

Freedom I-66
Business Center
Manassas, Prince William County, VA



*Class A Warehouse/Distribution and
Data Center Space Available*



Project Highlights

- 83 acre site
- M-1 zoning
- 1,150,000 developable across 11 buildings
- Max contiguous available 900,000 s.f.
- Breaking ground on 120,000 s.f. Q1 2017

Freedom I-66 presents one of the few large industrial campuses in Northern Virginia. The property can accommodate tenants from 30,000 s.f. to 900,000 s.f. Furthermore, the Freedom I-66 proximity to power and fiber make it a viable option for data center users. Located at the intersection of I-66 and Rt. 234, Freedom I-66 is immediately accessible to all points in Northern Virginia and the Washington, DC metropolitan region. Freedom I-66 offers build-to-suit capabilities, outside storage, ample parking, multiple docks and drive-ins.

Building 10 (under construction Q1 2017)

- 120,000 s.f. divisible to 15,000 s.f.
- 30' clear ceiling height
- 150' deep
- 40' x 40' column spacing
- 1200 amp at 480/277 volt
- Outside storage permissible
- 6" slab
- T5 lighting
- 55' deep concrete apron
- Tilt up construction
- ESFR Sprinkler system
- Data Center by Right





Project overview

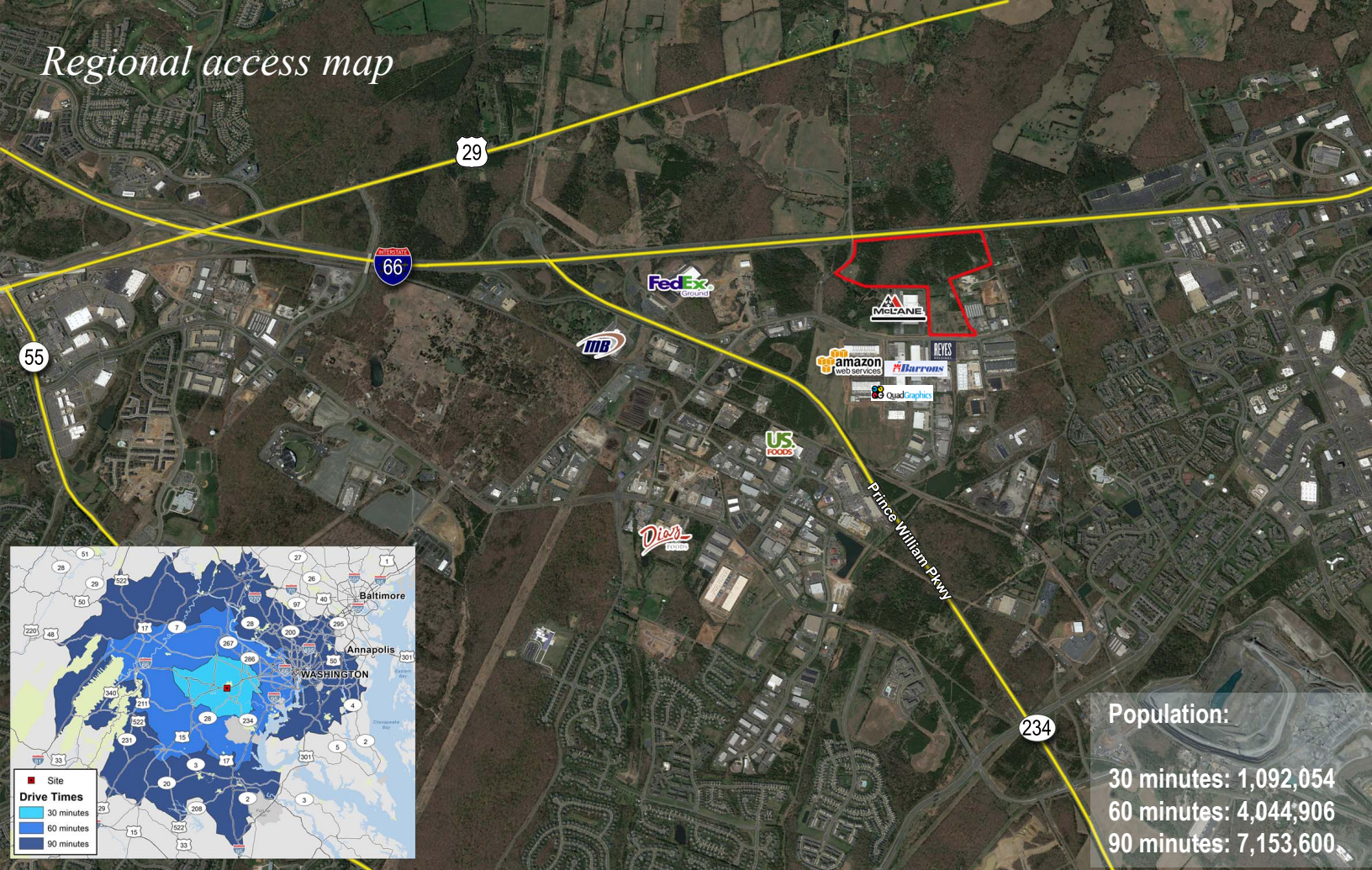
Freedom I-66 is one of Northern Virginia's largest industrial campuses, offering over 1.15M s.f. across 11 buildings. The property can accommodate users up to 900,000 s.f. of contiguous space. Freedom I-66's power and fiber infrastructure make the property an equally viable candidate for data center users. Phase 1 construction will begin on a 120,000 s.f. build-to-suit and 120,000 s.f. spec building, offering 30,000 – 120,000 s.f. of Class A industrial space.

Location overview

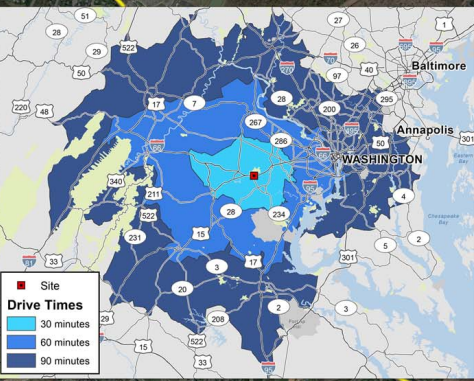
Freedom I-66 is located within the Washington, DC Metropolitan Region, the nation's 4th largest MSA. The project is located in Prince William County, Virginia – one of Northern Virginia's wealthiest, fastest growing and most business-friendly counties. Freedom I-66 is less than two miles from two interchanges on Interstate 66, the main east/west thoroughfare in the Washington, DC Metropolitan that links the District of Columbia to Interstate I-81 and the Inland Port of Virginia.



Regional access map



Population:
 30 minutes: 1,092,054
 60 minutes: 4,044,906
 90 minutes: 7,153,600



Driving distances to:

I-66.....	1 mi
I-81.....	45 mi
I-495.....	19 mi
I-95.....	25 mi
Dulles International Airport.....	18 mi
Washington, DC.....	30 mi
Port of Baltimore.....	70 mi
Port of Virginia, Norfolk.....	185 mi
Virginia Inland Port.....	44 mi

7300 Century Park Drive, Manassas, VA



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