

NORTHERN VIRGINIA GATEWAY



+300MW
Available On-Site

Centrally Located Under One Hour to DC and Richmond

Phase 1 (630,000 SF) – Fully Leased
Phase 2 (560,000 SF) – Q4 2023 Occupancy
Phase 3 (530,000 SF) – BTS Under Contract
Phase 4 & 5 – In Development

Lowest
Real Estate +
Personal Property
Tax Rates



I95 – Centreport Parkway
(Exit 136), Stafford County



Building Size: 100,000 SF
to 630,000 SF



3 Minutes to I-95



Adjacent to Stafford
Regional Airport

ABOUT NORTHERN VIRGINIA GATEWAY

Northern Virginia Gateway is centrally located off I95 less than an hour to Washington DC and Richmond, Virginia, adjacent to Stafford Regional Airport. The project includes 260 acres with 2.4M SF of industrial development.

Phase 1, a 630,000 SF state-of-the-art cross dock facility is fully leased and taking occupancy in Fall 2022. Phase 2 (559,480 SF Cross Dock) is in construction with a 2023 Q4 occupancy date. Phase 3 (530,000 SF) is a under contract for a build to suit logistics facility. Two additional phases are shovel-ready providing build-to-suit opportunities ranging from 80,000 - 536,000 SF.

This Grade A+ development offers trophy-quality tilt-wall construction, 40' clear heights, ESFR sprinklers, and 130' truck courts, making the development “incredibly desirable” for the next generation of both industrial tenants and investors.

LOCATION

Northern Virginia Gateway is located directly adjacent to the Stafford Regional Airport and within 1.5 hours to Dulles Airport.

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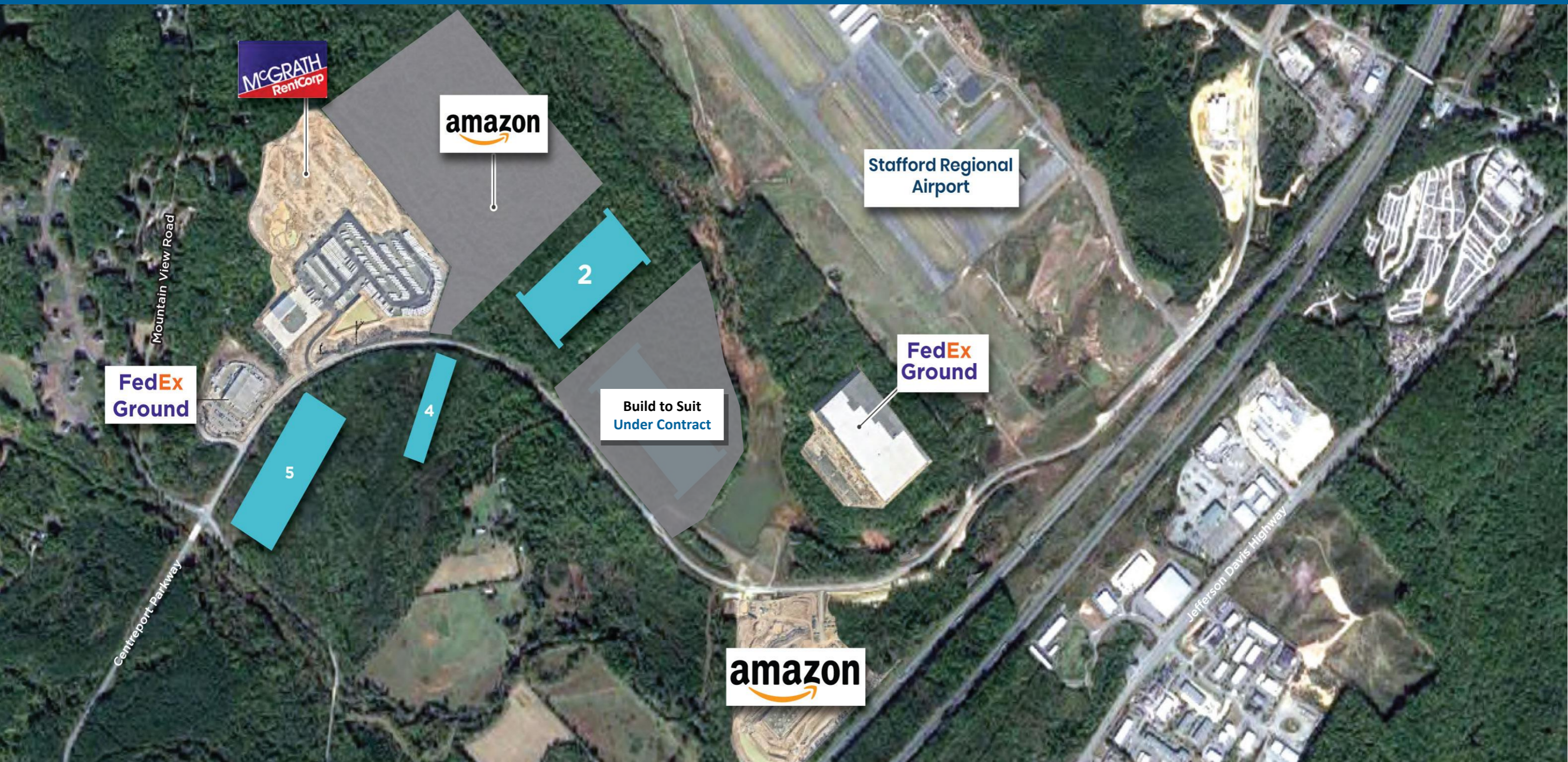
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GLOBALY-RECOGNIZED TENANTS — PROVEN SUPPLY CHAIN & LOGISTICS LOCATION



ACTIVE DEVELOPMENT SITE CONDITION: FEB 2023



Complete

Pad Ready – Footings Commencing March 2023

Build to Suit – Under Contract

PHASE 1 – 630,000 SF – Fully Leased

PHASE 2 – 560,000 SF – Q4 2023

PHASE 3 – 530,000 SF – Under Contract

AERIAL VIEW

Phase 1
Fully Leased

Phase 2
Under
Construction

Phase 3 - Build to Suit
Under Contract

Phase 4

Phase 5



300MW

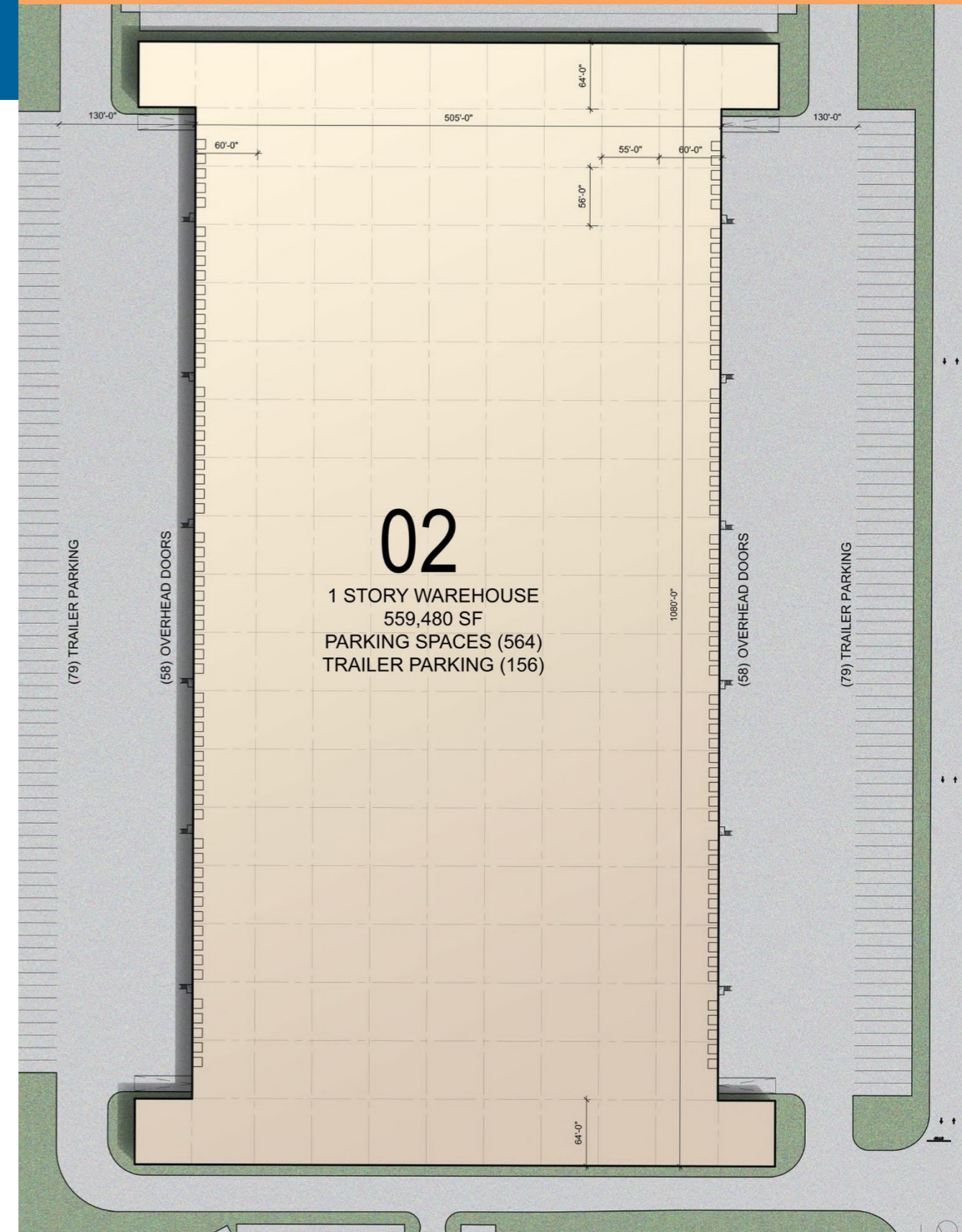
Data Center Campus
Layout Available for
Phases 4 & 5

PHASE 2

559,480 SF

- **RBA:** +/-559,480 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 505' x 1080'
- **Column Spacing:** 54' x 48'
- **Speed Bay:** 54' x 60'
- **Loading:** Triple Side
- **Dock Doors:** 100 doors / 50 with dock levelers
- **Drive-in Doors:** 4
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 8" slab
- **Truck Courts:** 125' with 55' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 5,000 AMP 277/480 3-phase
- **Auto Parking:** 564
- **Trailer Parking:** 156
- **Delivery Date:** 2023

UNDER CONSTRUCTION
Q4 2024 OCCUPANCY AVAILABLE



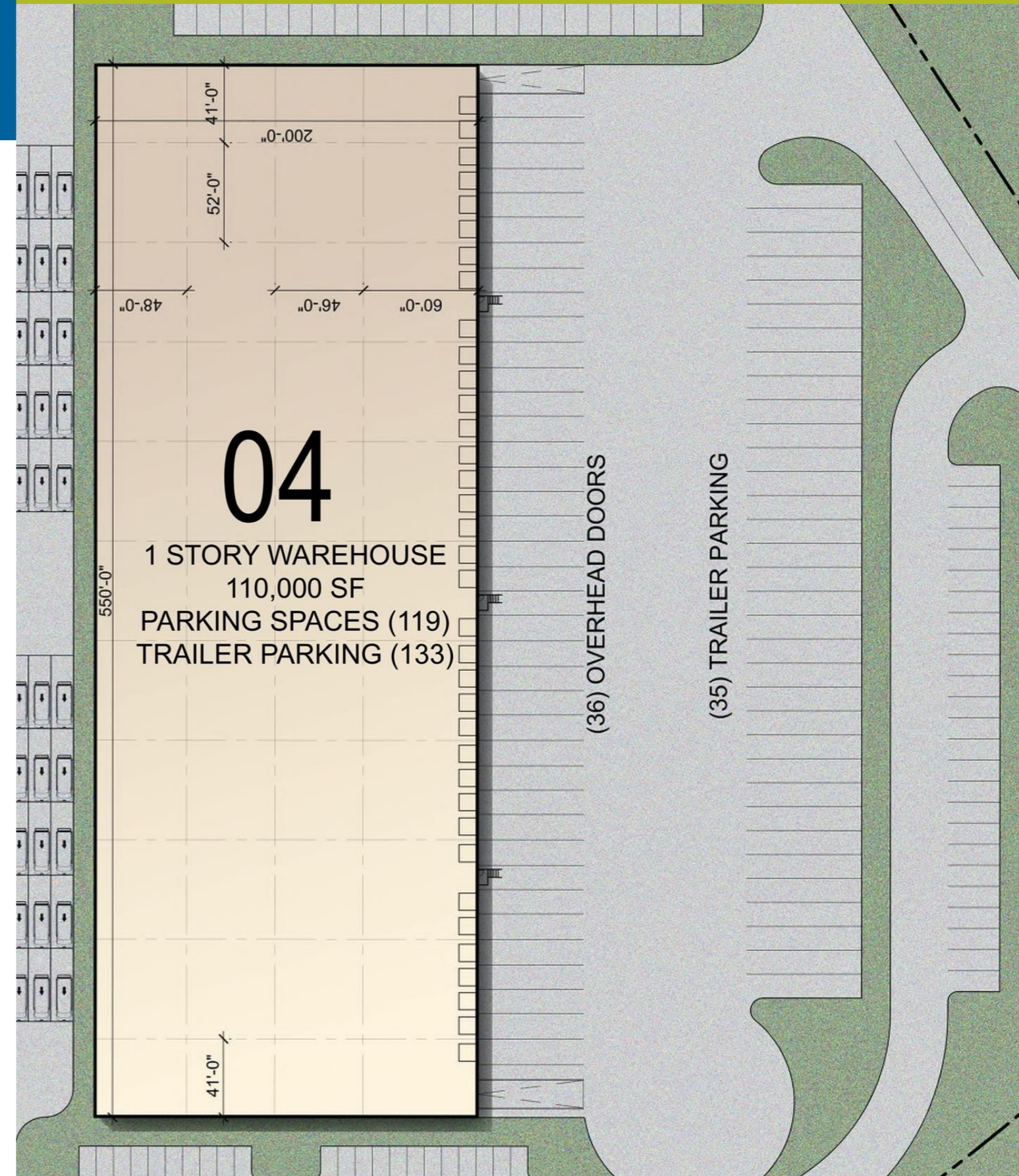
PHASE 4

110,000 SF

- **RBA:** +/-110,000 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 200' x 550'
- **Column Spacing:** 50' x 50'
- **Speed Bay:** 50' x 50'
- **Loading:** Double Sided
- **Dock Doors:** 33 doors / 16 with dock levelers
- **Drive-in Doors:** 1
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 8" slab
- **Truck Courts:** 125' with 55' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 3,000 AMP 277/480 3-phase
- **Auto Parking:** 119
- **Trailer Parking:** 133
- **Delivery Date:** 2024



300 MW DATA CENTER CAMPUS OPTION AVAILABLE



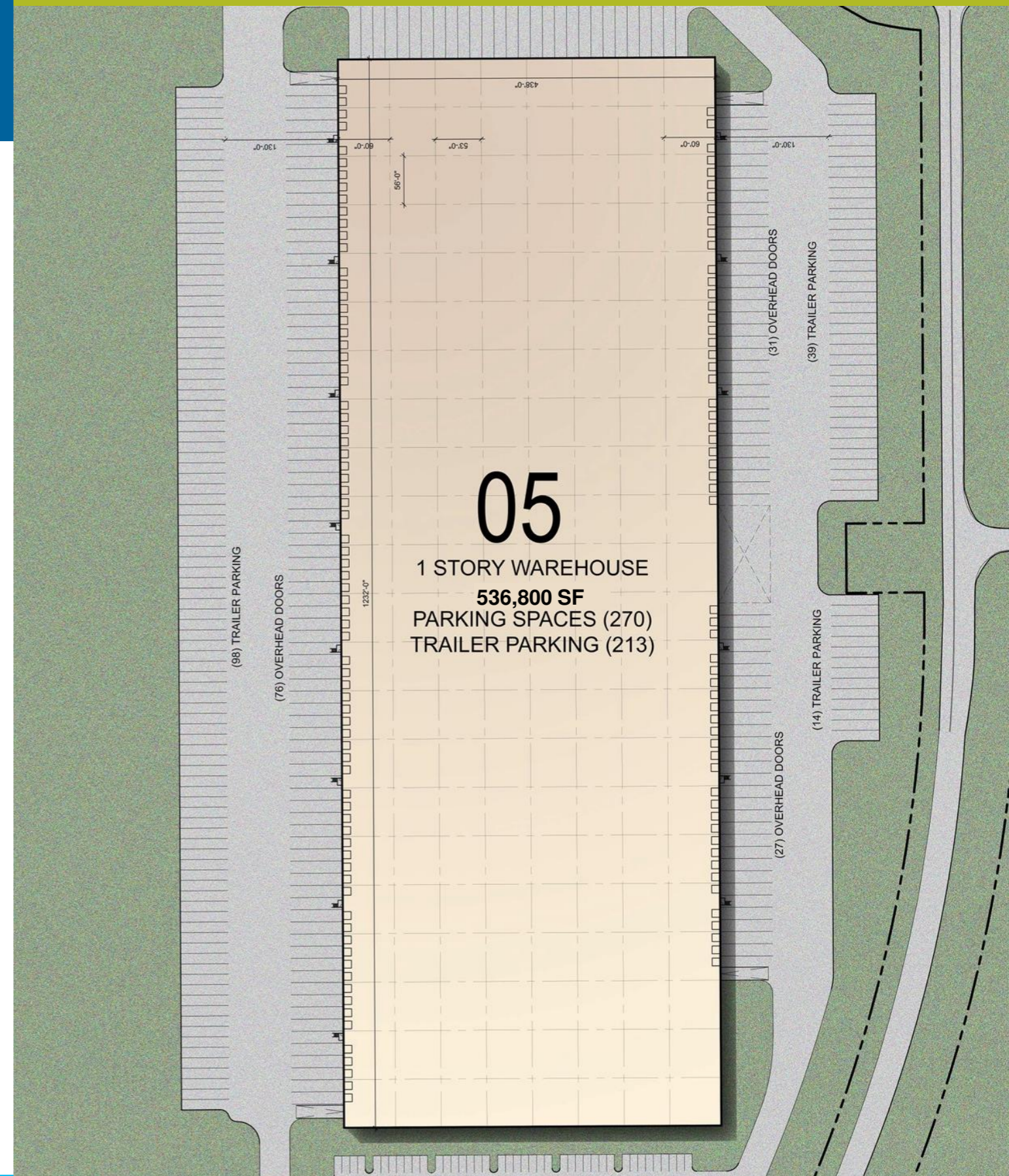
PHASE 5

536,800 SF

- **RBA:** +/-536,800 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 440' x 1220'
- **Column Spacing:** 54' x 45'
- **Speed Bay:** 54' x 60'
- **Loading:** Double Sided
- **Dock Doors:** 175 doors / 90 with dock levelers
- **Drive-in Doors:** 4
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 8" slab
- **Truck Courts:** 125' with 55' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 5,000 AMP 277/480 3-phase
- **Auto Parking:** 270
- **Trailer Parking:** 213
- **Delivery Date:** 2024



300 MW DATA CENTER CAMPUS OPTION AVAILABLE



3 MINUTES TO/FROM I-95



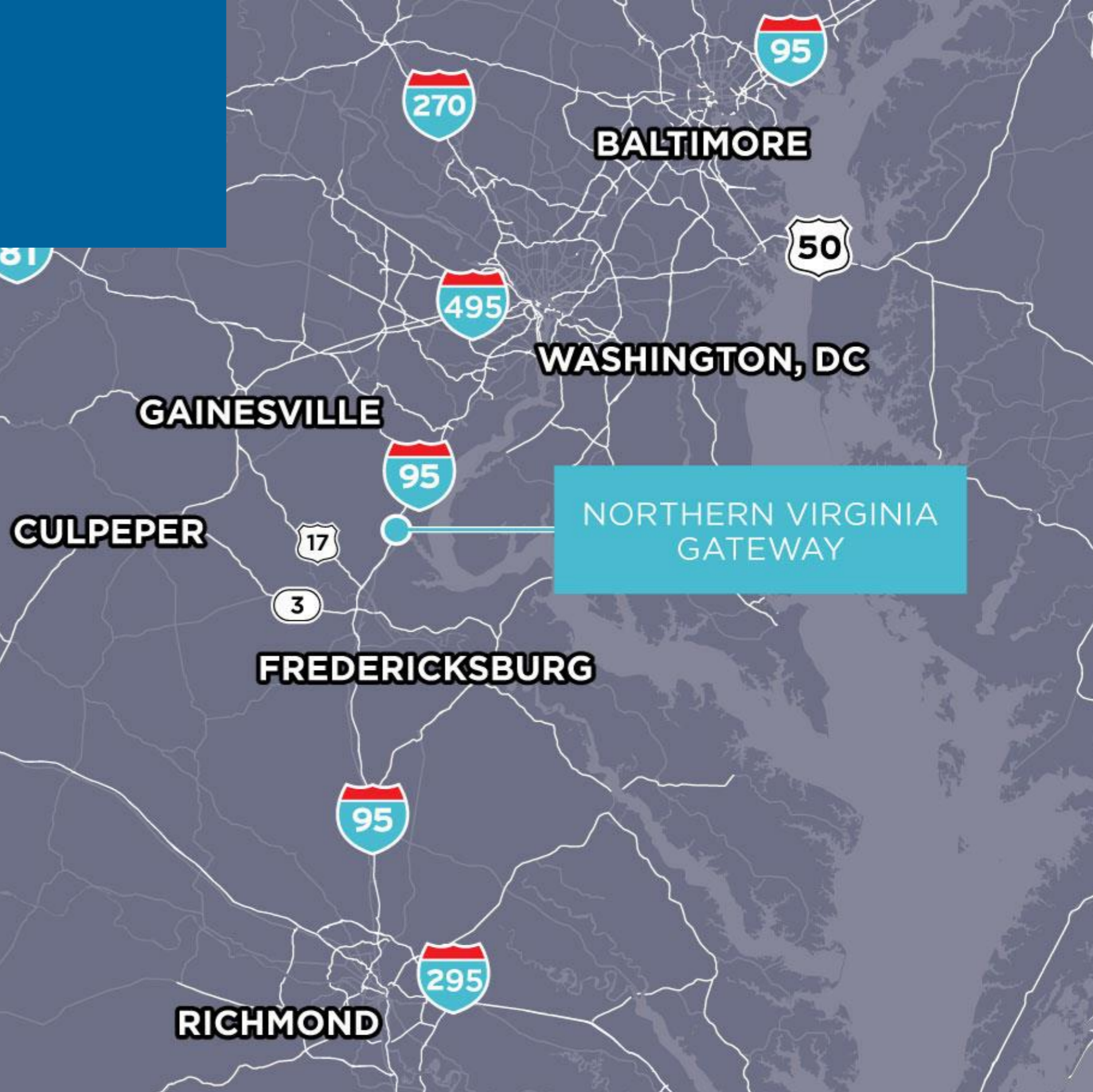
LEVERAGING THE MID-ATLANTIC'S MULTIMODAL ACCESS



NORTHERN VIRGINIA GATEWAY

DRIVING TIME

RONALD REAGAN NATIONAL AIRPORT	45 Minutes
WASHINGTON, DC	50 Minutes
DULLES INTERNATIONAL AIRPORT	55 Minutes
RICHMOND, VA	55 Minutes
RICHMOND INTERNATIONAL AIRPORT	1 Hour, 5 Minutes
RICHMOND MARINE TERMINAL	1 Hour, 5 Minutes
VIRGINIA INLAND PORT	1 Hour, 20 Minutes
PORT OF BALTIMORE	1 Hour, 25 Minutes
PORT OF VIRGINIA	2 Hours, 20 Minutes
NORFOLK, VA	2 Hours, 20 Minutes



PROTOTYPICAL ENTRANCE



ABOUT PETERSON COMPANIES

With over 4 million square feet of industrial projects under management and in development, Peterson Companies offers a fully integrated real estate platform with in-house expertise on all aspects of land-use and development including land acquisition, planning and zoning, design and construction, property management, leasing and asset management.

As one of the region's largest privately-owned real estate developers, Peterson Companies has been consistently delivering premier destinations for more than 50 years. Our most prominent and successful mixed-use, residential and office developments in Northern Virginia and Maryland include, National Harbor, Downtown Silver Spring, Rio, Fairfax Corner, Fair Lakes, Virginia Gateway, Burke Centre and Tysons McLean Office Park. Following our founder's commitment to enhance the community we call home, we create vibrant properties, landmark facilities, and entire neighborhoods that bring people together.

With a belief that responsible land use is a core value, we have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

www.petersoncos.com



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For more information and leasing or purchase opportunities, please contact:

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