

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



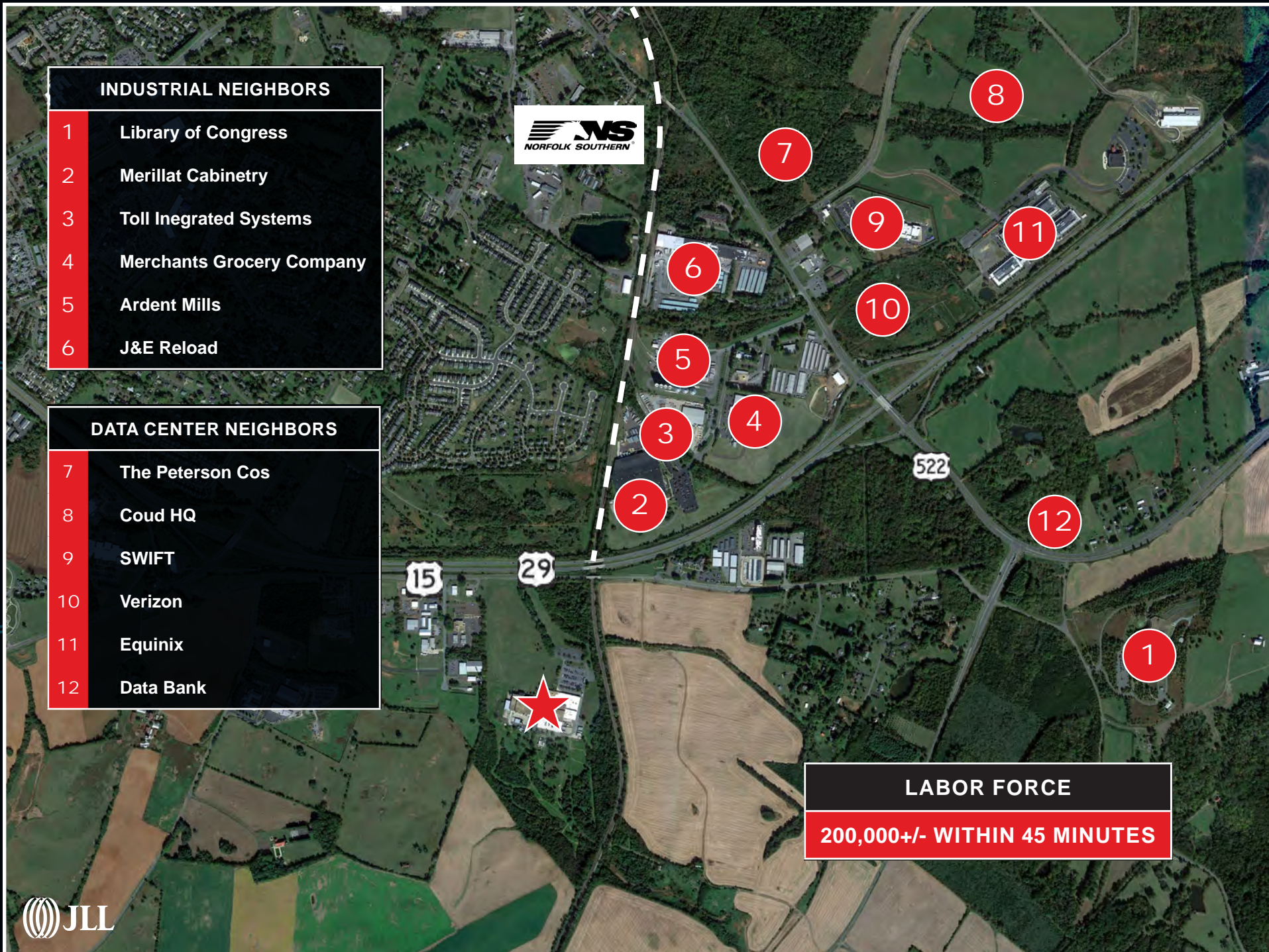
JLL Metro DC Industrial

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STRATEGIC LOCATION



13456 Lovers Lane, Culpeper, VA 22701

31 MILES to I-95

37 MILES to I-66

39 MILES to I-64

65 MILES to I-81 (via Rt 17)

15 MILES

30 MILES

37 MILES

45 MILES

Culpeper

Washington

Alexandria

Baltimore

Shenandoah National Park

Polomac River

King George

Stafford

Fredericksburg

Warrenton

Locust Grove

Orange

Barboursville

Gordonville

Louisa

Palmyra

Scottsville

Arvon

Goochland

Ashland

Glen Allen

Mechanicsville

Ladysmith

Bowling Green

Warsaw

Callao

Tappahannock

Urbanna

Saluda

St Marys

California

Lexington

Hollywood

La Plata

Waldorf

Woodbridge

Manassas

Chantilly

Fairfax

Reston

Bethesda

Gaithersburg

Germantown

Leesburg

Purcellville

Berryville

Charles Town

Harpers Ferry

Bunker Hill

Gerrardstown

Martinsburg

Winchester

Stephens City

Middletown

Strasburg

Mauretown

Woodstock

Front Royal

Edinburg

Mathias

Petersburg

Moorefield

Augusta

Romney

Keyser

Fort Ashby

Paw Paw

Walkersville

Frederick

Mt Airy

Owings Mills

Towson

Cockeysville

Dundalk

Glen Burnie

Pasadena

Severna Park

Annapolis

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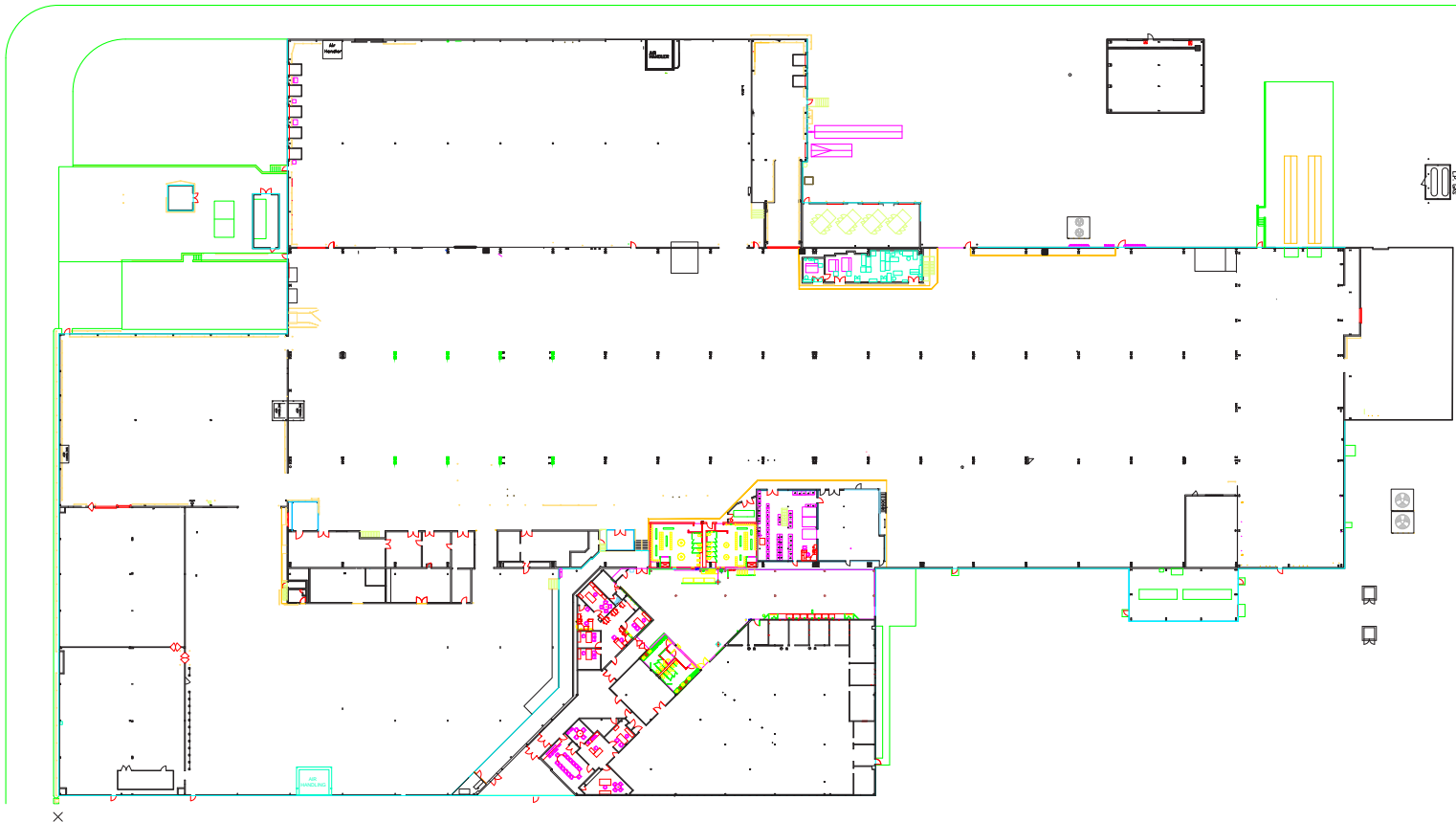
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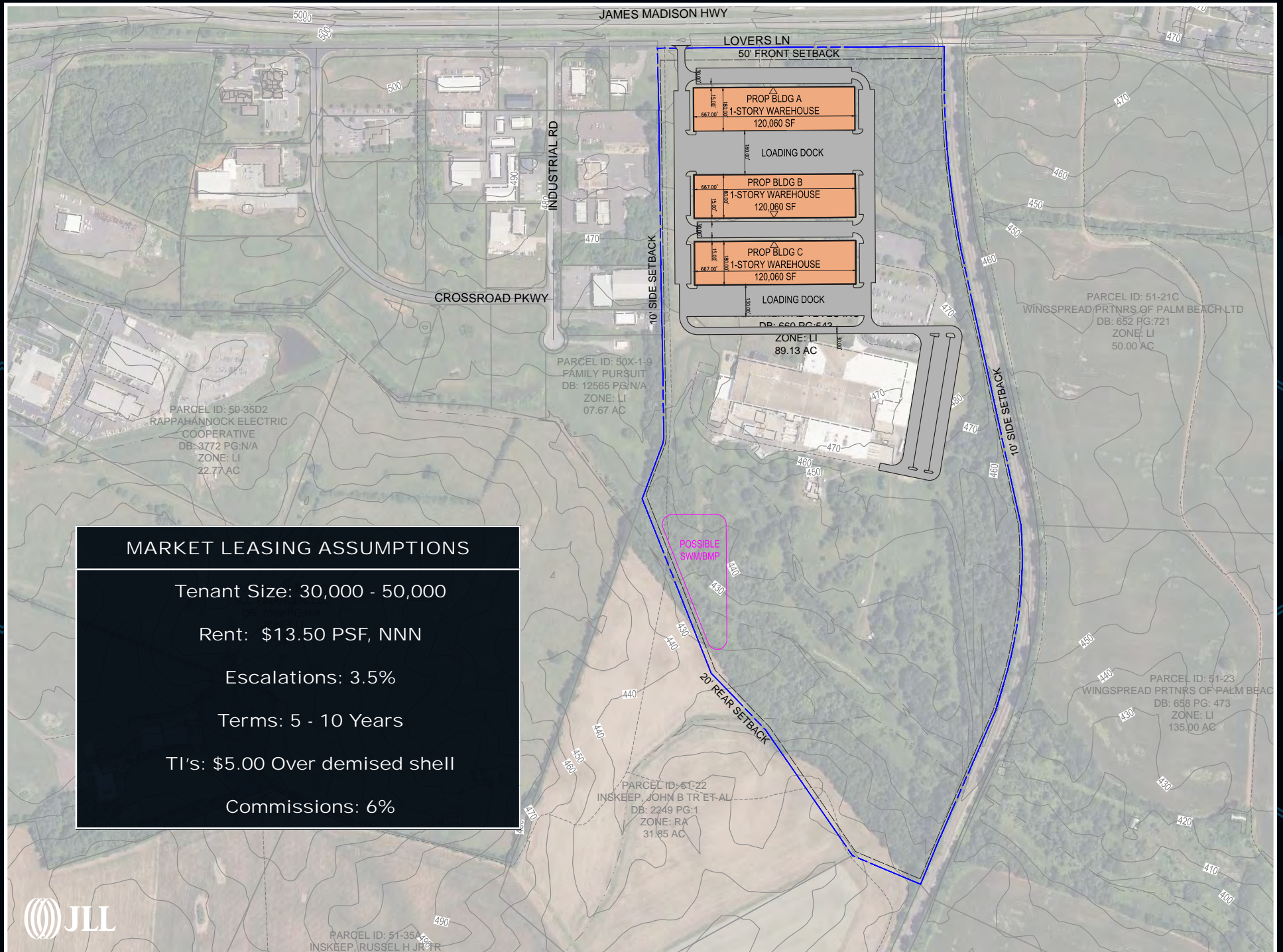
FLOOR PLAN



OVERVIEW		MECHANICAL		MANUFACTURING	
TOTAL SF	235,353	Electrical (Dominion Power)	11.35MW	Cranes(3)	25 ton 10 ton 5 ton
Industrial SF	213,123				
Office SF	22,230	Water (Public)	Town of Culpeper	Air Compression	6,000 cfm system
Total Acreage	89.13	Sewer (Public)	Town of Culpeper		
Parcel ID	51-22A	GAS (Public)	Columbia Virginia	Production Area Clear Heights	33' - 36' 30' under crane
Zoning	Culpeper County	AC	The entire plant air conditioned	Loading	12 Docks 2 Drive-in
Rail Spur	Norfolk Southern				

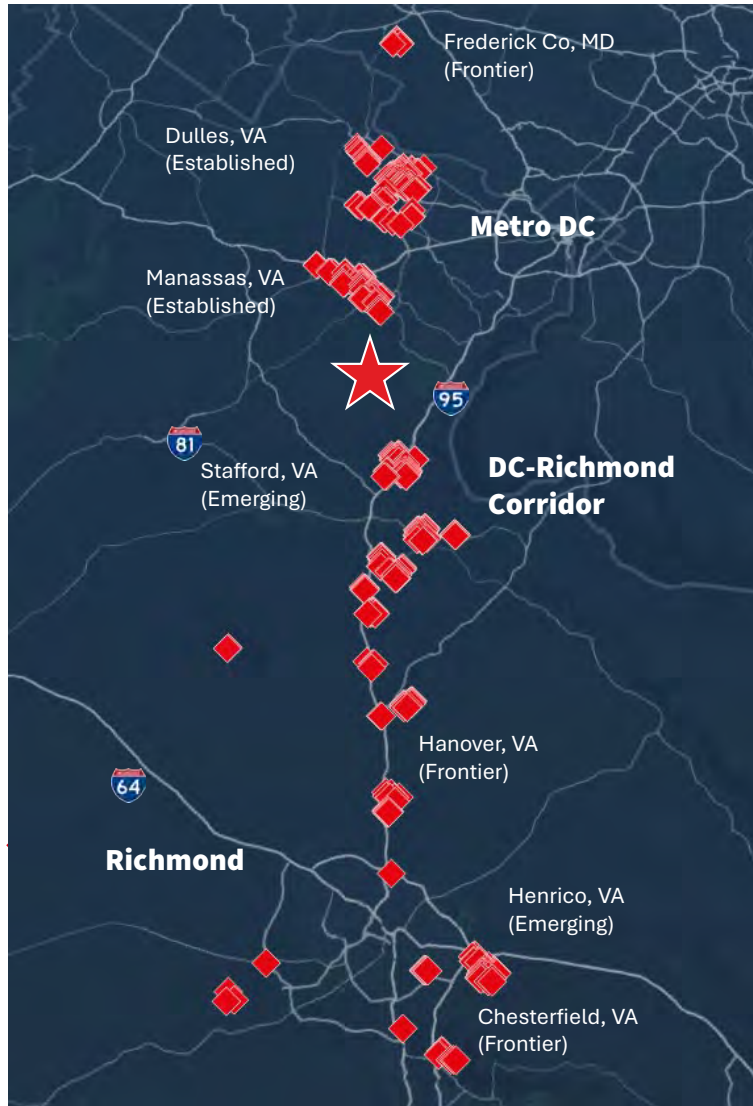
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INDUSTRIAL DEVELOPMENT OPPORTUNITY



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DATA CENTER ADJACENCY



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

Developed

Mature market with large inventory

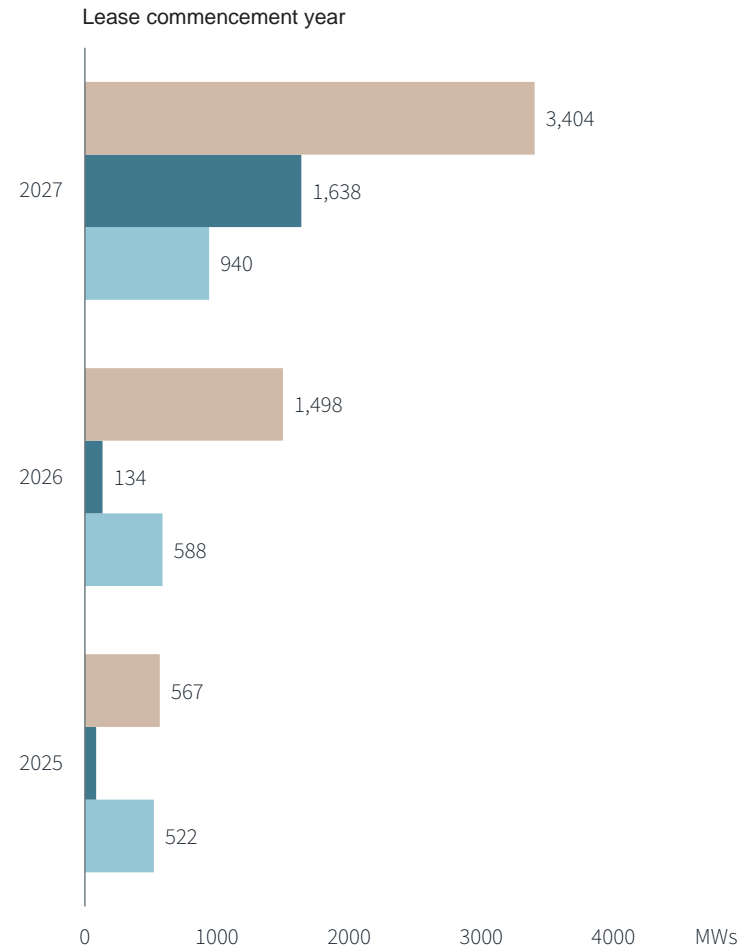
Frontier

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

Emerging

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

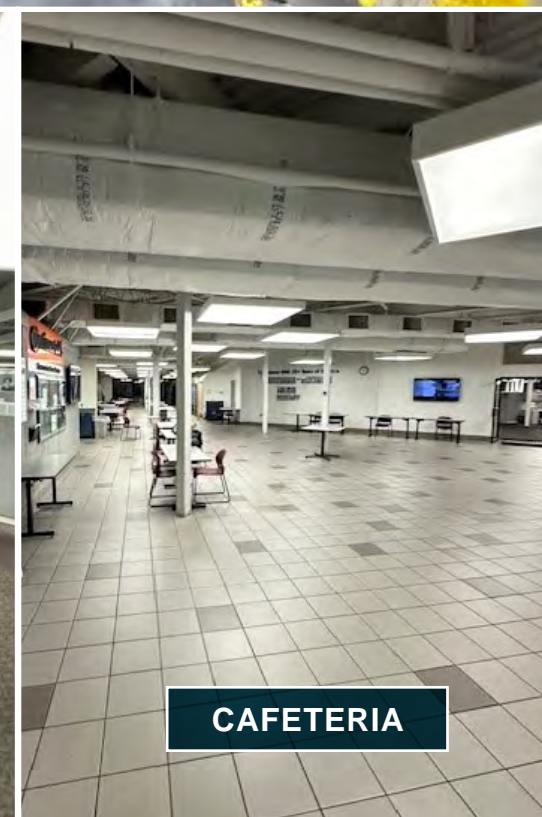
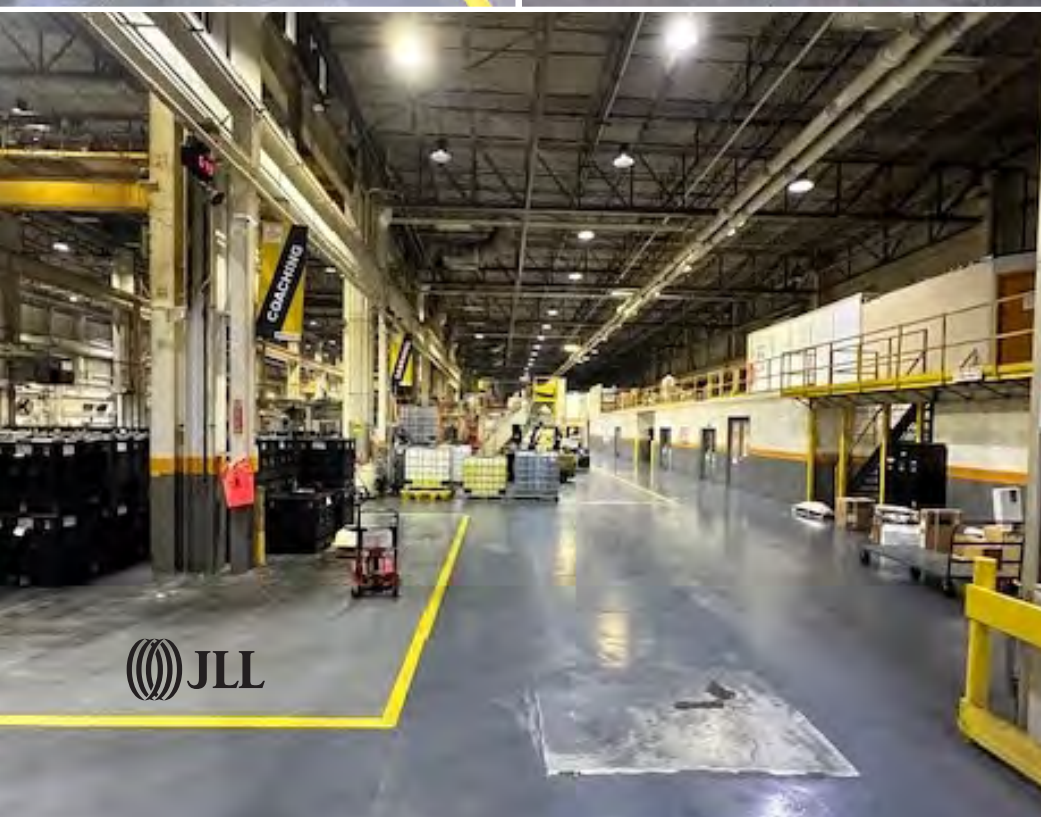
Data center inventory growth*



* Colocation data centers only

■ Metro DC ■ DC-Richmond ■ Richmond







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