

# Manufacturing Facility + Development Site



- 235,353 SF MANUFACTURING FACILITY ON 89 ACRES
- 360K + SF OF DEVELOPABLE FAR
- LI ZONING (LIGHT INDUSTRY-INDUSTRIAL PARK)
- 11,350 KVA
- NORFOLK SOUTHERN RAIL SPUR

13456 Lovers Lane, Culpeper, VA 22701



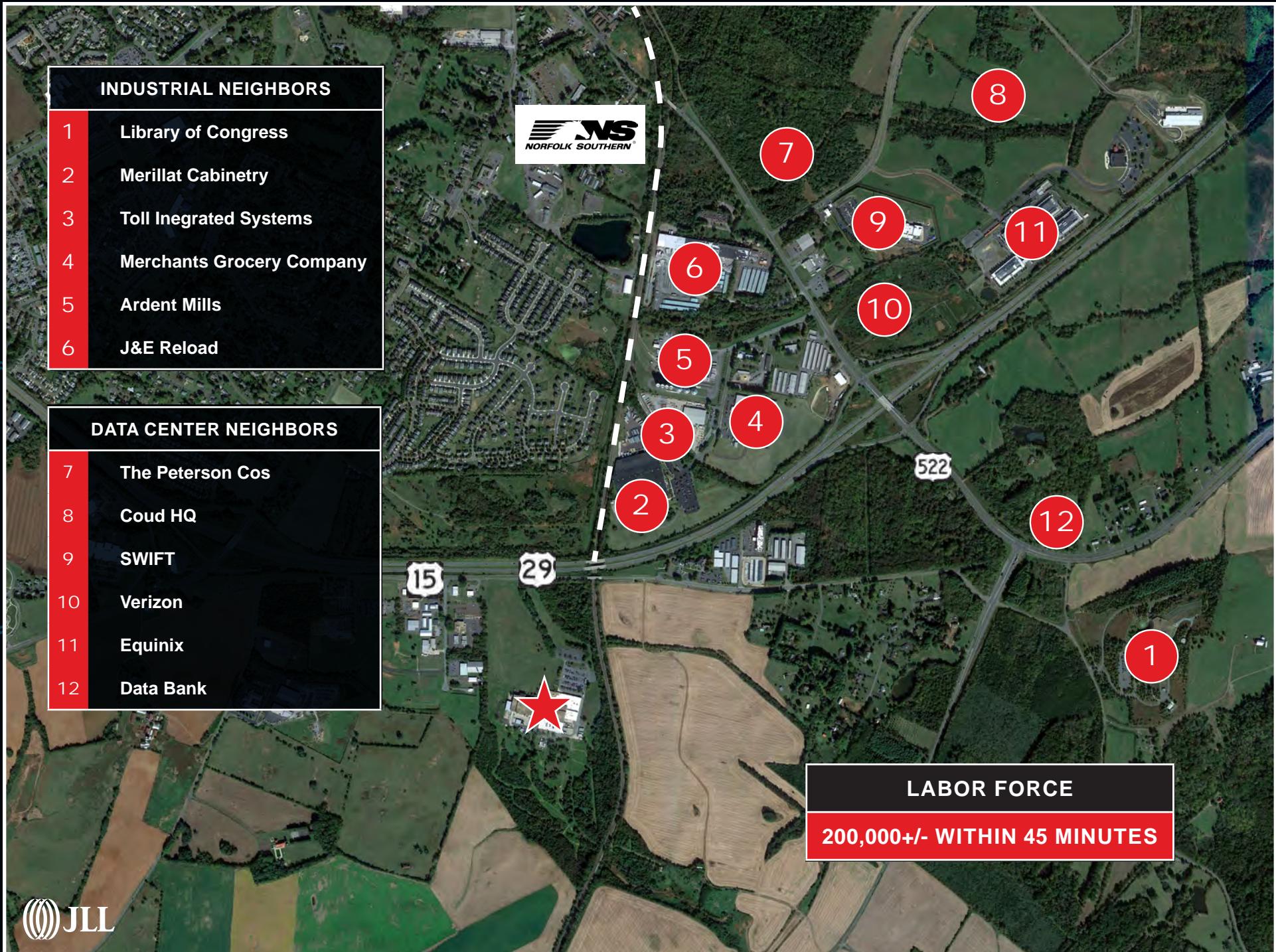
JLL Metro DC Industrial

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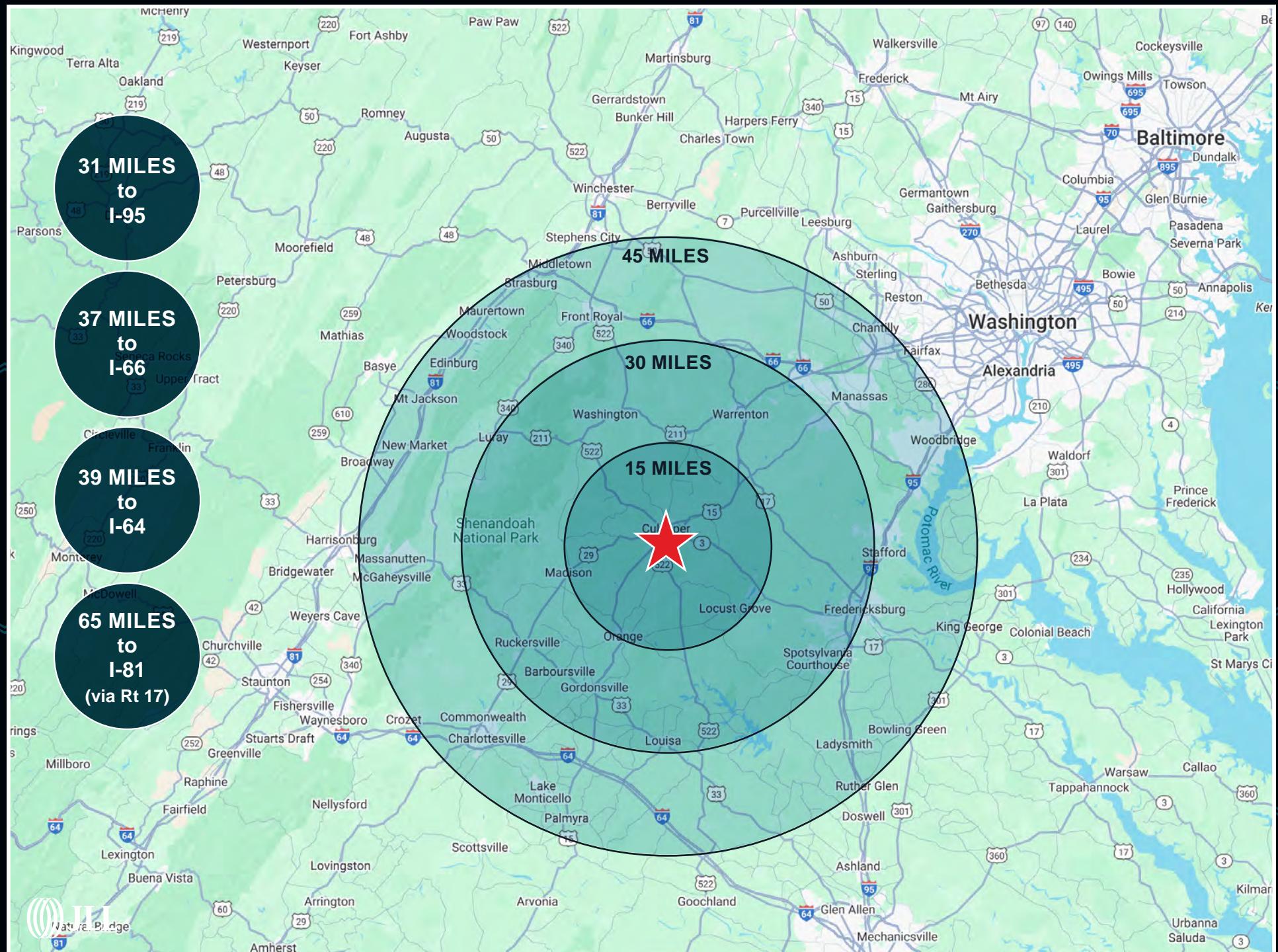
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# STRATEGIC LOCATION



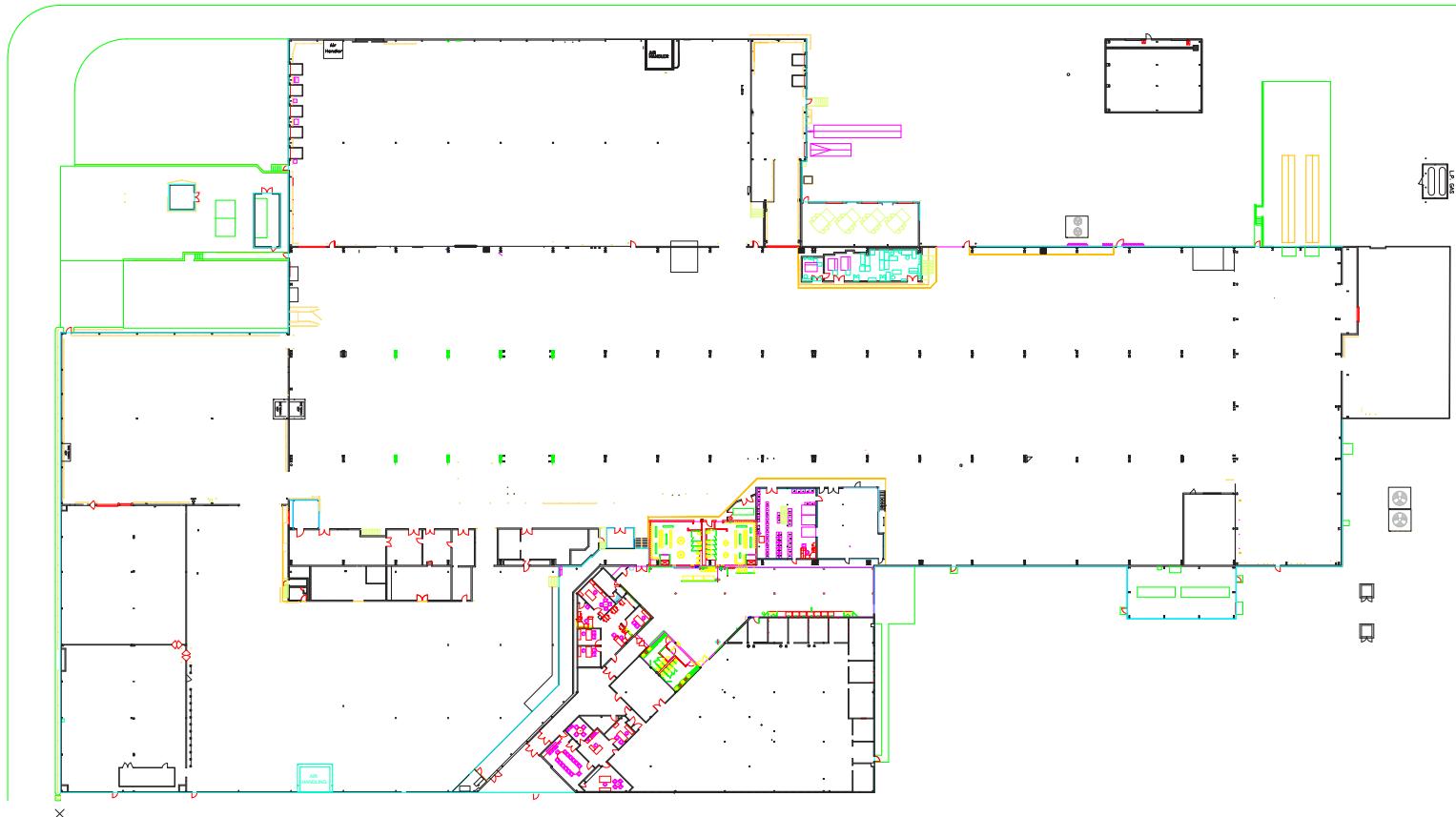
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# REGIONAL CONNECTIVITY



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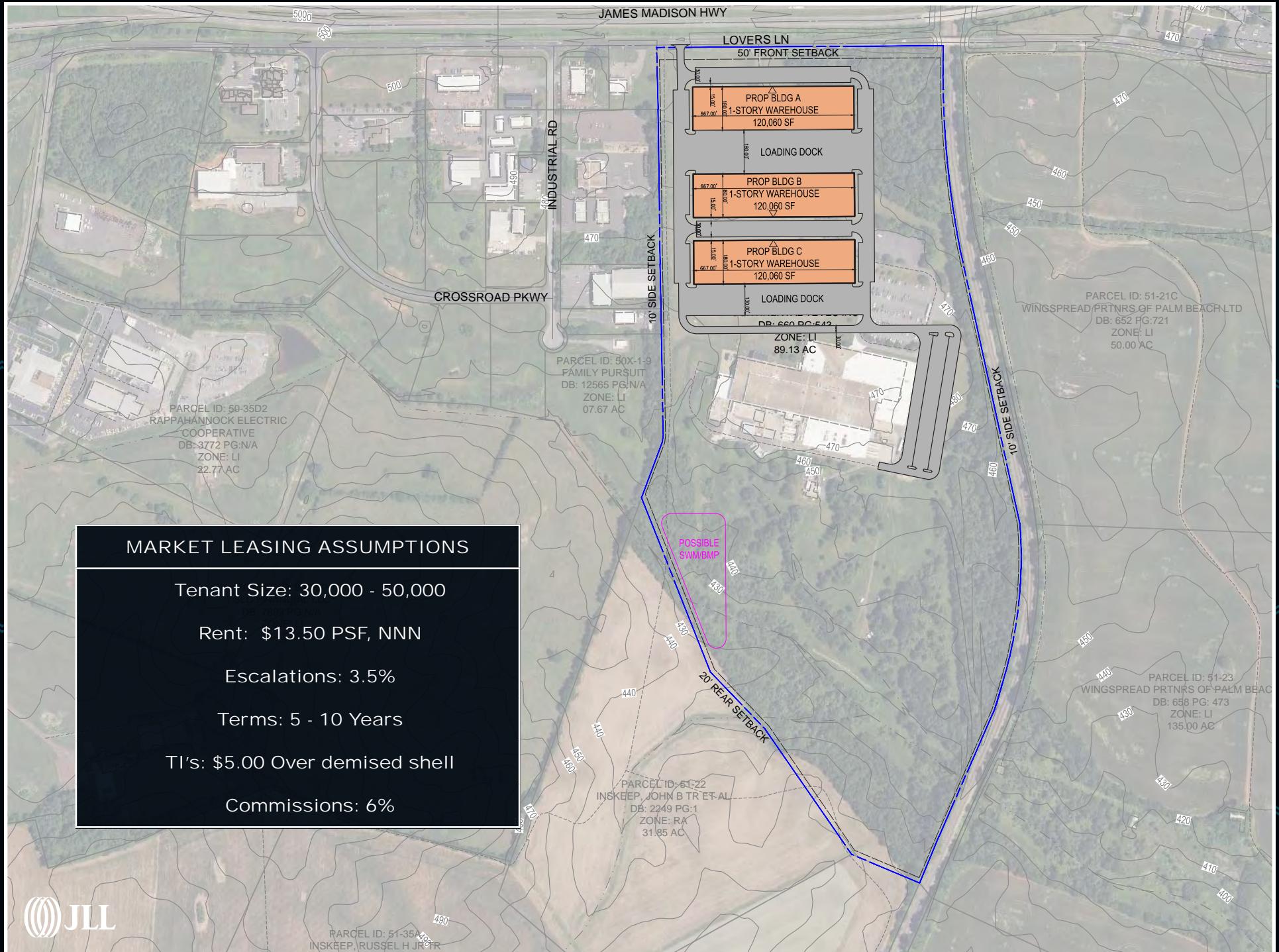
# FLOOR PLAN



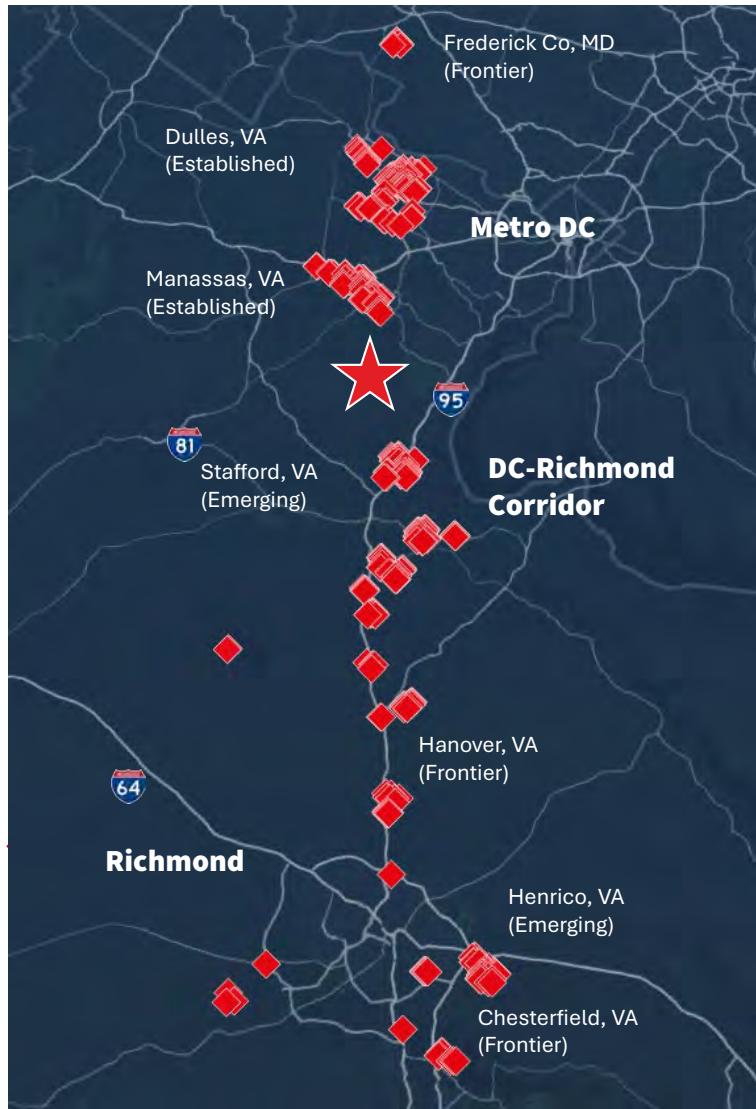
OVERVIEW		MECHANICAL		MANUFACTURING	
<b>TOTAL SF</b>	235,353	<b>Electrical (Dominion Power)</b>	11.35MW	<b>Cranes(3)</b>	<b>25 ton</b> <b>10 ton</b> <b>5 ton</b>
<b>Industrial SF</b>	213,123				
<b>Office SF</b>	22,230	<b>Water (Public)</b>	<b>Town of Culpeper</b>	<b>Air Compression</b>	<b>6,0000 cfm system</b>
<b>Total Acreage</b>	89.13	<b>Sewer (Public)</b>			
<b>Parcel ID</b>	51-22A	<b>GAS (Public)</b>	<b>Town of Culpeper</b>	<b>Production Area Clear Heights</b>	<b>33' - 36'</b> <b>30' under crane</b>
<b>Zoning</b>	Culpeper County	<b>AC</b>			
<b>Rail Spur</b>	Norfolk Southern	<b>The entire plant air conditioned</b>		<b>Loading</b>	<b>12 Docks</b> <b>2 Drive-in</b>

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# INDUSTRIAL DEVELOPMENT OPPORTUNITY



# DATA CENTER ADJACENCY



◆ Data center locations (existing, under construction and proposed)

## Developed

Mature market with large inventory

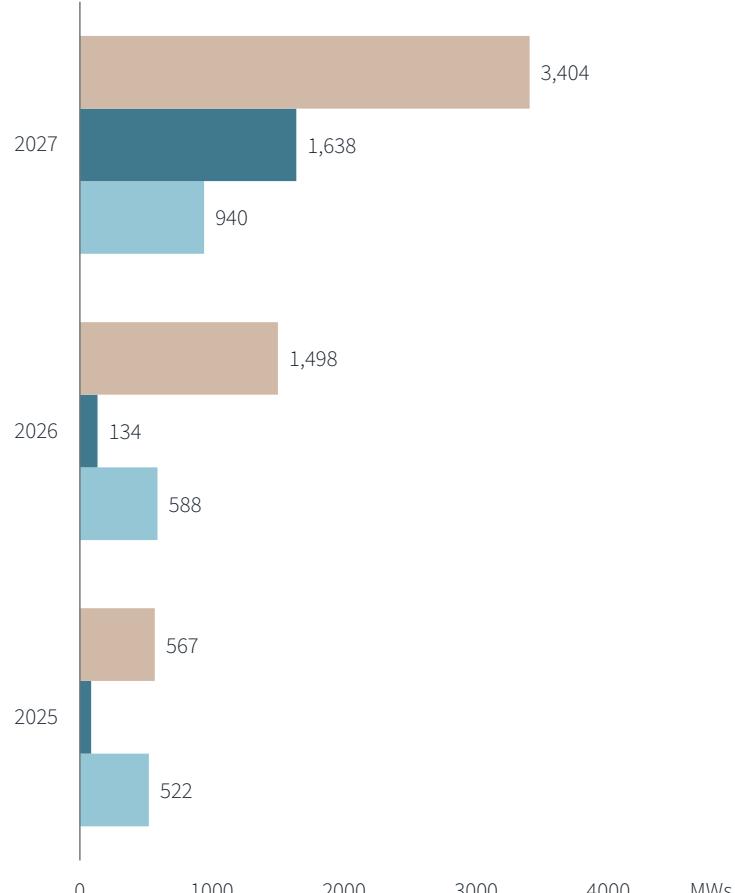
## Frontier

Significant land banks and proposed data center developments but minimal construction activity to date.



## Data center inventory growth\*

Lease commencement year



\* Colocation data centers only

■ Metro DC

■ DC-Richmond

■ Richmond

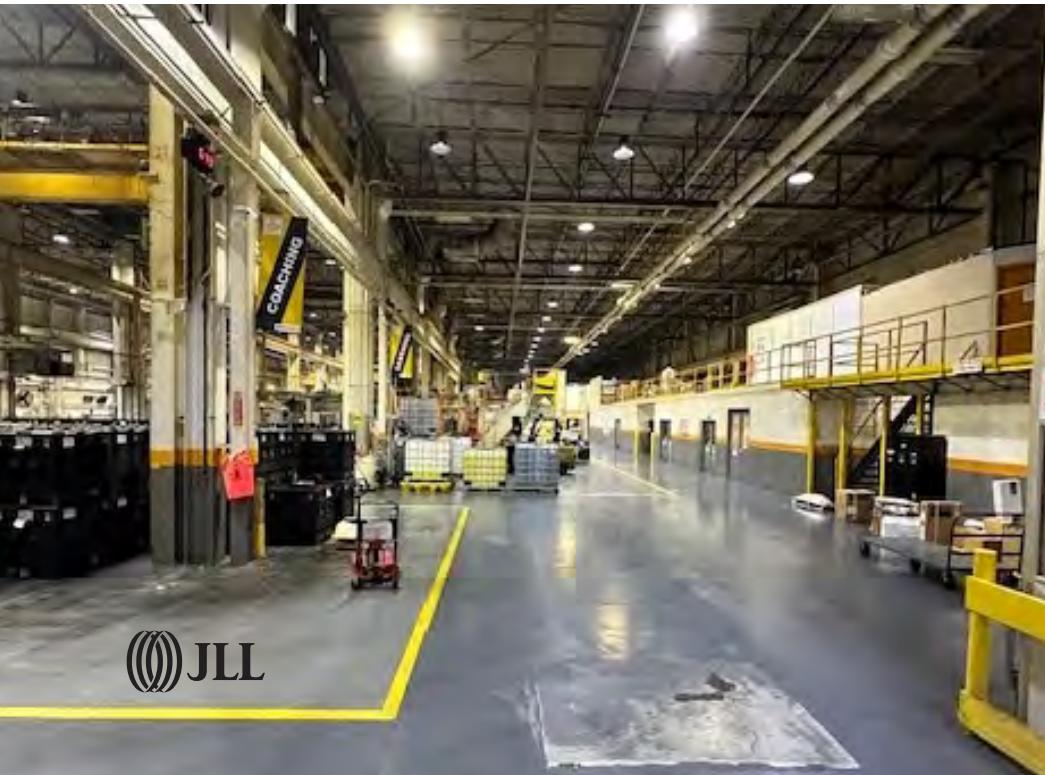
## Emerging

Minimal existing inventory but a rapidly growing pipeline of proposed and under

# PROPERTY



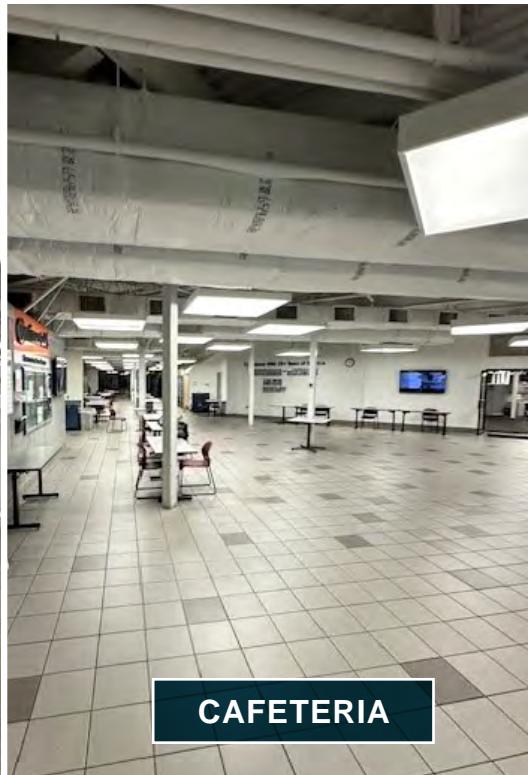
WAREHOUSE



JLL



OFFICE



CAFETERIA



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