



985-1007 JEFFERSON DAVIS HIGHWAY  
FREDERICKSBURG, VA 22405



PREPARED BY:

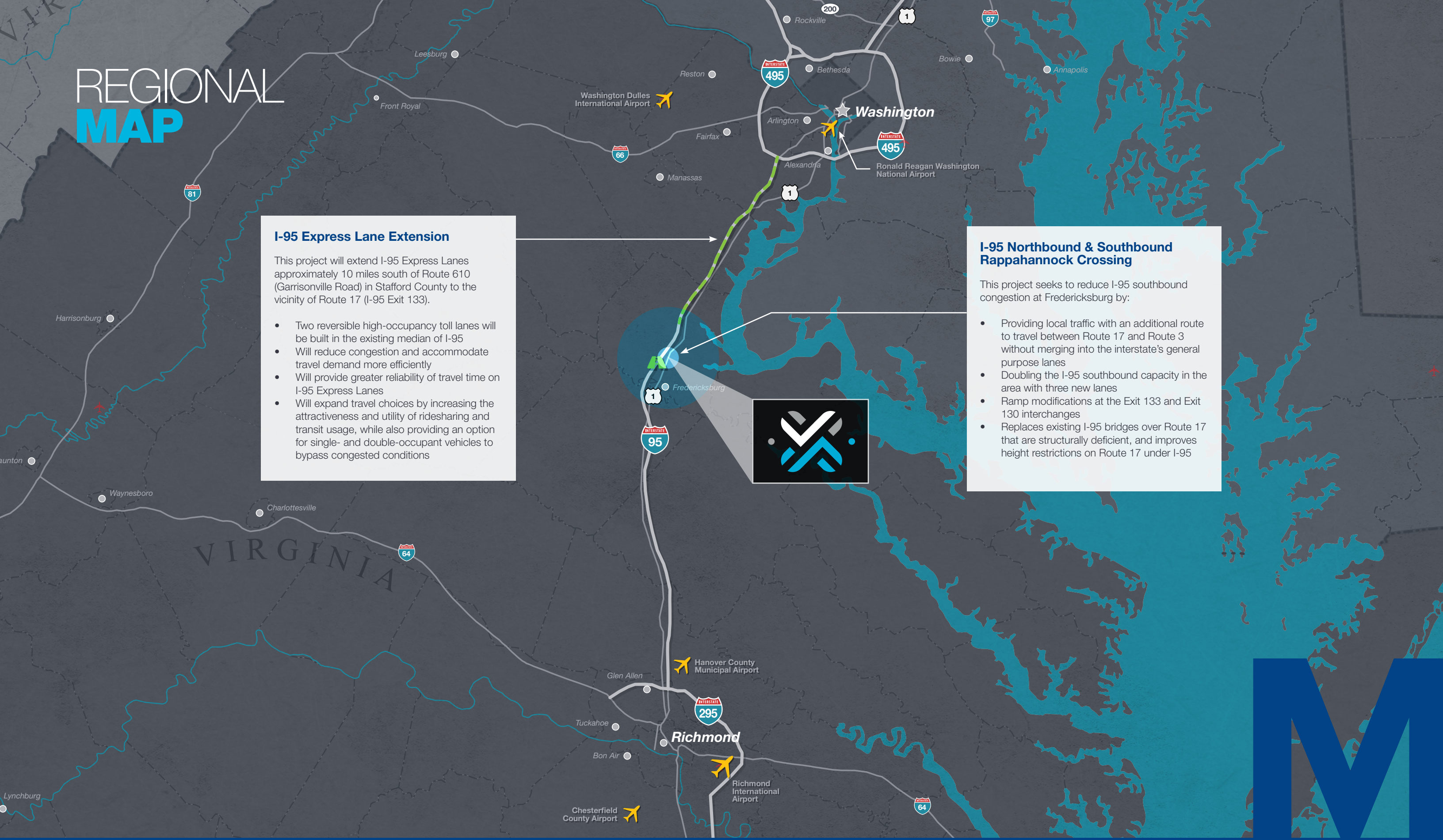


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# REGIONAL MAP



**I-95 Express Lane Extension**

This project will extend I-95 Express Lanes approximately 10 miles south of Route 610 (Garrisonville Road) in Stafford County to the vicinity of Route 17 (I-95 Exit 133).

- Two reversible high-occupancy toll lanes will be built in the existing median of I-95
- Will reduce congestion and accommodate travel demand more efficiently
- Will provide greater reliability of travel time on I-95 Express Lanes
- Will expand travel choices by increasing the attractiveness and utility of ridesharing and transit usage, while also providing an option for single- and double-occupant vehicles to bypass congested conditions

**I-95 Northbound & Southbound Rappahannock Crossing**

This project seeks to reduce I-95 southbound congestion at Fredericksburg by:

- Providing local traffic with an additional route to travel between Route 17 and Route 3 without merging into the interstate's general purpose lanes
- Doubling the I-95 southbound capacity in the area with three new lanes
- Ramp modifications at the Exit 133 and Exit 130 interchanges
- Replaces existing I-95 bridges over Route 17 that are structurally deficient, and improves height restrictions on Route 17 under I-95



# AERIAL AMENITIES MAP

## 1 Wal-mart Super Center

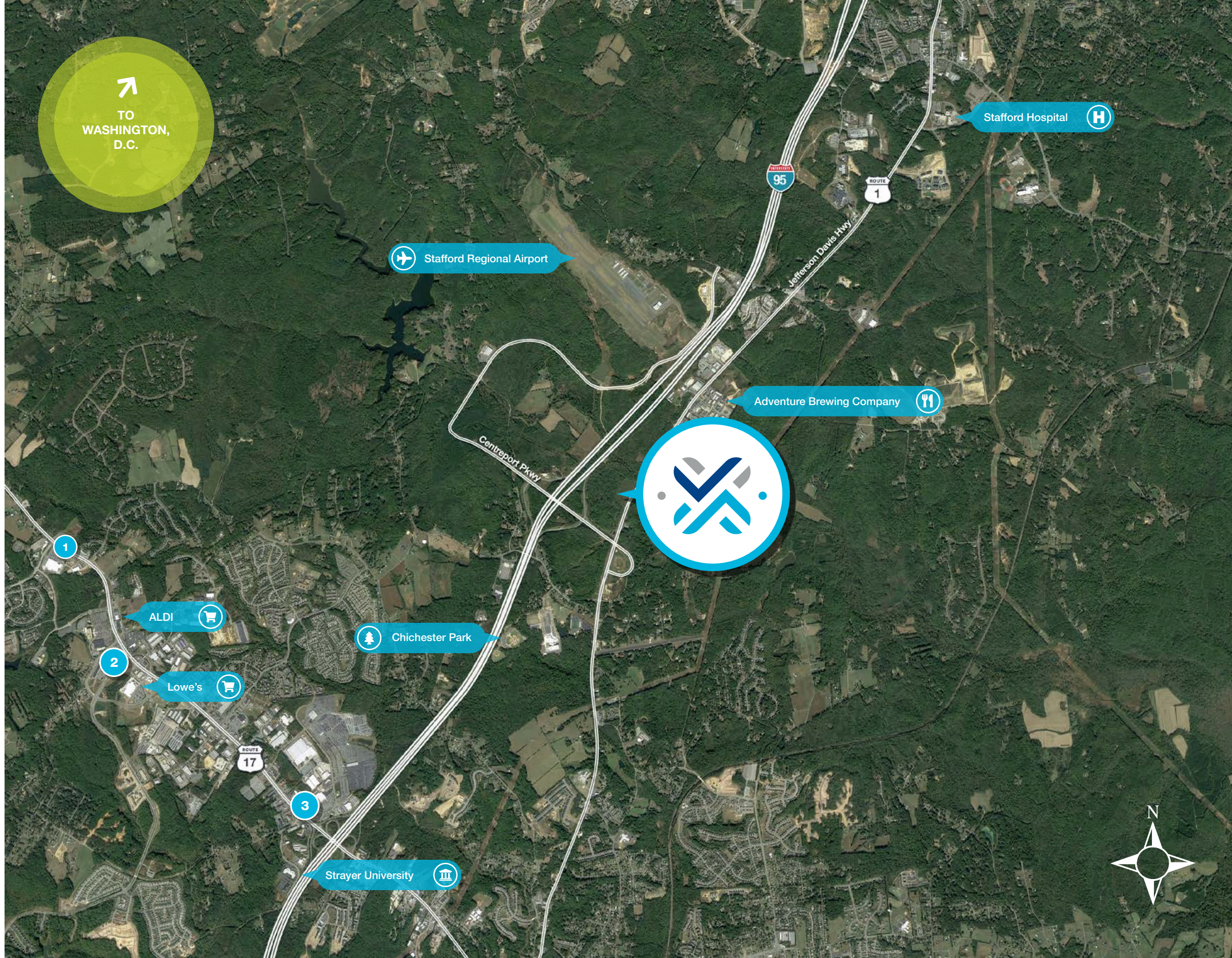
- |                             |                 |
|-----------------------------|-----------------|
| Auntie Anne's               | Subway          |
| FedEx Office & Print Center | Truck'n America |
| Lidl                        | Virginia ABC    |
| McDonalds                   | Wal-Mart        |
| Royal Farms                 |                 |

## 2 Celebrate Virginia North Shopping Center

- |                           |                              |
|---------------------------|------------------------------|
| Bear Riger Massage        | Giant Gas Station            |
| China King                | Papa John's Pizza            |
| El Jimador Azteca Mexican | Primavera Pizzeria and Grill |
| Five Guys                 | Sport Clips Haircuts         |
| Fitness:1440              | The Waffle House             |
| Giant Food                | Wells Fargo Bank             |

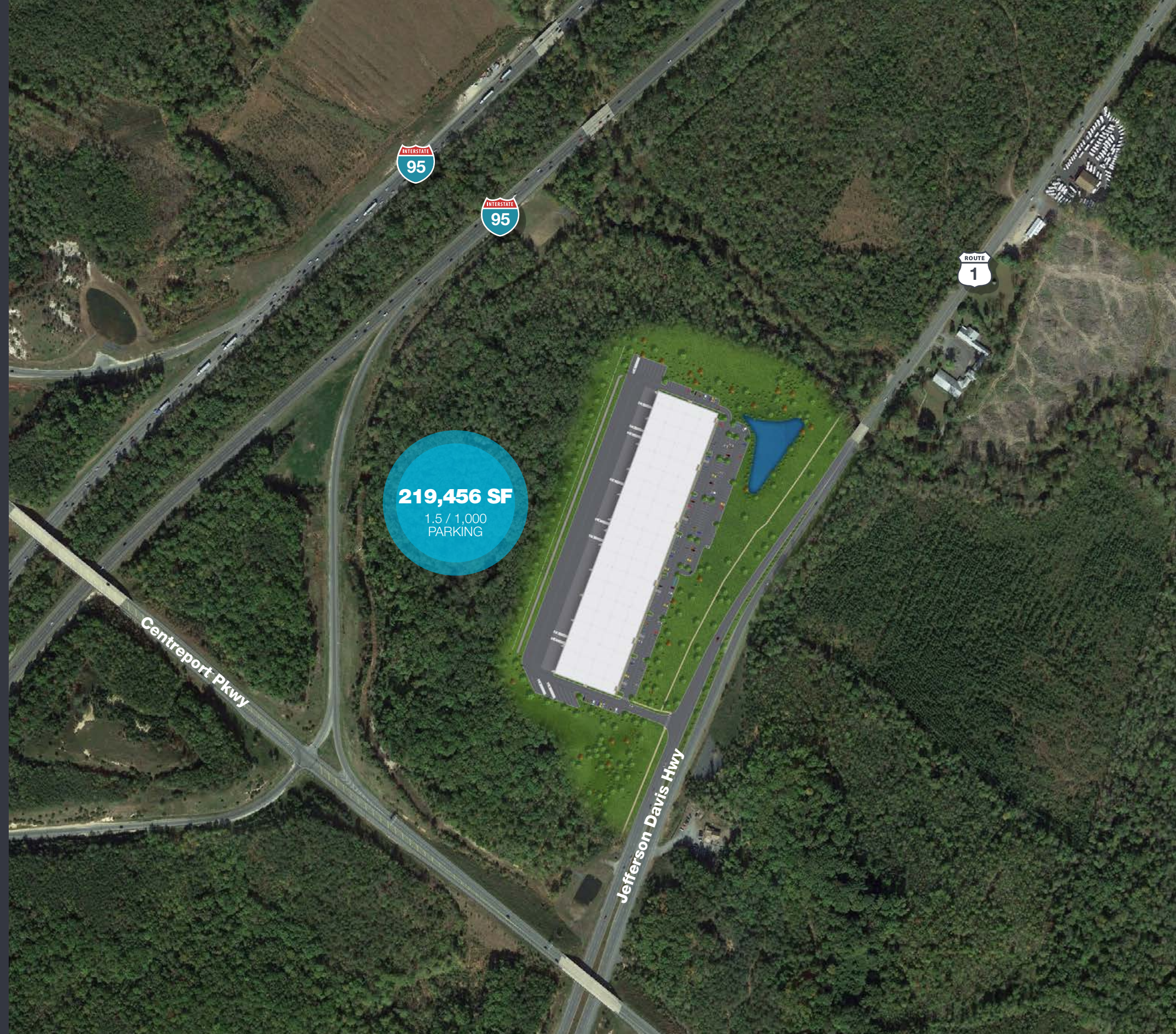
## 3 Carter's Crossing Shopping Mall

- |                         |                         |
|-------------------------|-------------------------|
| Aladin Mediterranean    | PetSmart                |
| Anytime Fitness         | Quality Inn             |
| Chipotle Mexican Grill  | Shell                   |
| Clarion Inn             | Starbucks               |
| Comfort Suites          | Super 8                 |
| Dunkin'                 | SweetFrog Frozen Yogurt |
| Freddy's Frozen Custard | Tagworks                |
| Hardee's                | Target                  |
| Holiday Inn Express     | Tropical Smoothie Cafe  |
| McDonald's              | Verizon                 |
| NextCare Urgent Care    | Waffle House            |
| NY Grill                | Wawa                    |
| Panera Bread            | Wendy's                 |
| Paris Nails             | Yak-A-Doo's             |



# PROPERTY OVERVIEW

<b>Name:</b>	Crossroads Industrial
<b>Address:</b>	985-1007 Jefferson Davis Highway Fredericksburg, VA 22405
<b>Acreage:</b>	27.63 Acres
<b>Zoning:</b>	M-1
<b>Building SF:</b>	219,456 SF
<b>Proposed FAR:</b>	0.18
<b>Max FAR:</b>	0.5
<b>Parking Spaces:</b>	323 Car, 20 Trailer
<b>Parking Ratio:</b>	1.5 / 1000
<b>EV Charging Stations:</b>	6
<b>Building Clear Height:</b>	32'
<b>Dock Doors:</b>	64
<b>Truck Court:</b>	120'
<b>Column Spacing:</b>	50' x 52'
<b>Speedbay:</b>	60'
<b>Building Depth:</b>	216'
<b>Lighting:</b>	LED
<b>Construction:</b>	Tilt Wall Concrete
<b>Utilities:</b>	<b>Water:</b> 2" Stafford County DPW <b>Sewer:</b> 6" Stafford County DPW <b>Gas:</b> Columbia Gas (4" service) <b>Electric:</b> Dominion Power (480/277V 3P) <b>Fiber:</b> Comcast, FIOS



# SITE PLAN



**219,456 SF**  
1.5 / 1,000  
PARKING

Jefferson Davis Hwy



# SCHEDULE

TASK	DATE
Site Plan Approval	May 15, 2022
Construction Start	June 15, 2022
Early TI Start	March 15, 2023
Shell Substantial Completion	May 15, 2023



# CONCEPT RENDERING





# CONCEPT RENDERING



# CONCEPT RENDERING





**CORE SERVICES :** LEASING / DEVELOPMENT / ASSET MANAGEMENT / PROPERTY MANAGEMENT

**HIGHLIGHTS**

# MATAN COMPANY OVERVIEW

## 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.

## DEVELOPMENT

With over 4 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.

## 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.



- Private commercial real estate investment firm
- Headquartered in Frederick, Maryland
- Family owned and operated since 1976
- Long and established history in the Washington, D.C. region
- Over 6.5 million square feet of existing commercial assets
- Over \$2 billion of asset value
- 4 million square feet of entitled space in development pipeline
- 1,300 multi-family units across multiple markets
- Asset mix includes office, industrial, lab, retail, multi-family and land development
- Full-service approach with in-house property management

# DEVELOPMENT HIGHLIGHTS

## NCI-Frederick National Laboratory for Cancer Research

### Riverside Research Park

- 332,088 Square Feet
- Laboratory, cGMP Manufacturing, Class A Office
- 32 Acre campus within 177 acre research park
- 15-month project delivered December, 2010

## Wells Fargo Home Mortgage

### Mid-Atlantic Regional Headquarters

- 310,000 Square Feet
- Class A Office build-to-suit
- 39 Acre campus within Riverside Corporate Park
- 18-month project (delivered in phases from March to May 2007)

## Riverside Five

### Redefining Class A Office Space in Frederick

- 126,151 Square Feet
- Class A Office
- 9.65 Acre site with 4.5 acre amenity park
- 12-month project delivered November, 2008

## NIAID/VCR Vaccine Pilot Plant

### Operated by SAIC-Frederick

- 129,600 Square Feet
- Research Facility and Vaccine Pilot Plant (secure)
- 15 Acre Wedgewood IV campus
- Project delivered March 2005

## Federal Emergency Management Agency

### Wedgewood South – High Bay Warehouse

- 225,000 Square Feet
- High Bay Warehouse build-to-suit (Secure)
- 26 Acre Wedgewood South campus
- Project delivered in January 2006



**NCI-Frederick National Laboratory**  
Riverside Research Park



**NIAID/VCR Vaccine Pilot Plant**  
Operated by SAIC-Frederick



**Wells Fargo Home Mortgage**  
Mid-Atlantic Regional Headquarters



**Federal Emergency Management Agency**  
Wedgewood South – High Bay Warehouse



**Riverside Five**  
Redefining Class A Office Space in Frederick



**Matan Headquarters**  
Wedgewood II



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