

INDUSTRIAL CAMPUS REPOSITION OPPORTUNITY

within Charlottesville's Route 29 Innovation Corridor

ROUTE
29
INNOVATION CAMPUS



NEWMARK

CONTACTS

NEWMARK

WILL BRADLEY

Executive Managing Director

T 410.299.0367

will.bradley@nmrk.com

MARK WILLIFORD

Executive Managing Director

T 720.454.0319

mark.williford@nmrk.com

GRANT BATES

Executive Managing Director

T 434.882.1176

grant.bates@nmrk.com

WYANT WHARTON

Associate

T 434.906.9373

wyant.wharton@nmrk.com

EVAN WELLS

Associate Director

T 804.517.7224

evan.wells@nmrk.com

CELINA ABOUD

Transaction Manager

T 301.300.8676

celina.abboud@nmrk.com

CHARLIE POLK

Financial Analyst

T 804.517.1102

charlie.polk@nmrk.com

CRESA

CURT STANTON

Executive Managing Principal

T 847.840.6782

cstanton@cresa.com

BEN LAMANTIA

Director

T 631.897.7298

blamantia@cresa.com

JARED DEMKOWICZ

Transaction Management

T 313.400.0280

jdemkowicz@cresa.com

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Seller and Newmark, expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

INVESTMENT HIGHLIGHTS

EXCEPTIONAL SPRINGBOARD FOR FUTURE GROWTH

Existing campus infrastructure, buildings and scale provide immediate opportunity and the foundation for actionable value creation opportunities within a highly constrained submarket with deep demand and over \$4.7B in recent corporate investment.

PREMIER INNOVATION CORRIDOR LOCATION

Directly adjacent to AstraZeneca's \$4.5 billion life sciences & manufacturing campus at Rivanna Futures, a 500,000 SF highly secure Department of War technology campus, as well as the University of Virginia's 563-acre North Fork Discovery Park Research and Innovation Campus.

INSTITUTIONAL GRADE UTILITY-READY SITE

Offering favorable by-right zoning, plentiful power, gas, and water service suitable for a wide array of users.

CORE SUBMARKET DEMAND DRIVERS

Charlottesville & Albemarle County are home to a deep ecosystem of life sciences, defense and intelligence, manufacturing, and finance companies alongside the University of Virginia, one of the top ranked universities in the country.

ROBUST GROWTH DEMOGRAPHIC FUNDAMENTALS

Route 29 North represents Charlottesville's strongest residential and commercial growth area providing immediate proximity to highly skilled workforce and an attractive amenity base.



INNOVATION CORRIDOR ECONOMIC DRIVERS

Charlottesville and the surrounding Albemarle County comprise the economic epicenter of Central Virginia, combining a top-ranked research university with a thriving ecosystem of life sciences, defense, advanced manufacturing, and financial services. This synergy attracts global investment and fosters a resilient talent pipeline to create a regional hub of constant growth and economic focus.



KEY ECONOMIC DRIVERS

- **Advanced Manufacturing**
AstraZeneca's \$4.5B facility
- **Defense & Intelligence**
Rivanna Station hosts the National Ground Intelligence Center and the Defense Intelligence Agency
- **UVA North Fork Research Park**
563-Acre mixed-use campus of office, residential, academic, and lifestyle offerings
- **Life Sciences & Biotech**
UVA's Manning Institute for Biotechnology and CvilleBioHub
- **Top Talent**
University of Virginia
(#4 ranked public university in the country)



OPPORTUNITY READY SITE



ELECTRIC SUB-STATION

SITE ACCESS
- NORTH

WAREHOUSE / STORAGE
25,100 SF

TECHNOLOGY BUILDING
18,600 SF

DEPARTMENT OFFICE/
ENGINEERING BUILDING
125,490 SF

MANUFACTURING
BUILDING
195,250 SF

GROUP OFFICE AND LAB
BUILDING
23,840 SF

SITE ACCESS
- SOUTH

SITE ANALYSIS

% Built:	12.16%
% Hardscaped:	29.85%
% Unimproved:	57.99%
Total Industrial Building SF:	238,950 SF
Total Office Building SF:	149,330 SF
Total Improvement SF:	388,280 SF

PROPERTY SPECIFICATIONS



ZONING

Current Zoning: Light Industrial
[See Zoning Code Here](#)

By-Right Uses Include: Industrial/Manufacturing, Storage and Distribution, Data Centers, Research & Laboratories, Office, Public Uses & Telecommunications, and limited Retail & Commercial

COMP PLAN INFO

Comp Plan Area: Places 29

Comp Plan LU Primary: Office/R&D/Flex/Light Industrial

Comp Plan LU Secondary: Neighborhood Density Residential

SITE SPECIFICATIONS

Site: 55.84 Acres

Gas: Dual Service
1540 CFH | 5050 CFH

Water: Three Services
ACSA 8" and 10" Lines | RWSA 12" Line

POWER

Existing circuit with 9 MW
Circuit upgrade to 20 MW would take approximately 12-mths
Major Sub Station is Site Adjacent

ZONING

The current Light Industrial zoning is highly valuable due to the limited availability of similarly zoned sites and high barriers to entry in the Charlottesville/Albemarle County area.

IMPROVEMENTS ON SITE

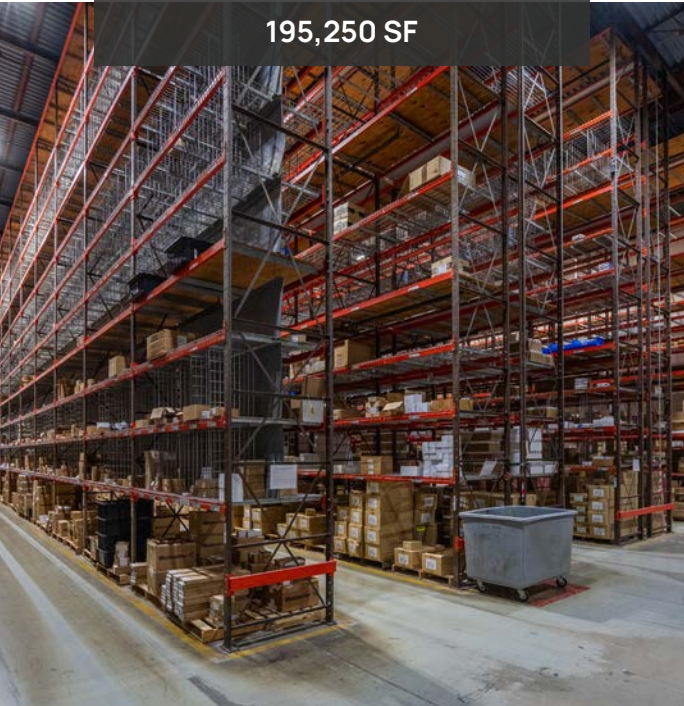


MANUFACTURING BUILDING

195,250 SF



TECHNOLOGY BUILDING
18,600 SF



WAREHOUSES
25,100 SF



VIRGINIA'S INNOVATION CORRIDOR

\$4.5 Billion
Planned Investment

75+
Biotech and Defense
Companies in the Region

10 Miles
to UVA & Downtown
Charlottesville



US Route 29 North of Charlottesville has been designated as an Innovation Corridor, bolstered by continued economic development particularly through partnerships with local government and the University of Virginia.

The Innovation Corridor designation encourages development geared towards growing the defense intelligence and biomedical economic sectors



AstraZeneca
(Rivanna Futures)

INNOVATION CORRIDOR ANCHOR



ASTRAZENECA COMPANY OVERVIEW

Multinational bio-pharmaceutical company headquartered in Cambridge, UK specializing in the discovery, development, and commercialization of prescription medicines across oncology, cardiovascular, renal, respiratory, and immunology therapeutic areas.



Nasdaq
AZN



Market Cap
\$295 Billion



Fortune 500
#270



2024 Revenue
\$54.1 Billion



Employees
90,000

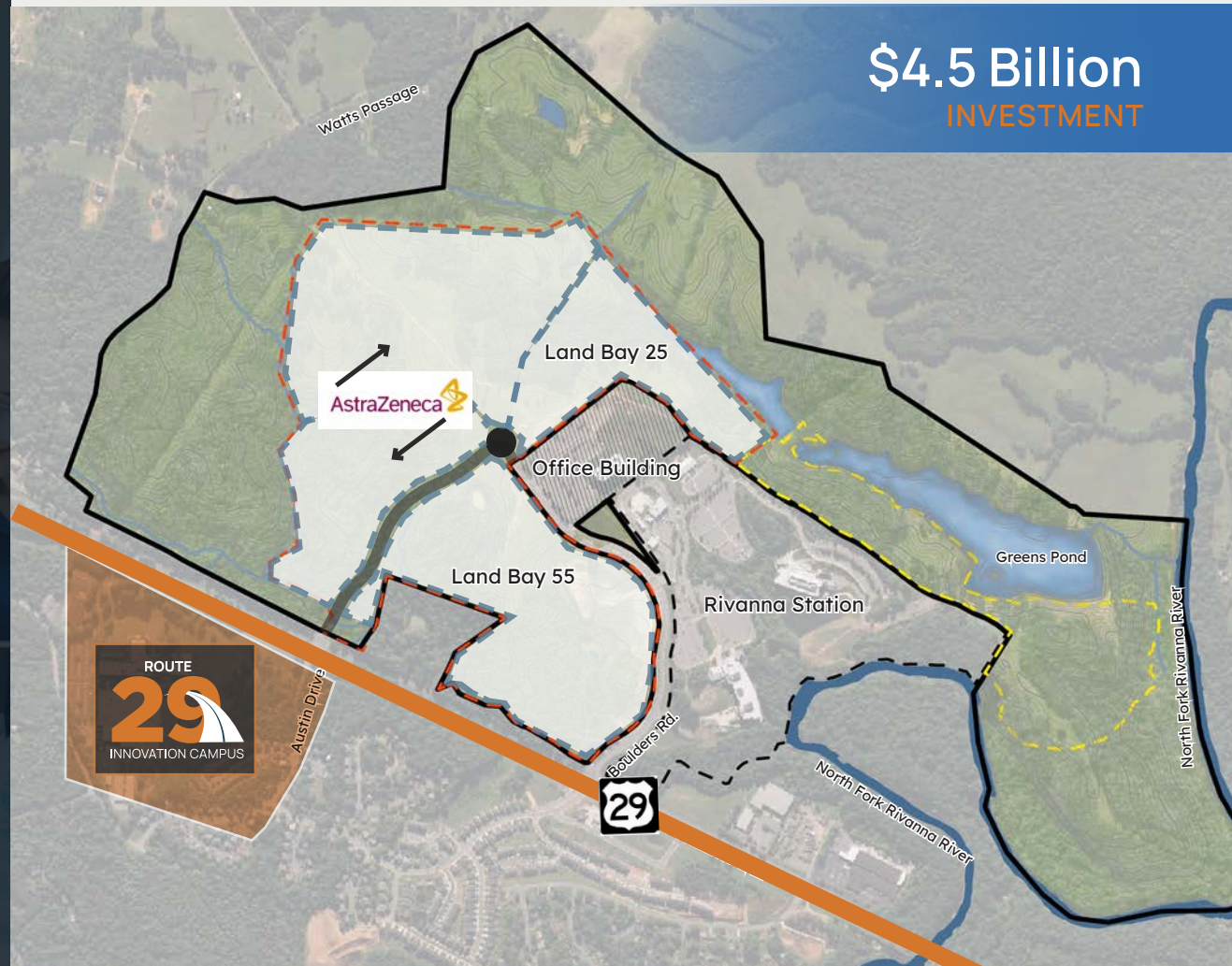


Total Jobs Created
3,600



Total Investment (Charlottesville Facility)
\$4.5 Billion

Announced October of 2025, AstraZeneca revealed its \$4.5 Billion investment in Virginia at the Rivanna Futures site, its largest investment in company history and effectively driving life sciences innovation and economic growth. The planned advanced manufacturing facility will produce drug substances for AstraZeneca's weight management and metabolic portfolio, creating 700+ highly skilled jobs including engineers, scientists, and process facilitators. The strategic expansion brings critical medicine manufacturing into the United States and offers assurance from a national security and health sovereignty perspective.



INNOVATION CORRIDOR ANCHOR

NGIC'S CORE MISSION REVOLVES AROUND INTELLIGENCE SUPPORT FOR THE U.S. ARMY AND DEPARTMENT OF DEFENSE:

- Producing scientific and technical intelligence (S&TI) and general military intelligence (GMI) on foreign ground forces – including capabilities, equipment, doctrine, and future developments.
- Serving as the authoritative source for ground force threat analysis to support commanders, force developers, research communities, and national policymakers.
- Managing the Army's Foreign Material Exploitation Program, which involves acquisition, testing, and analysis of foreign military equipment.
- Providing imagery and analytical support for Army training, exercises, and contingency planning.

INTELLIGENCE TODAY FOR TOMORROW'S FIGHT.



The National Ground Intelligence Center (NGIC) headquartered in Charlottesville is a key U.S. Army intelligence organization and part of the U.S. Army Intelligence and Security Command (INSCOM). It serves as the Army's primary center for ground forces intelligence, producing deep analytic work on foreign military land forces, weapons systems, tactics, doctrine, and future threats.

ESTABLISHED IN 1994

PART OF U.S. ARMY INTELLIGENCE
AND SECURITY COMMAND (INSCOM)



NORTH FORK DISCOVERY PARK



NORTH FORK
A UVA DISCOVERY PARK



North Fork, the University of Virginia's 563-acre discovery park, is a vibrant hub for innovation, collaboration, and growth. Home to science and technology firms, government agencies, startups, nonprofits, and academic institutions, it combines cutting-edge facilities with creative workspaces and natural surroundings. Powered by the University of Virginia's legacy of experimentation, North Fork is where ideas flourish and success grows.

MISSION

To provide state-of-the-art facilities that serve as a catalyst for the creation and enhancement of research and business collaboration between the University of Virginia and the public and private sectors, for the economic and societal benefit of the Commonwealth of Virginia, the Central Virginia region and the nation.

HIGHLIGHTS

Prime Location: Minutes from Charlottesville-Albemarle Airport, the University of Virginia, downtown Charlottesville, and near major hubs like Washington, DC.

University Affiliation: Access to University faculty expertise, research programs, and a highly skilled workforce, including interns.

Strategic Proximity: Less than 1 mile from Rivanna Station.

Exceptional Amenities: Enjoy a fully planned mixed-use development featuring nature trails, event spaces, fitness facilities, a full-service café, and programming.



- FUTURE RESIDENTIAL
- PARCELS B-10 AND B-11
- EXISTING BUILDING
- CONCEPTUAL BUILDING
- 253-ACRE TIER IV CERTIFIED READY SITE

1. Future Berkmar Extended
2. Albemarle County Fire & Rescue - Station 12
3. Future mixed-use residential
4. Multi-use path
5. The Town Center

6. Future recreational fields
7. Ready-site 8
8. Charlottesville-Albemarle Airport
9. Rivanna Station (DIA, National Geospatial-Intelligence Agency, National Ground Intelligence Center)

ROBUST 29 NORTH DEMOGRAPHIC GROWTH

CHARLOTTESVILLE'S PRIMARY RESIDENTIAL GROWTH MARKET

Much of the Charlottesville and Albemarle county growth has sprouted along the Route 29 North corridor resulting in a dense concentration of highly educated, high income households surrounding the Innovation Corridor. Over the past several years, residential development has boomed with an estimated 3,000+ units recently developed or under construction along Route 29 alone.



50,377
Population



5%
5 yr Population Growth



71%
Higher Education



\$105,465
Median HH Income

56,000 Vehicles Per Day
ROUTE 29 TRAFFIC COUNT



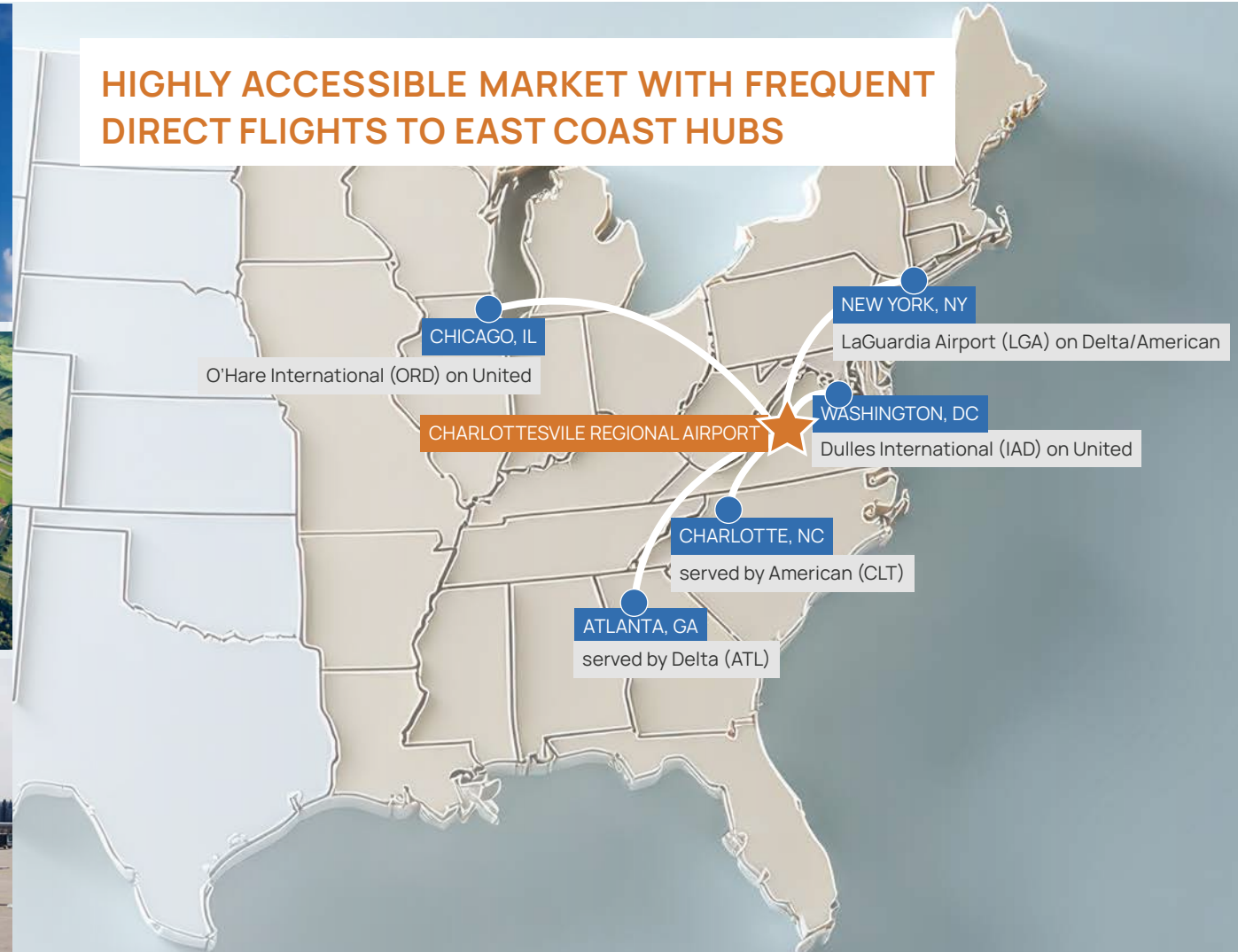
EFFICIENT MAJOR MARKET CONNECTIVITY

The Charlottesville Albemarle Regional Airport (CHO) provides over 50 direct daily flights to Atlanta, Charlotte, Chicago, New York City, Philadelphia, and Washington, D.C. via American, Delta, and United.

Charlottesville area residents also consider air travel from the nearby Richmond area (Richmond International Airport) and Washington, D.C. region (Dulles International Airport, Reagan National Airport, and Baltimore / Washington International Airport).



HIGHLY ACCESSIBLE MARKET WITH FREQUENT DIRECT FLIGHTS TO EAST COAST HUBS

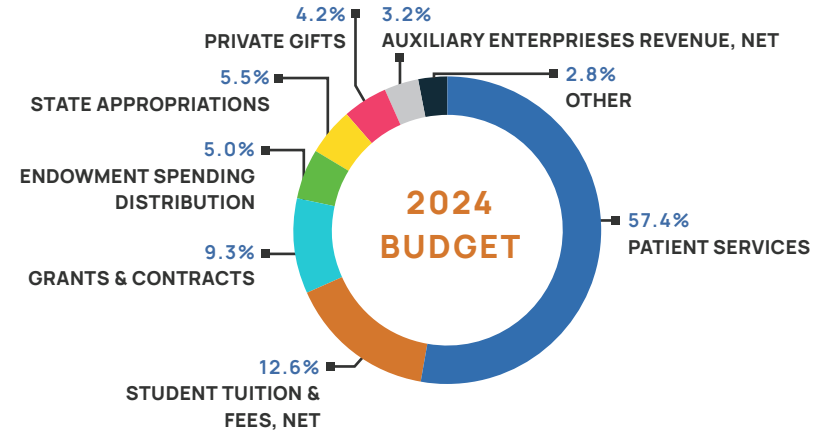




ACCOLADES

CHARLOTTESVILLE OVERVIEW

Charlottesville is the economic anchor for the Central Virginia region and powered by the strength of top-ranked University of Virginia. Bordered by the Blue Ridge Mountains to the west, Charlottesville is home to an exceptionally skilled and educated workforce, due to the presence of two community colleges and the University of Virginia. Nearly 40% of the Charlottesville MSA's population has at least a Bachelor's degree and the quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. A city steeped in historic value, Charlottesville has raised three US presidents and is the home of the University of Virginia, founded by Thomas Jefferson in 1819 and consistently listed as one of the top five public universities in the country. Economic growth has been strong in the area over the last 20 years and with continued expansion of the University and the area's larger healthcare facilities, further commercial and residential growth has continued to expand outward from the core of the city.



17,900
Undergraduate
Students
(On Grounds)



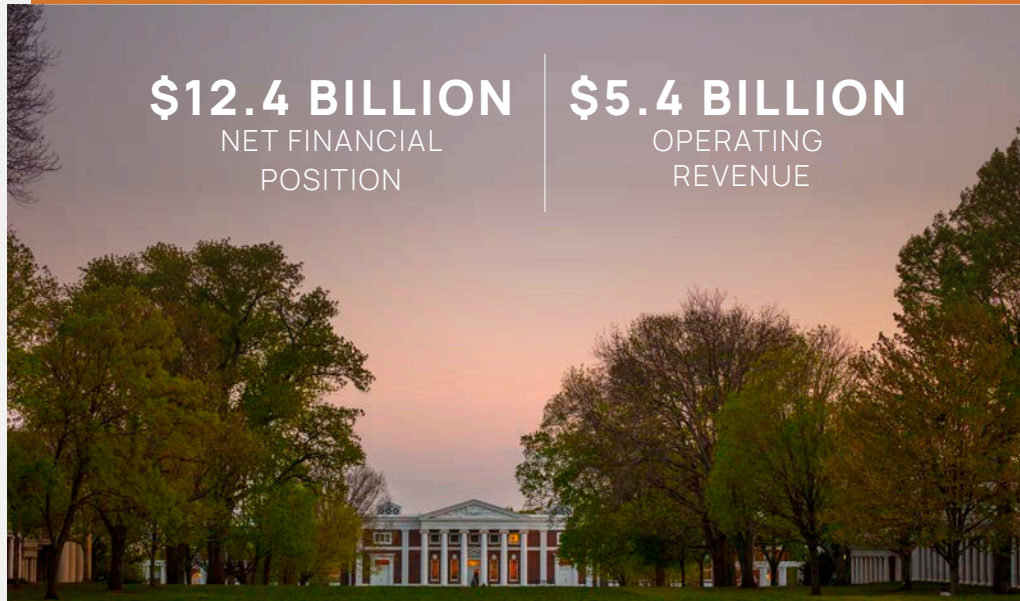
8,500
Graduate &
Professional Students
(On Grounds)



18,046
Total full-time
faculty and staff

WWW.VIRGINIA.EDU/FACTS

- 1 TOP COLLEGE IN VIRGINIA**
Forbes, 2024-25
- 1 BEST PUBLIC COLLEGE FOR FINANCIAL AID**
Princeton Review, 2024
- 1 BEST HEALTH SERVICES**
Princeton Review, 2025
- 2 BEST ALUMNI NETWORK (VIRGINIA, PUBLIC SCHOOLS)**
Princeton Review, 2024
- 3 BEST VALUE PUBLIC UNIVERSITY**
Princeton Review, 2024
- 4 BEST PUBLIC NATIONAL UNIVERSITY**
U.S. News & World Report, 2025
- 4 BEST PUBLIC UNIVERSITY FOR VETERANS**
U.S. News & World Report, 2025



LOCATION OVERVIEW

LOGISTICS INFRASTRUCTURE TRIFECTA

The ports of Virginia and Baltimore are major catalysts for economic and industrial real estate growth in the Mid-Atlantic.

THE PORT OF VIRGINIA

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD

LARGEST PORT
ON EAST COAST

3.5M

TEUS ANNUALLY

\$1B

ONGOING PORT
EXPANSION PROJECTS

THE PORT OF BALTIMORE

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world

13TH

LARGEST PORT ON
EAST COAST

21%

INCREASE IN
FREIGHT YOY

SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well-maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient. Several key highlights include:



2X TOP 25

VA HAS TWO OF THE TOP 25
DOMESTIC INTERSTATE
FREIGHT CORRIDORS



2X TOP 25

WITH MAJOR PORT AND RAIL



43%

OF STATEWIDE TRUCK
TRAFFIC IS HANDLED BY I-81



\$497 B

IN GOODS ARE SHIPPED
TO/FROM VA ANNUALLY

ROUTE 29 INNOVATION CAMPUS

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T 313.400.0280
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NEWMARK**INDUSTRIAL CAPITAL MARKETS**

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