VIRGINIA GATEWAY
DISTRIBUTION CENTER

Virginia Gateway
Distribution Center

Industrial Parkway
Stafford, VA

Prepared by:

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Site Plan

Berea Church Rd

International Pkwy

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BUILDING THREE
104,000 SF

BUILDING ONE
189,000 SF

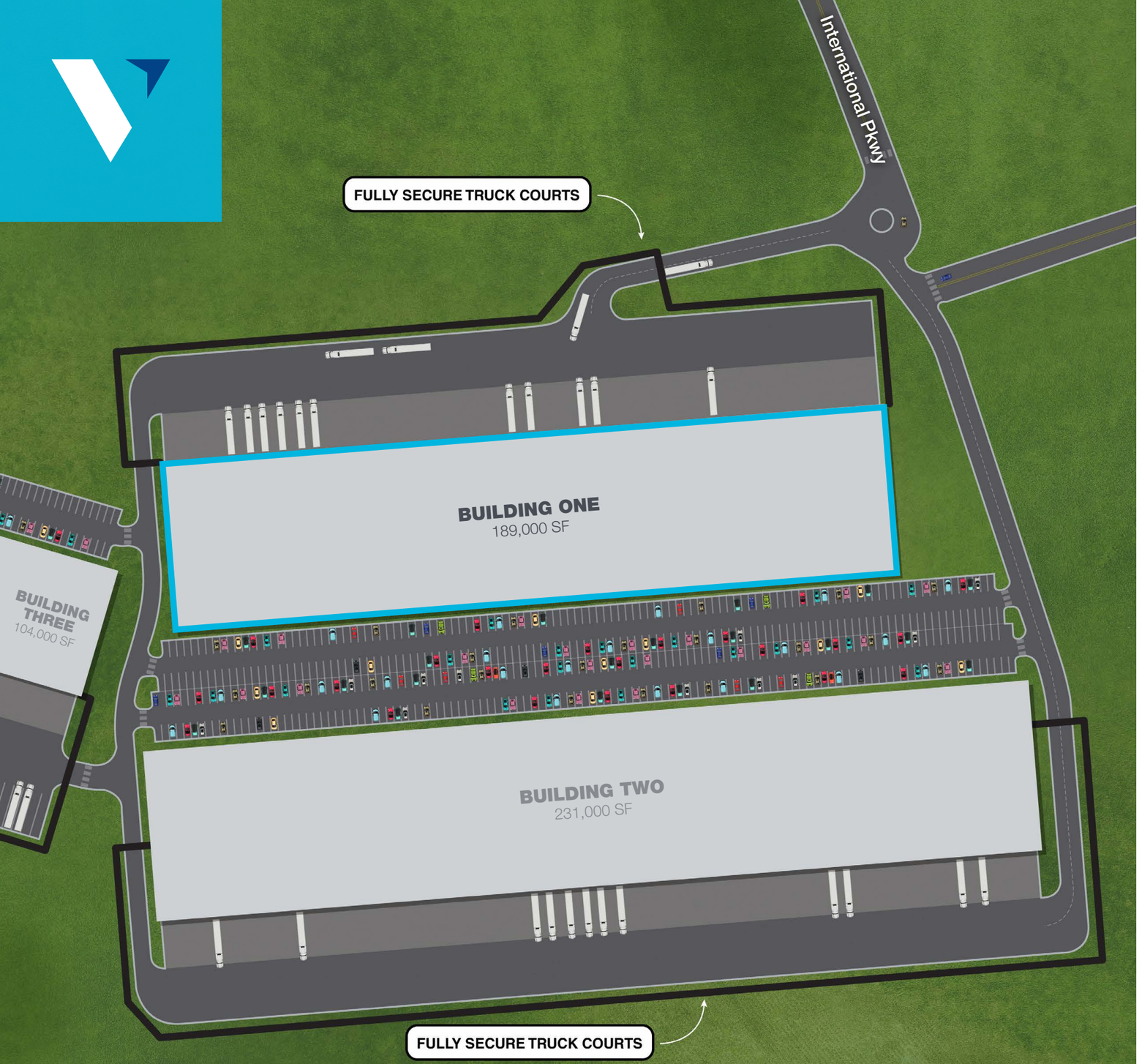
BUILDING TWO
231,000 SF

ROUTE 17

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
- 2.5 hour drive time to the Port of Virginia, the fastest growing port on the East Coast
- 2.8 miles from I-95
- New HOV lanes allowing quicker access from the north
- Proximate to expansive data center growth

95
Interstate 95 less than 3 miles

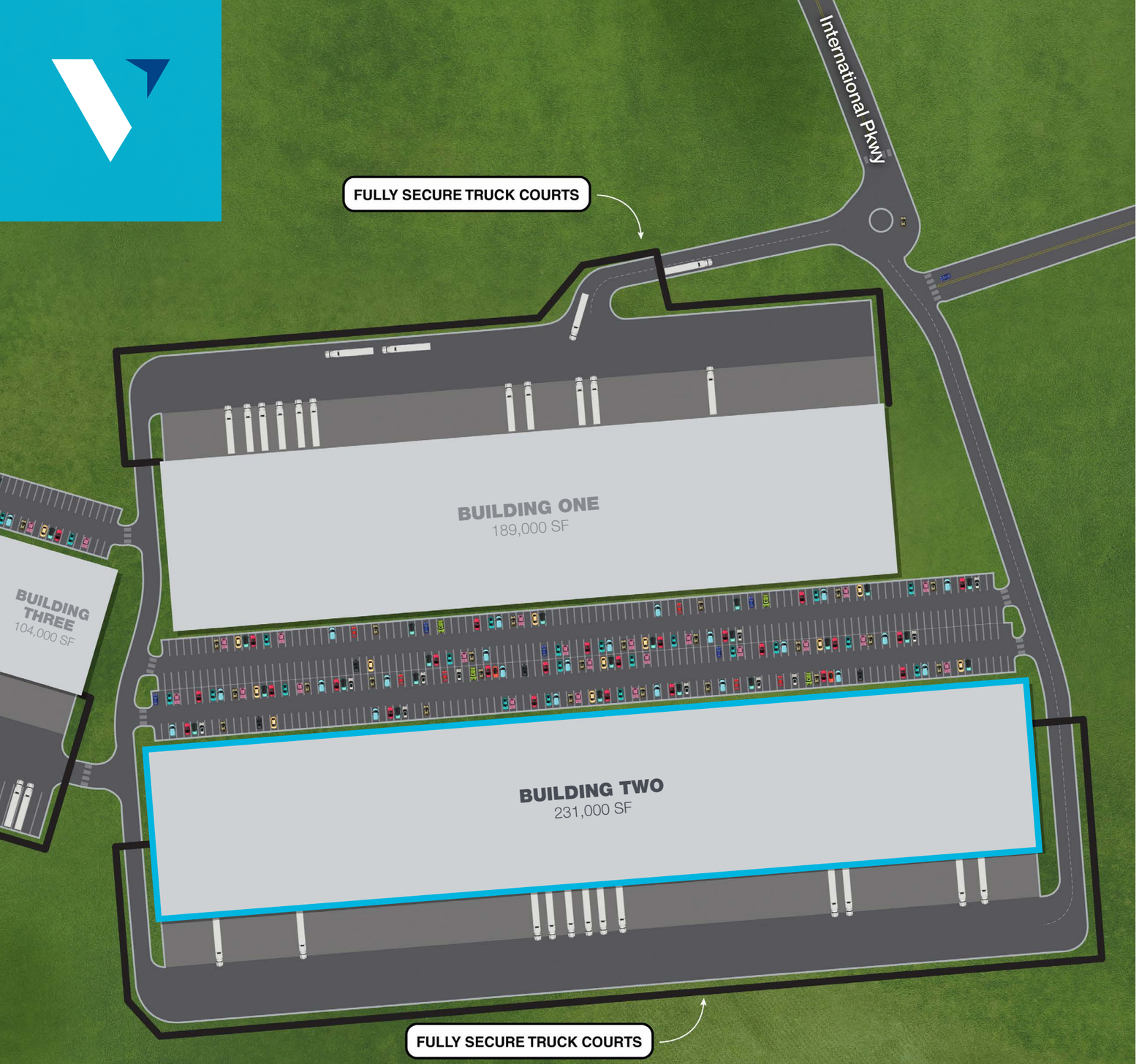


Virginia Gateway **Distribution Center** Building One

Industrial Parkway, Stafford, VA

189,000	63	36’	M-1
Square Feet	Dock Doors	Clear Height	Zoning

Building SF	189,000
Acreage (Shared)	43.19
Secure Site Access / Truck Courts	Available
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

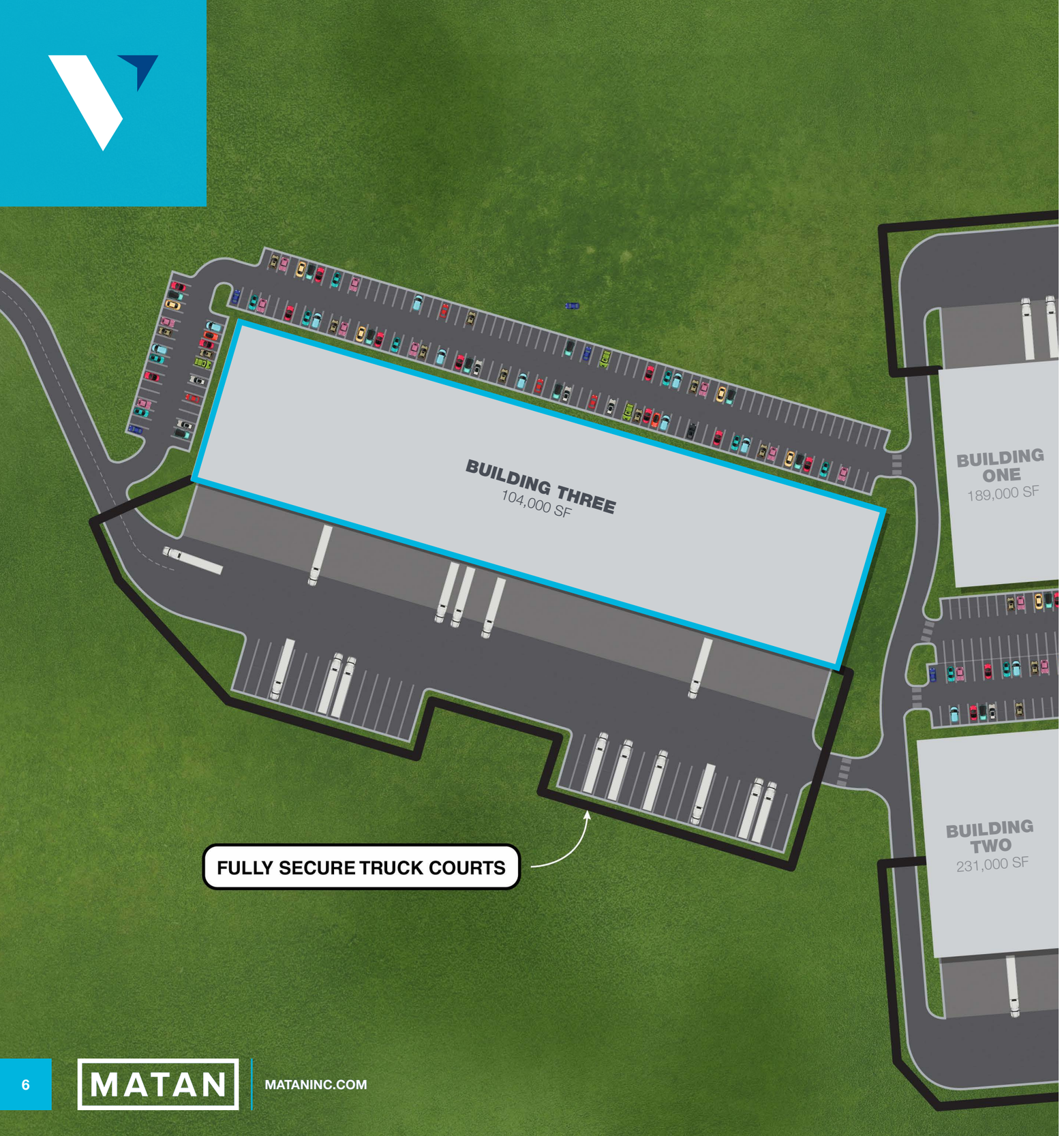


Virginia Gateway **Distribution Center** Building Two

Industrial Parkway, Stafford, VA

231,000	70	36’	M-1
Square Feet	Dock Doors	Clear Height	Zoning

Building SF	231,000
Acreage (Shared)	43.19
Secure Site Access / Truck Courts	Available
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



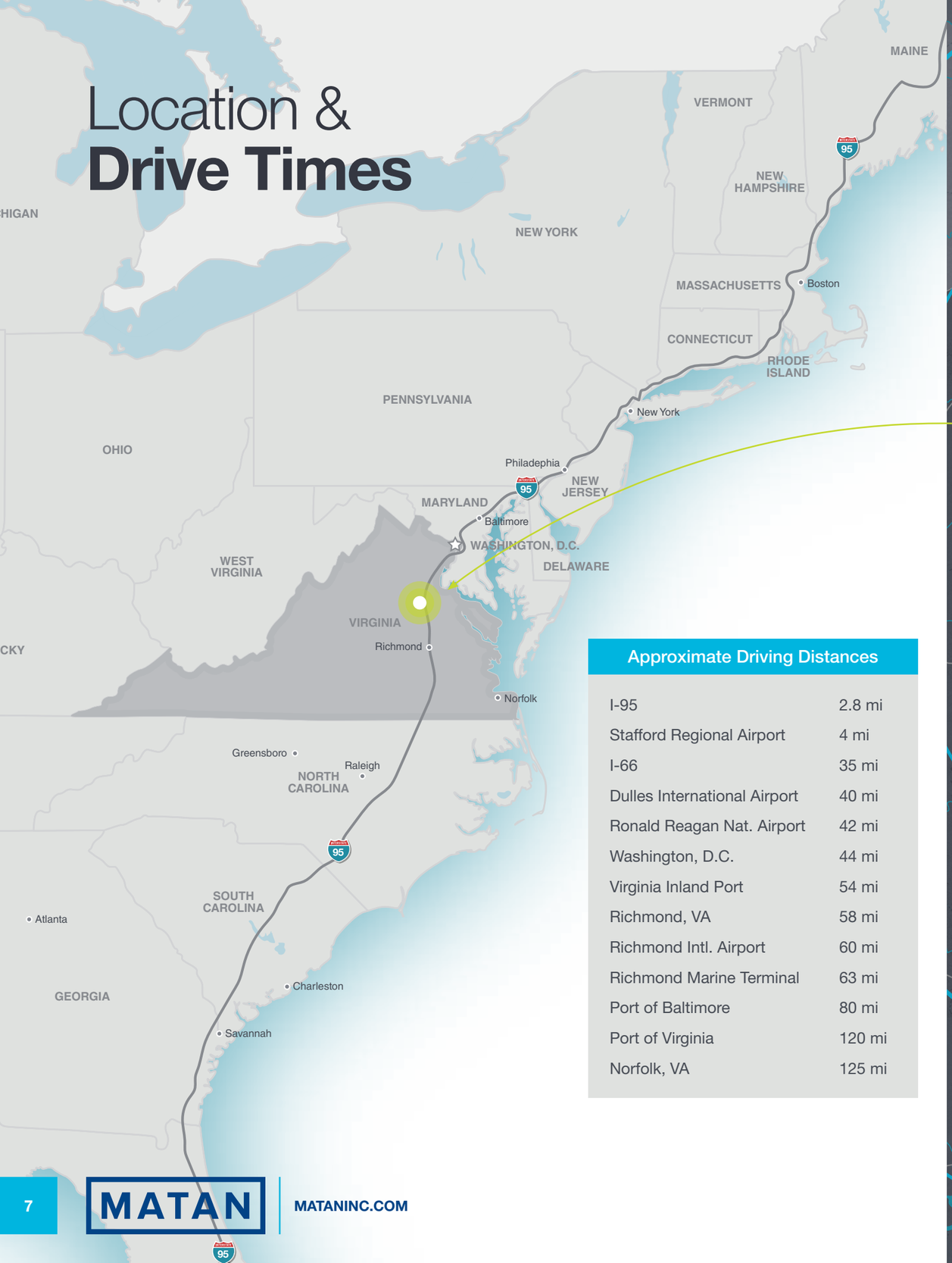
Virginia Gateway **Distribution Center** Building Three

Industrial Parkway, Stafford, VA

104,000	36	36’	M-1
Square Feet	Dock Doors	Clear Height	Zoning

Building SF	104,000
Acreage (Shared)	43.19
Secure Site Access / Truck Courts	Available
Trailer Parking Spaces	34
Zoning	M-1 (Light Industrial)
Structure	Tilt-Wall Concrete
Clear Height	36’
Column Spacing	54’x 52’
Building Depth	160’
Dock Doors	36
Drive-In Doors	4 Optional
Floor Slab	7” Thick, unreinforced
Electrical	3000 Amps, 277/480 volt, 3 phase
HVAC	Unit Heaters
Fire Protection	ESFR
Lighting	LED

Location & **Drive Times**



Approximate Driving Distances

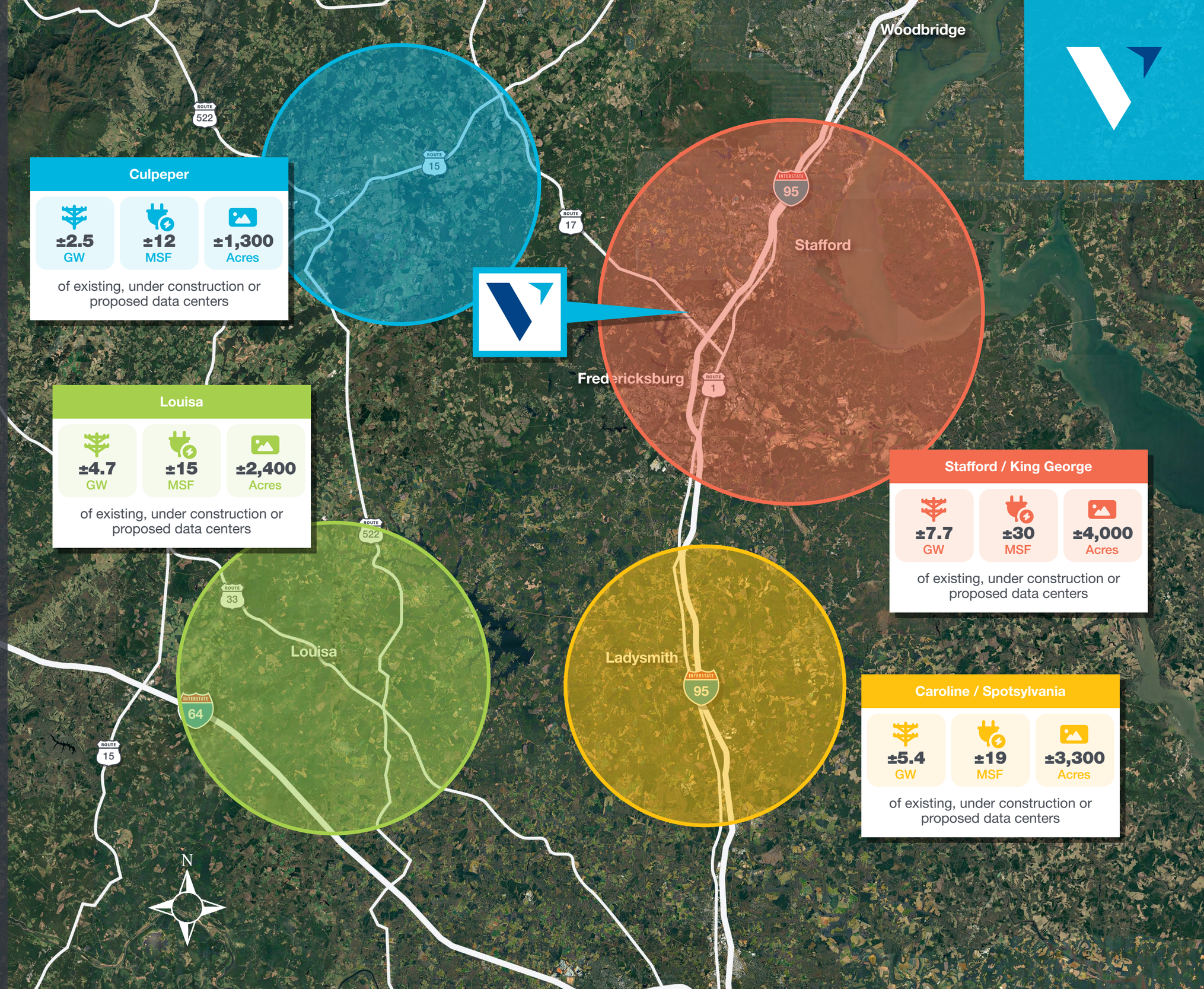
I-95	2.8 mi
Stafford Regional Airport	4 mi
I-66	35 mi
Dulles International Airport	40 mi
Ronald Reagan Nat. Airport	42 mi
Washington, D.C.	44 mi
Virginia Inland Port	54 mi
Richmond, VA	58 mi
Richmond Intl. Airport	60 mi
Richmond Marine Terminal	63 mi
Port of Baltimore	80 mi
Port of Virginia	120 mi
Norfolk,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



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Data Center **Proximity**

±7.6 GW of power servicing **±27 MSF** of data centers currently **UNDER CONSTRUCTION** within 50-miles of **Virginia Gateway Distribution Center**



Culpeper

±2.5 GW	±12 MSF	±1,300 Acres

of existing, under construction or proposed data centers

Louisa

±4.7 GW	±15 MSF	±2,400 Acres

of existing, under construction or proposed data centers

Stafford / King George

±7.7 GW	±30 MSF	±4,000 Acres

of existing, under construction or proposed data centers

Caroline / Spotsylvania

±5.4 GW	±19 MSF	±3,300 Acres

of existing, under construction or proposed data centers

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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



Schedule

Q3 2027 Commence **Construction**

Q2 2028 Early **TI Start**

Q4 2028 Substantial Completion of **First Building**



Exterior
Rendering

Exterior
Rendering



Matan Companies
Overview

DEVELOPMENT
With over 10 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.

MORE THAN
10M
SQUARE FEET
of existing commercial assets

APPROXIMATELY
2M
SQUARE FEET
currently under construction

MORE THAN
4M
SQUARE FEET
of entitled industrial/bio space in development pipeline

APPROXIMATELY
15M
SQUARE FEET
of developable industrial/bio FAR under control

COMPANY HIGHLIGHTS

- Private commercial real estate investment firm
- Headquartered in the D.C. Metro Area
- Family owned and operated since 1976
- Over 10 million square feet of existing commercial assets
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- 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

Northlake II
5-Building Industrial Park
- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA

Wedgewood West
6-Building Research & Industrial Park
- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD

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

Dulles North
High Bay Warehouse
- 154,125 Square Feet
- Class A high bay warehouse
- 10 Acre site in Sterling, VA

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 · DPR CONSTRUCTION · DSV · AstraZeneca



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



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



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



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

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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

+



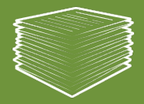
253.6 TONS
DIVERTED

=



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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