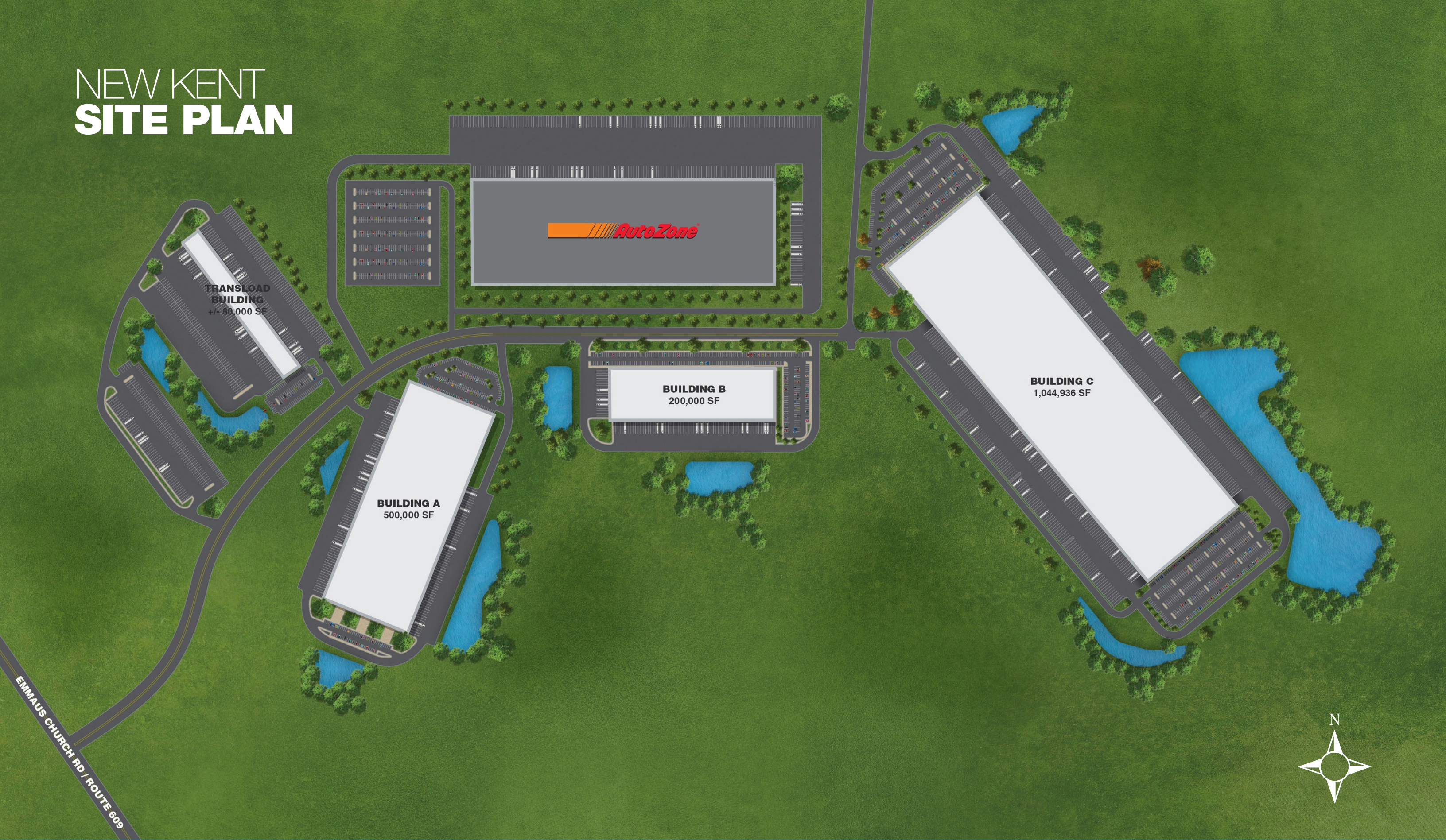
- Brickshire Golf Club

NEW KENT PROJECT OVERVIEW

ADDRESS: I-64 & EMMAUS CHURCH ROAD, PROVIDENCE FORGE, VA 23140 | ZONING: EO

	Building A	Building B	Building C	Transload
Building SF	500,000	200,000	1,044,936	80,000
Acerage	44	38	152	28
Building Type	Cross Dock / Tilt Wall Concrete	Rear Load / Tilt Wall Concrete	Cross Dock / Tilt Wall Concrete	Cross Dock / Tilt Wall Concrete
Slab Thickness (in)	7"	7"	7"	7"
Slab Strength (psi)	4,000	4,000	4,000	4,000
Live Loads (lbs/sf)	800	800	800	800
Clear height (ft)	36'	32'	40'	24'
Dock Doors	96	50	154	96
Drive In Doors	4	2	4	0
Total OH Doors	100	52	158	96
Truck Court Depth (ft)	130'	140'	120'	130'
Building Depth	432'	250'	600'	100
Column Spacing	56' x 52'	52' x 50'	56' x 52'	50' x 60'
Speed Bay (ft)	60'	60'	60'	60'
Parking	253	300	993	158
Trailer Parking	at dock positions	at dock positions	560	324
EV Parking Spaces	13	15	36	8
Fire System	ESFR	ESFR	ESFR	ESFR
Lighting	LED	LED	LED	LED
Water	2" New Kent County DPW	2" New Kent County DPW	2" New Kent County DPW	2" New Kent County DPW
Sewer	6" New Kent County DPW	6" New Kent County DPW	6" New Kent County DPW	6" New Kent County DPW
Power	Dominion Power	Dominion Power	Dominion Power	Dominion Power
Fiber	Comcast & Fios	Comcast & Fios	Comcast & Fios	Comcast & Fios
Gas	VA Natural Gas	VA Natural Gas	VA Natural Gas	VA Natural Gas

NEW KENT SITE PLAN



NEW KENT SCHEDULE

6 MO. FROM LEASE EXECUTION	Site Plan Approval
+ 2 MO.	Construction Start
+ 10 MO.	Early TI
+ 2 MO.	Substantial Completion

*Building can be delivered approximately
20 months from lease execution



AERIAL RENDERING



TRANSLOAD
+/-80,000 SF

BUILDING A
500,000 SF

BUILDING B
200,000 SF

BUILDING C
1,044,936 SF

BUILDING C RENDERING



TRANSLOAD RENDERING





MATAN COMPANIES

OVERVIEW

DEVELOPMENT

With over 7 million square feet of Class-A warehouse space, bioresearch facilities, and office, and residential 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

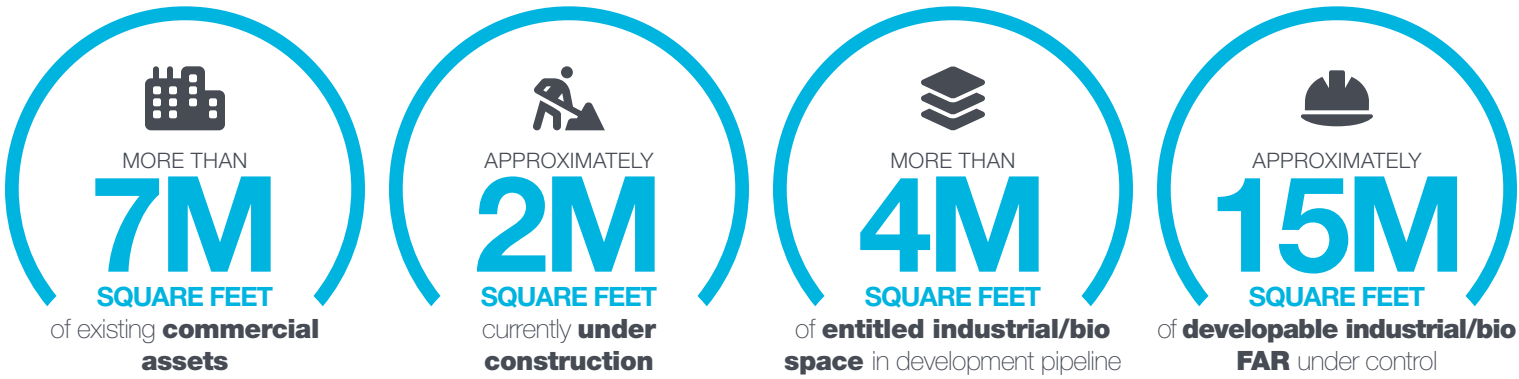
Maximizing returns starts with enhancing value. Matan’s asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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 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

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

CyrusOne
 Built for Tomorrow. Ready Today.



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 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

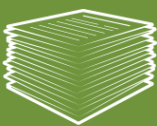
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713.7 TONS

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
- 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

MATAN



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