Crosspointe
Industrial

Buckeystown Pike
Frederick, MD

Prepared by:

MATAN | MATANINC.COM









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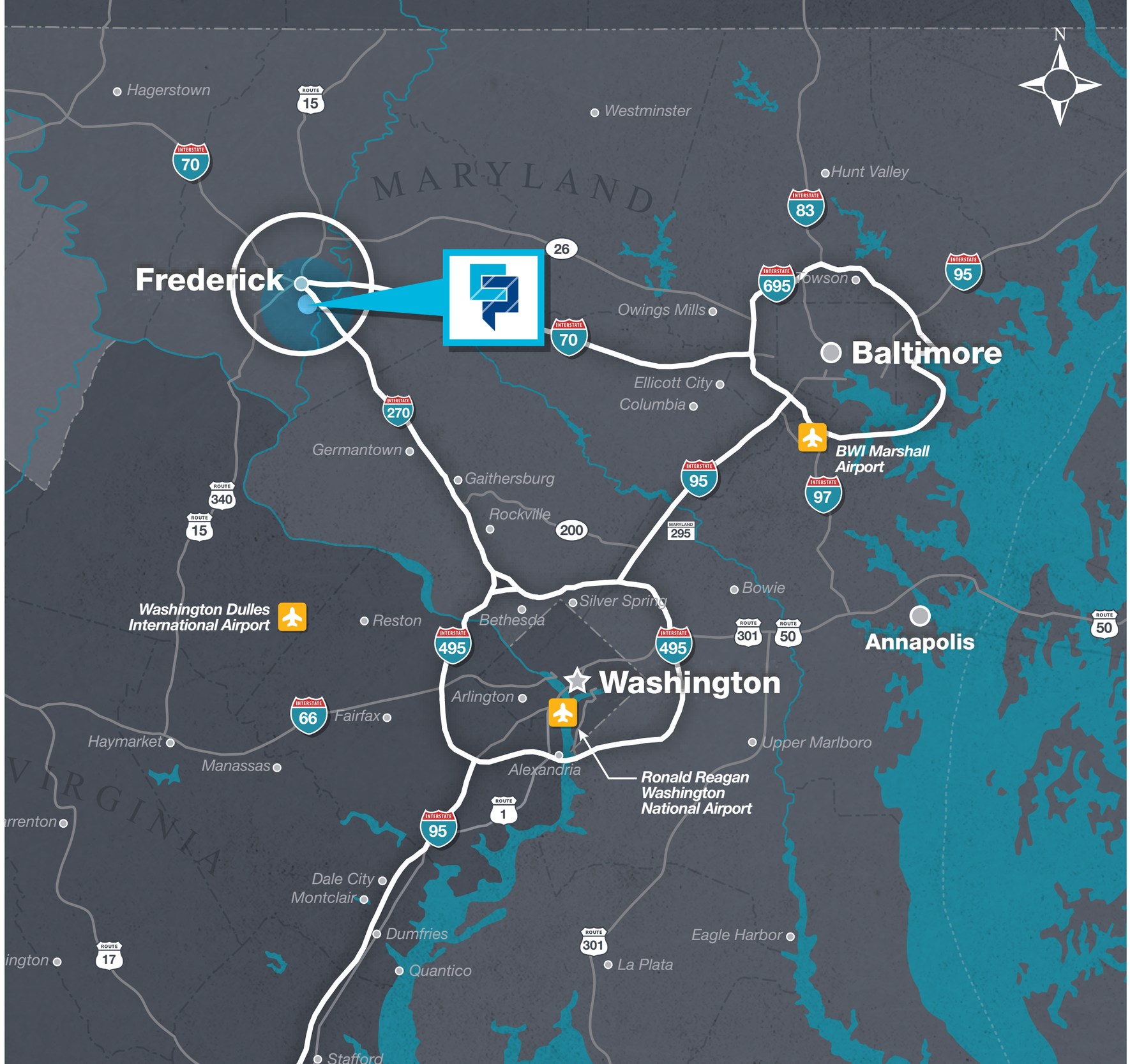
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Overview
& Specs

Crosspointe Industrial

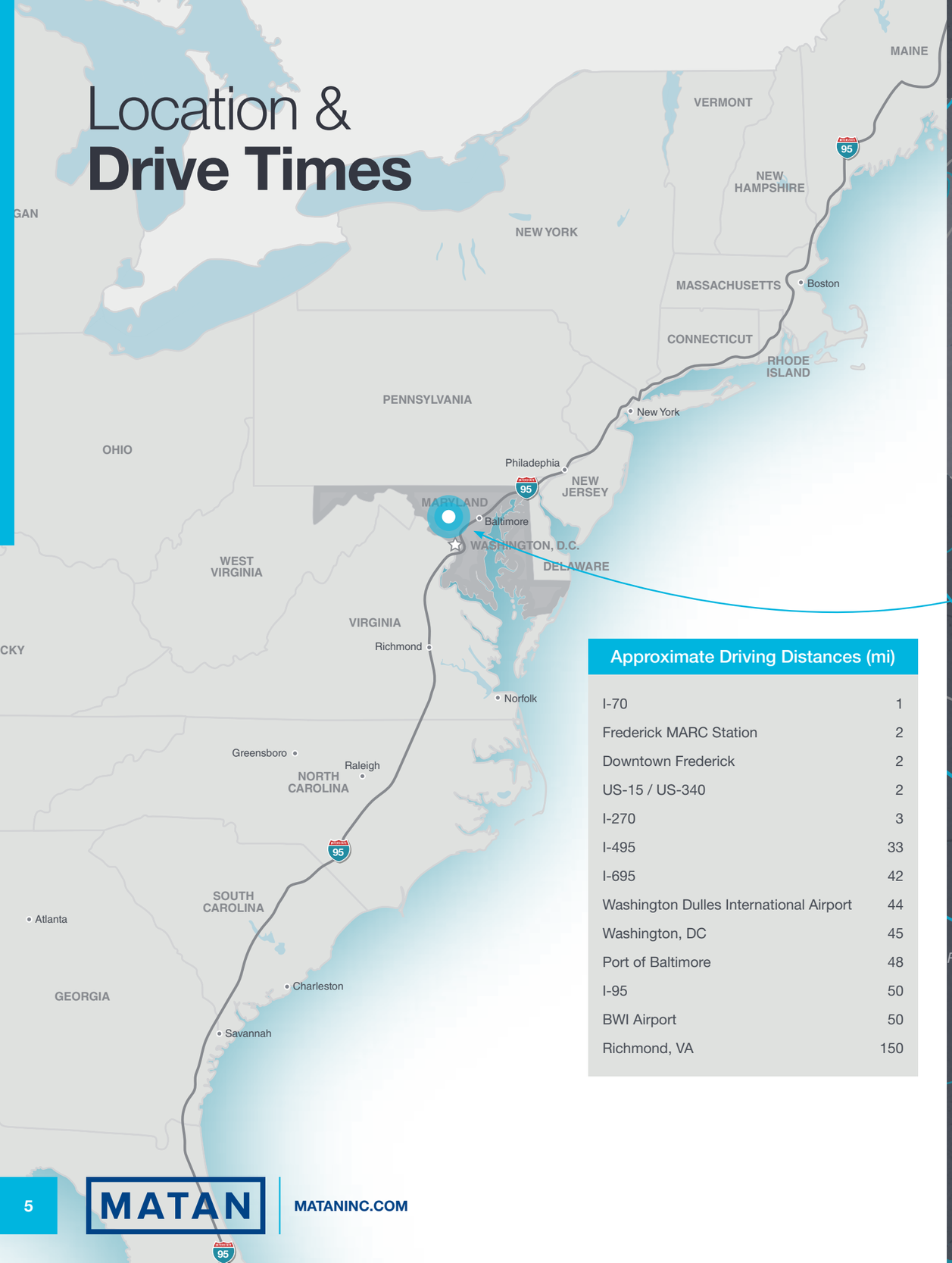
550,000	54’x50’	32’	60’
Total Square Feet	Column Spacing	Clear Height	Speed Bays

Total Building SF	550,000 SF
Clear Height	32’
Column Spacing	54’ x 50’
Speedbays	60’
Dock Doors	Up to 1 door per 5,000
Truck Court Depth	Min 125’
Car Parking	Min 1/1000
Power	4,000 Amps, 277/480V, 3-Phase per building
Fire Suppression	ESFR system

Site Plan

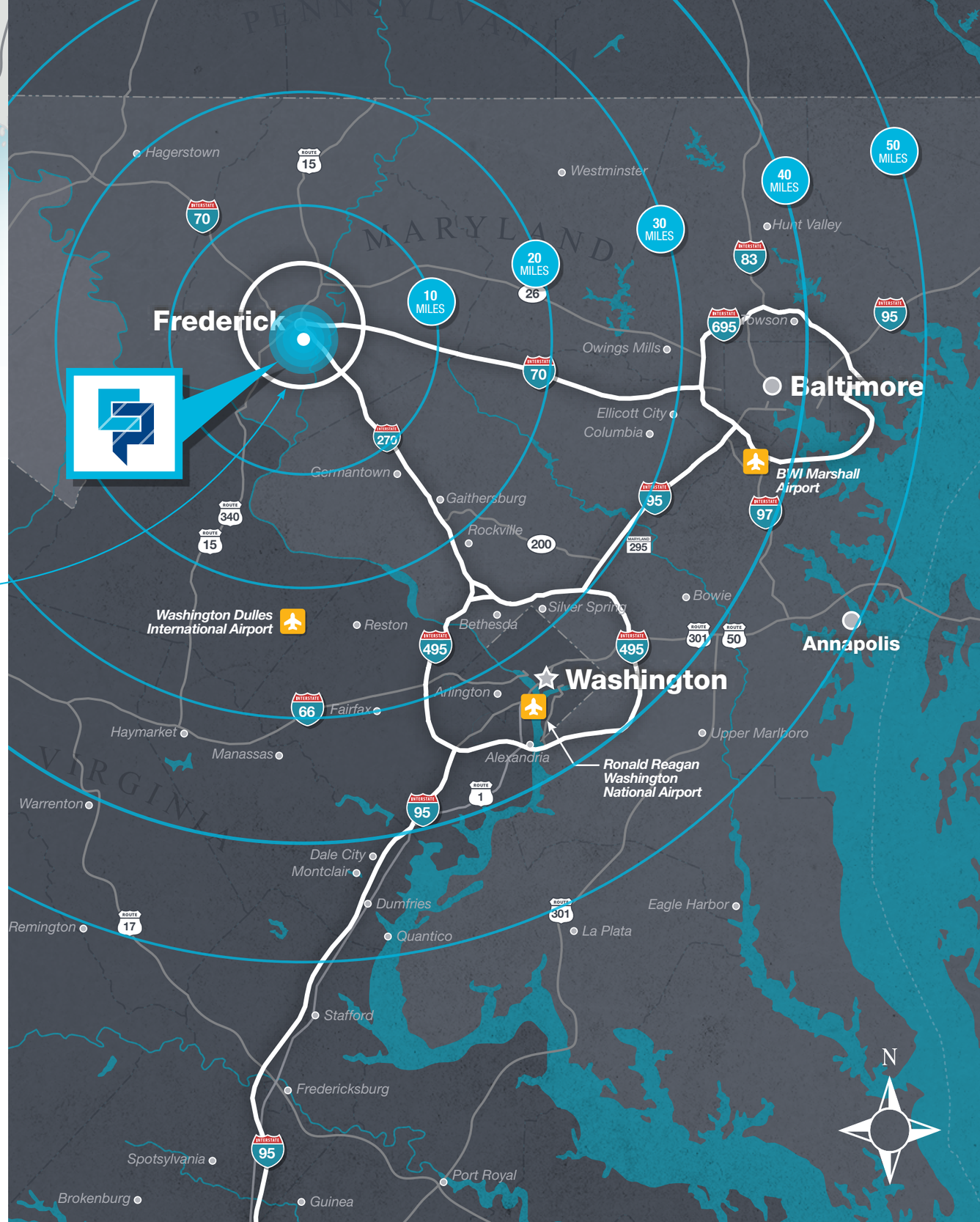

N
Buckeystown Pike
Lime Kiln Rd
85
270
Interstate 270 less than 3 miles

Location & **Drive Times**



Approximate Driving Distances (mi)

I-70	1
Frederick MARC Station	2
Downtown Frederick	2
US-15 / US-340	2
I-270	3
I-495	33
I-695	42
Washington Dulles International Airport	44
Washington, DC	45
Port of Baltimore	48
I-95	50
BWI Airport	50
Richmond, VA	150



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Proximity to Frederick Digital Campus

Frederick Digital Campus Stats	
Site Size	2,122 Acres
Development Potential	17.4M SF
Fiber Network	Connected to Northern Virginia's Data Center Alley via QLoop, a 43-mile underground fiber optic ring with 235,000+ fiber strands
Power Capacity	2.4 gigawatts (2,400 MW)
Expected Completion	2035
Investment	$5B Projected Annual Economic Output
Major Tenants	Aligned Data Centers, Rowan Digital Infrastructure, Amazon Web Services

Schedule

Q4 2027

Site Plan / **Improvement Plan Approval**

Q1 2028

Construction **Start**

Q4 2028

Early **TI Start**

Q1 2029

Substantial Completion **On Schedule**



Exterior
Rendering

Exterior
Rendering



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.

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 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

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

+



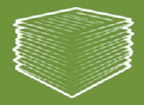
253.6 TONS
DIVERTED

=



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

For more information,
please contact:

Brad Benna
Director of Leasing

(301) 694-9200
bbenna@mataninc.com

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(301) 694-9200 | MATANINC.COM