

NORTHLAKE III

12305 N. LAKERIDGE PARKWAY
ASHLAND, VA



MATAN 50 Years 1976 - 2026



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LOCATION **MAP**

1 Ashland Hanover Shopping Center

- Best Dry Cleaners
- Burkes Outlet
- Food Lion
- H&R Block
- Petco
- Redemption Training
- Total Access Games
- Virginia ABC

2 North Ashland Plaza Shopping Center

- Ace Hardware
- Anthony's Italian Pizza
- El Azteca
- Fire & Chicken
- Jersey Mike's
- Starbucks
- Subway
- Truist

3 Ashland Junction Shopping Center

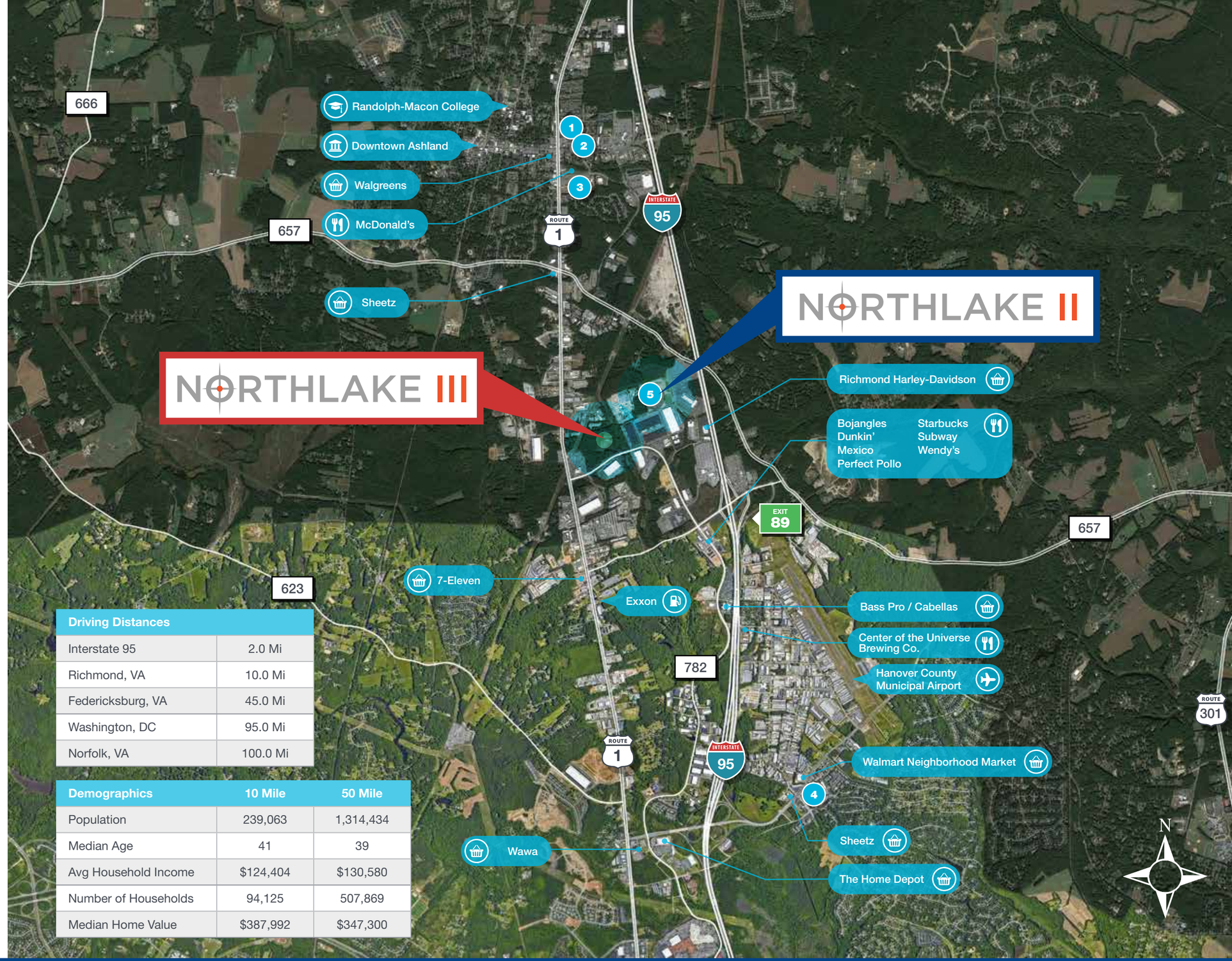
- Anytime Fitness
- Ash Tobacco
- CVS
- Little Caesars Pizza
- Mines Beauty Salon
- Roses Discount Store
- Sherwin-Williams Paint
- Tractor Supply

4 Kings Charter Shopping Center

- CVS
- Fas Mart
- Food Lion
- Kreggers Tap & Table
- Mario's Italian Pizza
- McDonald's
- Piggy's Deli & Pub
- Pizza Hut
- Pump It Up
- Sugar Sweet Cafe
- Thai Gourmet
- UPS Access Point
- Valero
- Virgina Family Dentristry

5 Northlake Industrial Park

- Amazon
- UPS
- Pitney Bowes
- Owens & Minor
- DPR Construction
- Ferguson Supply



Driving Distances	
Interstate 95	2.0 Mi
Richmond, VA	10.0 Mi
Fredericksburg, VA	45.0 Mi
Washington, DC	95.0 Mi
Norfolk, VA	100.0 Mi

Demographics	10 Mile	50 Mile
Population	239,063	1,314,434
Median Age	41	39
Avg Household Income	$124,404	$130,580
Number of Households	94,125	507,869
Median Home Value	$387,992	$347,300

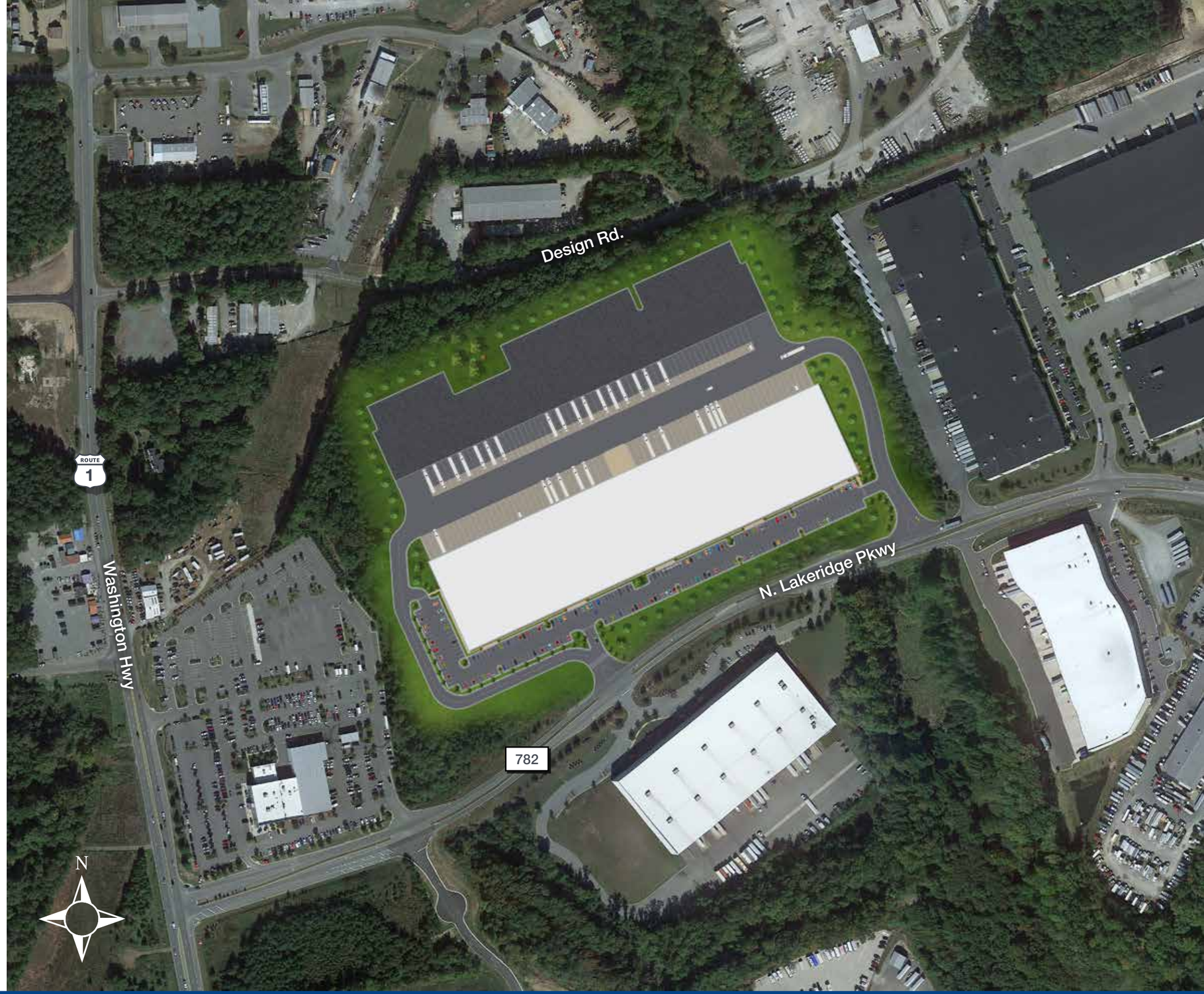
PROPERTY **OVERVIEW**

Name:	Northlake III
Address:	12000 Block of N. Lakeridge Parkway, Ashland, VA
Zoning:	M-2
Acreage:	32
Building Size:	210,450 SF
Vehicle Parking:	218
Parking Ratio:	1.13/1,000 SF
Trailer Parking:	63 paved and striped spaces (Additional 2.4 acres of gravel IOS can accommodate 59 additional trailer drops)
EV Parking Spaces:	4
Construction Type:	Tilt Wall Concrete
Slab Thickness:	7”
Slab Strength:	4,000 psi
Live Loads (lbs/sf):	750
Clear Height:	36’
Dock Doors:	55
Truck Court Depth:	130’
Building Depth:	230’
Column Spacing:	52’ x 50’
Speedbay:	60’
Fire System:	ESFR
Lighting:	LED
Utilities:	
Water:	1.5” Hanover County
Sewer:	8” Hanover County
Gas:	4” VA Natural Gas
Electric:	4,000 AMPS 480/277 3P Dominion Energy
Fiber:	Comcast, Verizon



NORTHLAKE III
SCHEDULE

Q2 **2026**	Site Plan Approval
Q3 **2026**	Construction Start
Q2 **2027**	Early TI
Q3 **2027**	Substantial Completion



RICHMOND **MARKET OVERVIEW**



41.4%

41.4% of Richmond MSA residents have at least a bachelors degree (25.6% bachelors + 15.9% graduate). 6% more than the national average

11.2%

Between 2010-2024, Greater Richmond has grown by 11.2% vs the national average of 5.77%

10.3%

Between 2020-2030, Greater Richmond has an anticipated growth rate of 10.3%

9.2%

Between 2010-2024, Hanover County, where the subject is located, has grown by 9.2%

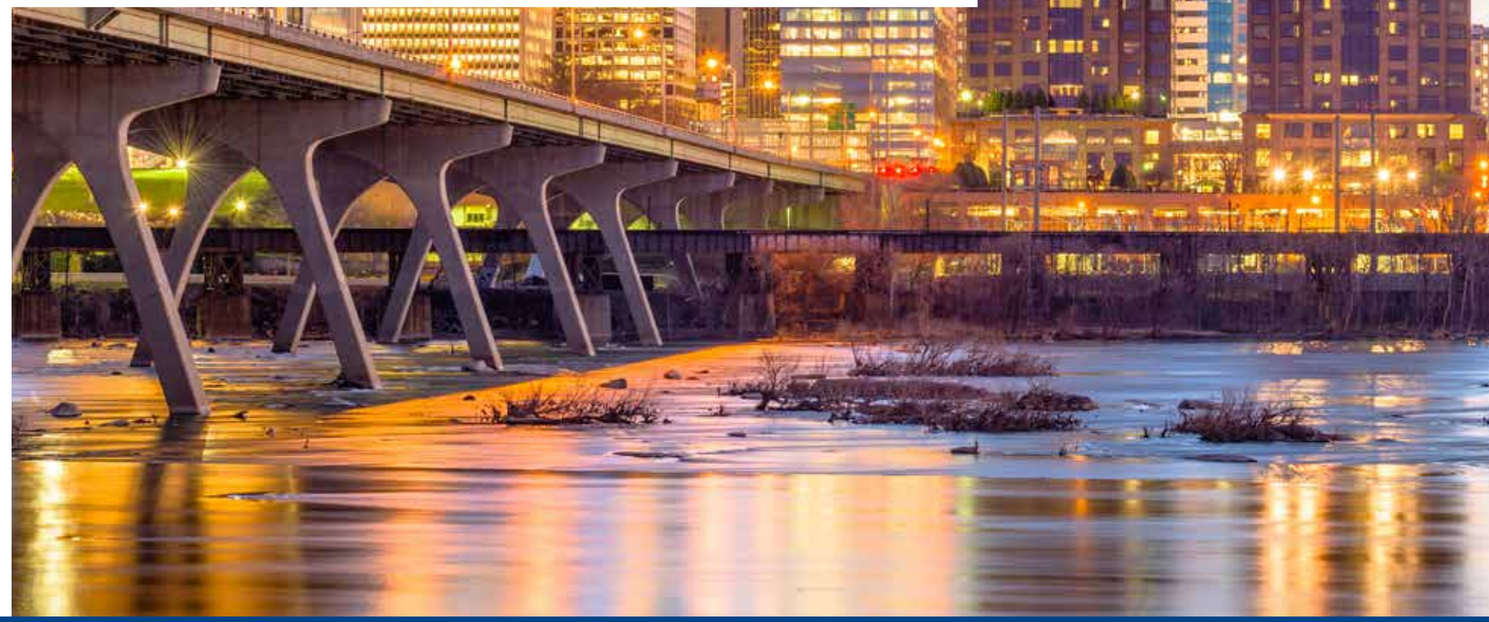
12.1%

The growth rate in Hanover County is expected to be even more brisk, with an anticipated growth rate from 2020-2030 of 12.1%

82

82 Data Centers in the Richmond area, the second highest concentration of data centers in Virginia, the data center capital of the world.

Source: Greater Richmond Partnership & Data Center Map



Richmond is home to the following Fortune 500 companies:

- Performance Food Group (Fortune Rank: 80; Local Employees: 819)
- CarMax: (Fortune Rank: 151; Local Employees: 2,475)
- Altria (Fortune Rank: 209; Local Employees: 3,850)
- Markel: (Fortune Rank: 251; Local Employees: 1,886)
- Dominion: (Fortune Rank: 264; Local Employees: 5,433)
- Owens & Minor: (Fortune Rank: 395; Local Employees: 609)
- Arko Corp: (Fortune Rank: 488; Local Employees: 500)

EXTERIOR **RENDERING**



EXTERIOR **RENDERING**



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.

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

HIGHLIGHTS

- Private commercial real estate investment firm
- Family owned and operated since 1976
- Over 10 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 N. Frederick Avenue
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

Northlake II
4-Building Industrial Park
- 547,000 Square Feet
- 4 Class A high bay buildings
- 63 Acre campus in Ashland, VA

Crossroads Industrial
High Bay Warehouse
- 219,456 Square Feet
- Class A high bay warehouse
- 27.63 Acre site in Fredericksburg, 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

AstraZeneca
DAIKIN
ThermoFisher SCIENTIFIC
FERGUSON
GIANT
leidos
GRANULES PHARMACEUTICALS INC
Glen-Gery
Walmart Save money. Live better.



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



Crossroads Industrial
High Bay Warehouse, Fredericksburg, VA



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



Center 85 at Westview South
5-Building, 700,000 SF Research & Industrial Park



Northlake II
4-Building, 547,000 SF 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. While our thoughtful wellness programs and activities promote physical, mental and emotional health, creating a more productive, happier life for the assets we care most about – our people.

RECYCLING & WASTE STREAM SUMMARY

We have saved:



460.1 TONS
LANDFILL

+



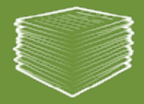
253.6 TONS
DIVERTED

=



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
- 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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