



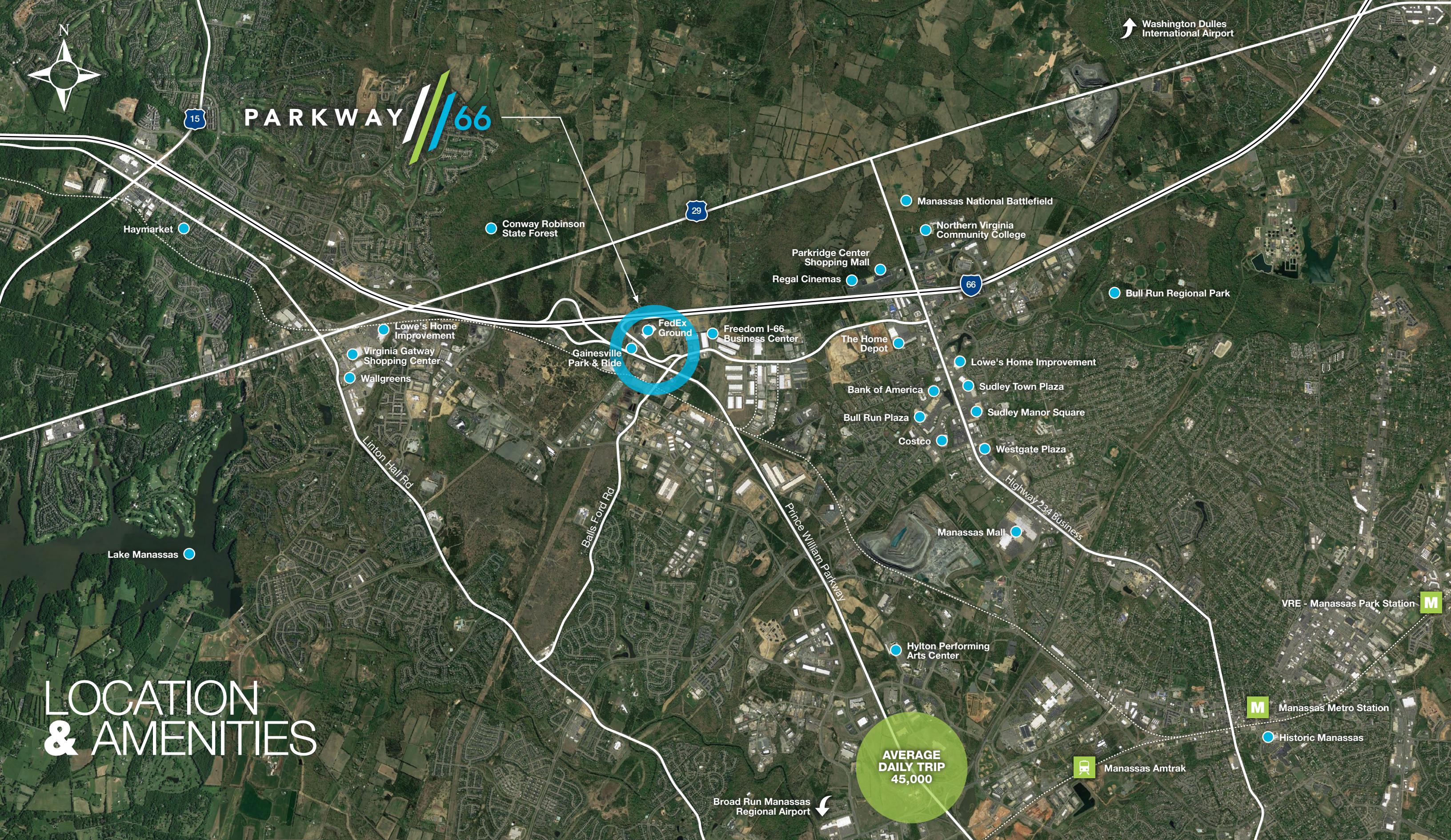
CLASS A
WAREHOUSE
DISTRIBUTION
& **DATA CENTER**
SPACE
AVAILABLE

7413 CUSHING ROAD
MANASSAS VA
MATANINC.COM

PREPARED BY

MATAN





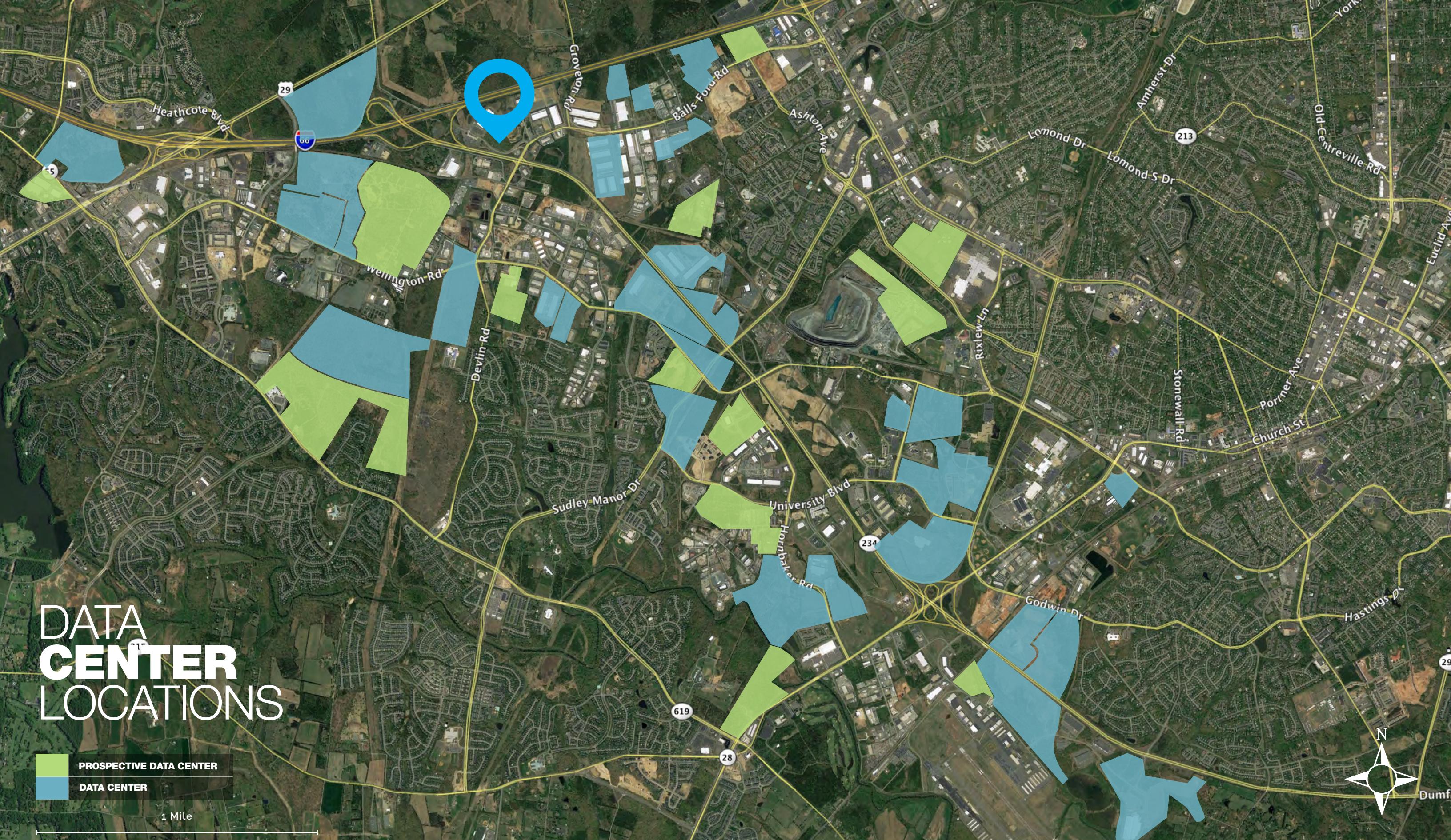
DATA CENTER LOCATIONS

PROSPECTIVE DATA CENTER
DATA CENTER

1 Mile

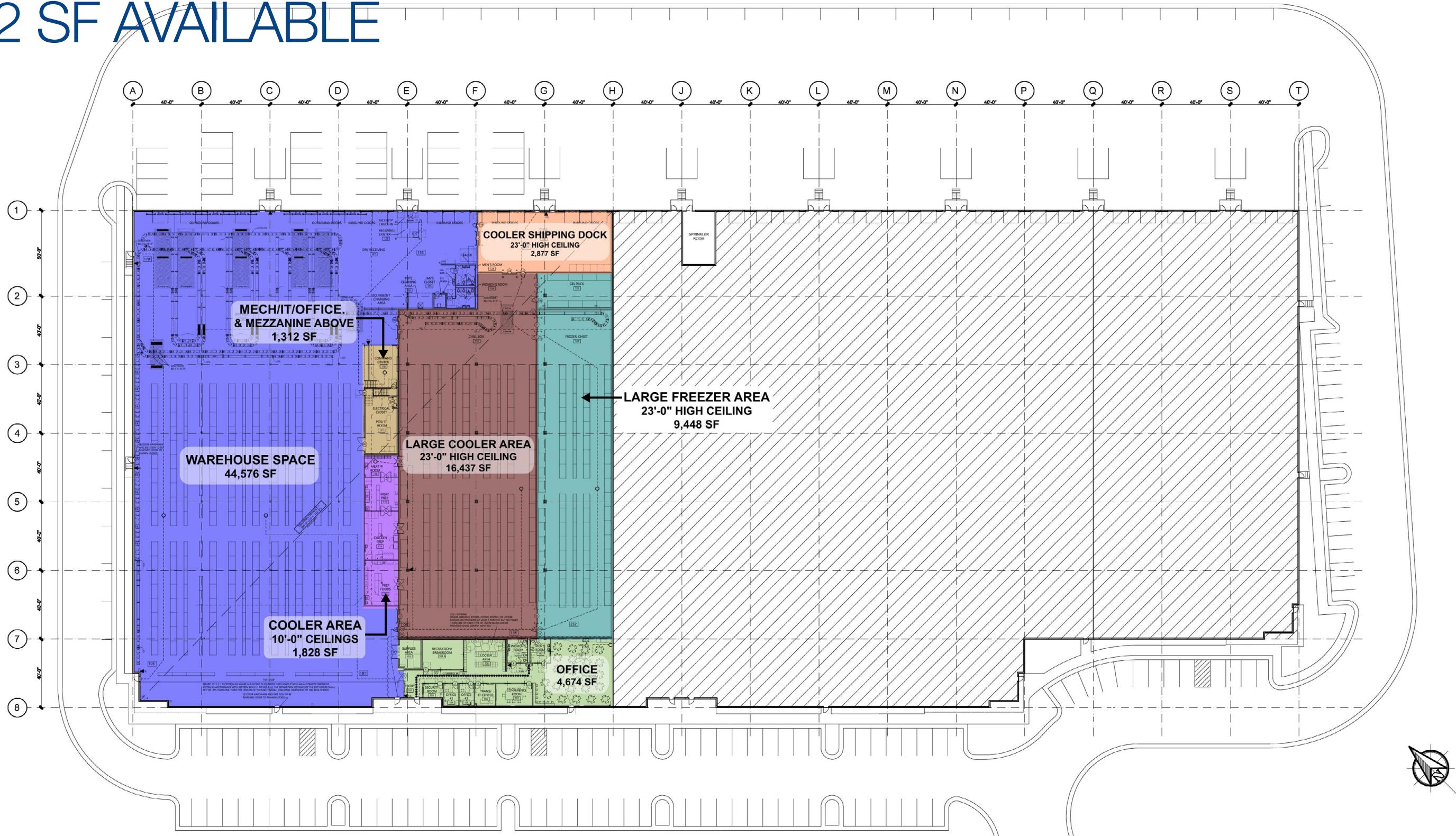
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PARKWAY // 66



MATAN

SPACE PLAN 81,152 SF AVAILABLE



PROPERTY OVERVIEW



66



13.56
ACRE SITE



32'
CLEAR CEILING HEIGHT

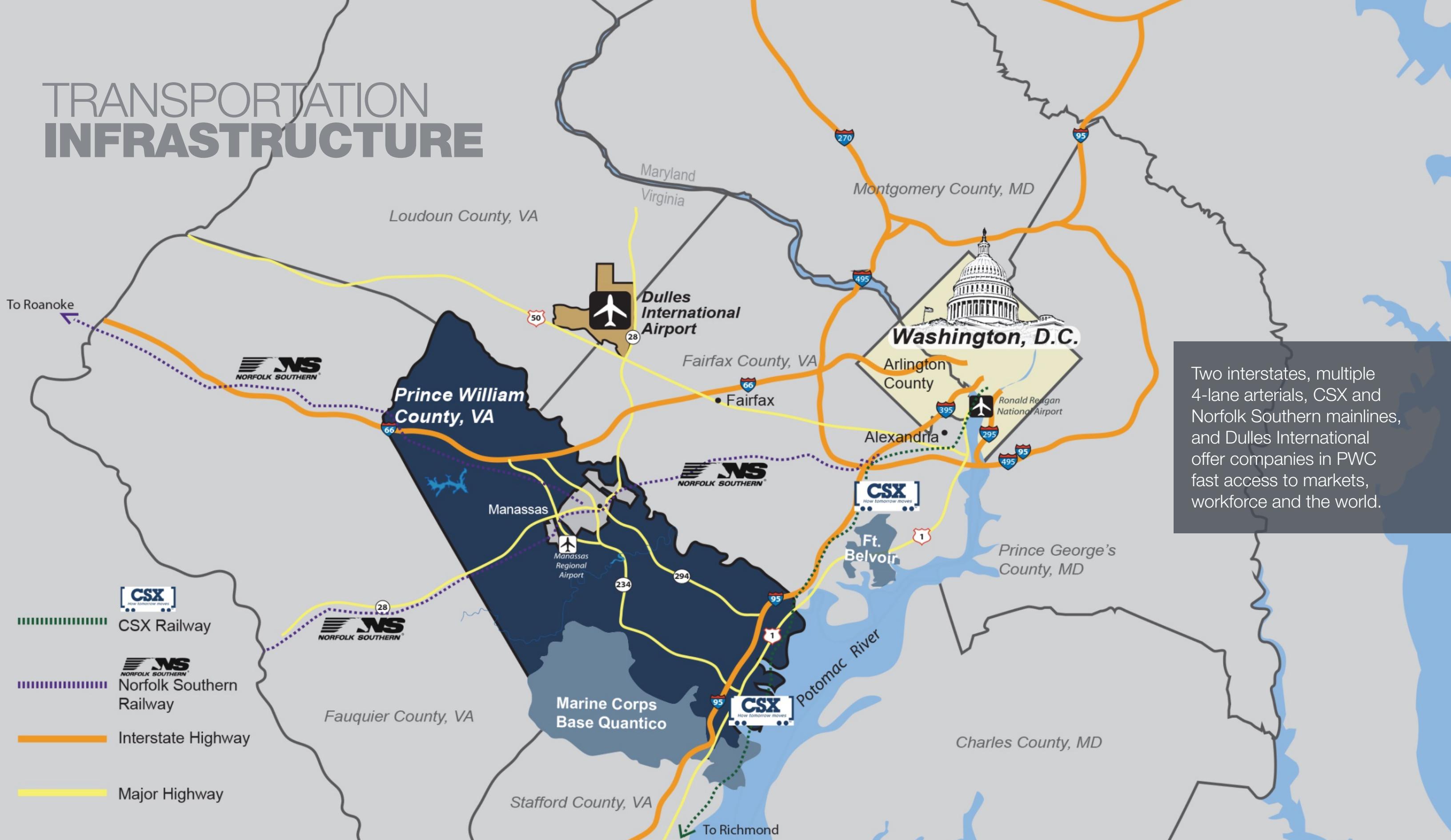


81,152 SF
AVAILABLE

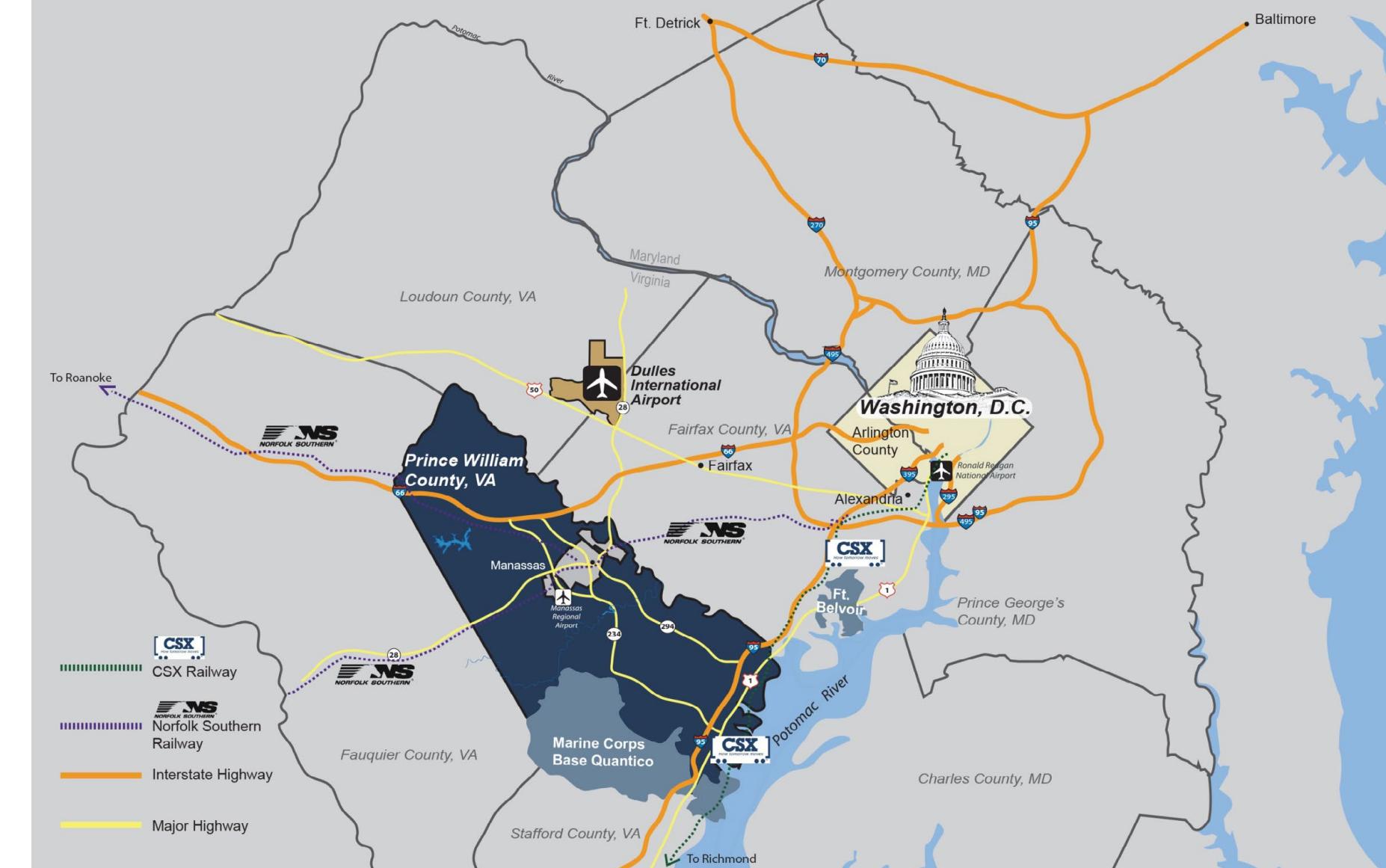
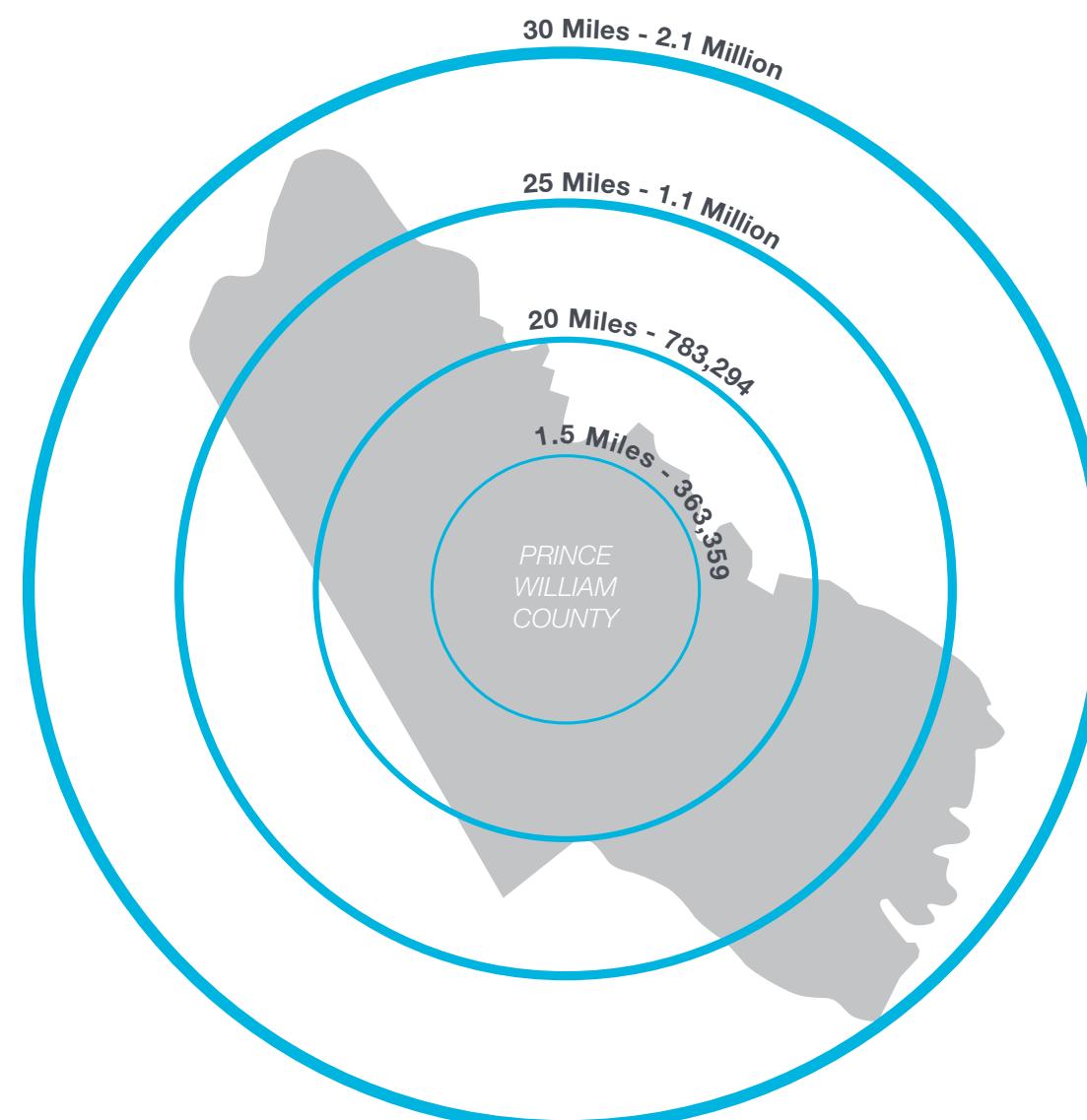


- 250' Deep
- 40'x40' Column Spacing
- 50' Speed Bay
- 120' Truck Court
- 6 Inch Slab
- 32' Clear Ceiling Height
- Up to 14 Dock Door Positions
- 4,674 SF Office with Large Breakroom
- 30,580 SF of Refrigerated Work Space (breakdown shown on floor plan)
- White TPO Roof
- LED Lighting
- Tilt-Up Construction
- ESFR Sprinkler System
- Dedicated 2000 AMP / 480V 3 Phase Service
- 85kW / 480/277 / 3 Phase Gas-Fired Roof Generator
- 2" Cold Water Line
- 6" Sanitary Connection
- Data Center Overlay District
- Frontage to Prince William Parkway
- Directly adjacent to 175,000 SF FedEx Ground Hub. Expansion Location Chosen for its Unparalleled Access and Visibility
- Park & Ride and Commuter Bus Stop Across the Street on Cushing Rd

TRANSPORTATION INFRASTRUCTURE



WORKFORCE ACCESSIBILITY



Workforce by Commuting Times

- 25 Minutes: 151,504
- 30 Minutes: 326,044
- 35 Minutes: 623,193
- 40 Minutes: 957,450
- 45 Minutes: 1.6 Million

Location	Population	Workforce	Median Household Income
Virginia	8,326,289	3,907,100	\$64,902
Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	6,097,684	3,305,790	\$91,193
Prince William County, VA	446,094	123,292	\$92,104

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

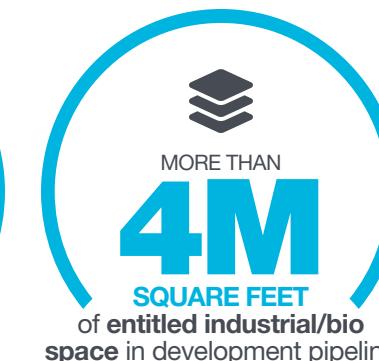
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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

ThermoFisher
SCIENTIFIC

GIANT

Walmart



Glen-Gery

FERGUSON

 **leidos**

 **GRANULES**
PHARMACEUTICALS INC

 **AstraZeneca**



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:



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

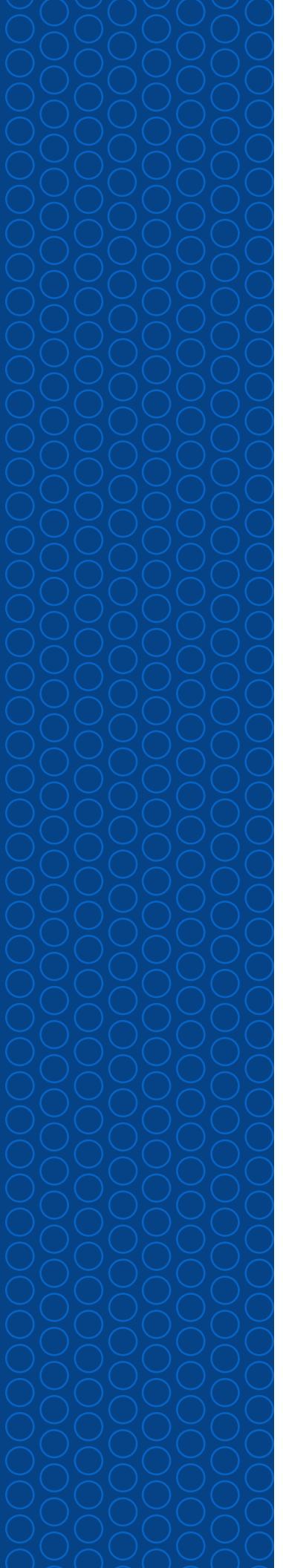
- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff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