



1-3 ACRES OF OUTDOOR STORAGE

10,000 - 30,000 sf built-to-suit opportunity



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POTOMAC CREEK DRIVE, FREDERICKSBURG, VA 22405

SITE



RICHMOND HWY

POTOMAC CREEK DRIVE



AERIAL

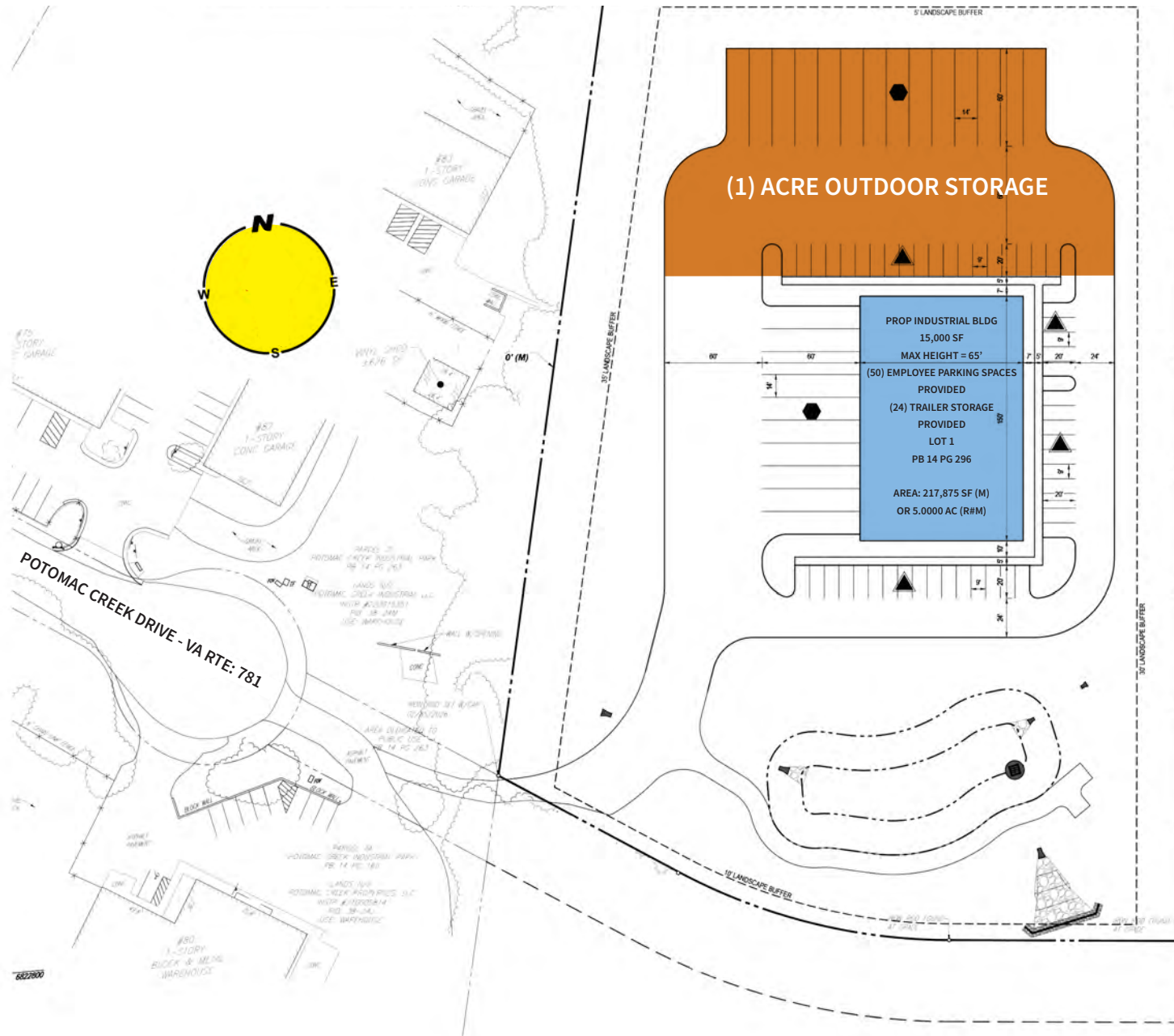
STACK
INFRASTRUCTURE

STACK
INFRASTRUCTURE

**LANDLORD IMPROVEMENTS
IN PROGRESS**

JLL

BUILD-TO-SUIT CONCEPT PLAN



NEIGHBORING OCCUPIERS



A BURGEONING DATA CENTER MARKET

IN THE NORTHERN VIRGINIA REGION, OVER 7 MILLION SF OF EXISTING INDUSTRIAL PRODUCT IS BEING CONVERTED TO DATA CENTERS

WITHIN A 2.5-MILE RADIUS OF POTOMAC CREEK DRIVE, NEARLY 2,000 ACRES OF LAND REPRESENTING OVER 18.7 MILLION SF OF DEVELOPMENTS APPROVED OR PROPOSED FOR DATA CENTER USE

GWV DATA CENTER
1,042 Acres
7.9MM SF Data Proposed

POTOMAC CHURCH TECH CENTER
50 Acres; 510,000 SF

ACCOKEEK CENTER
80 Acres; 520,000 SF Data Proposed

VANTAGE DATA CENTER
82 Acres; 1.4MM SF Data Proposed

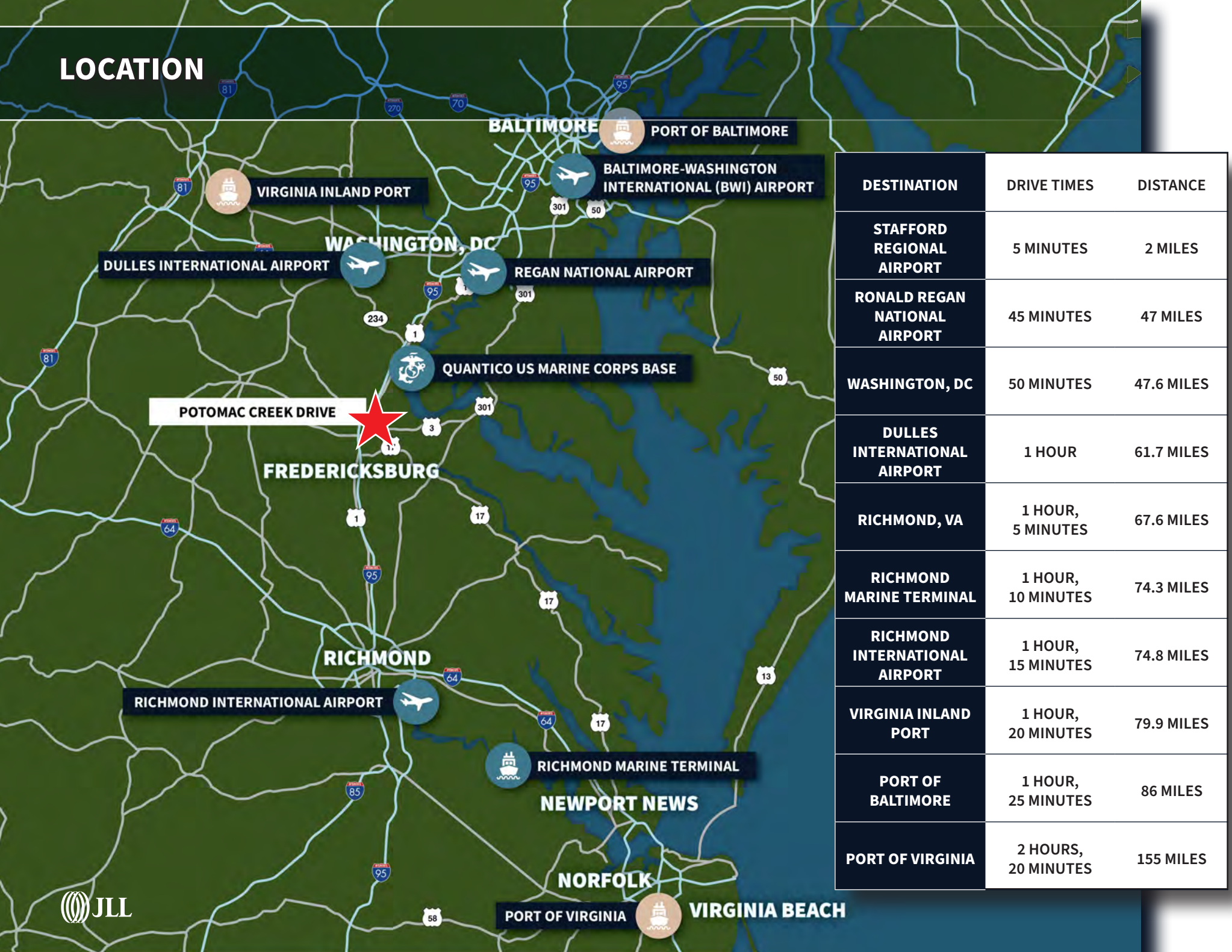
STAFFORD TECHNOLOGY CAMPUS
524 Acres; 1.1 GW & 5.5 MM SF

POTOMAC CREEK DRIVE

CRANES CORNER DATA CENTER
46 Acres; 900,000 SF Data Proposed

ENON ROAD TECHNOLOGY CENTER
162 Acres; 2MM SF

LOCATION





For more information, please contact:



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