

8501
BUCKEYE
TIMBER DRIVE
Manassas, VA

6.34 Acre Development Parcel
92,000 SF Industrial Asset

100% Leased, 49,900 SF Class A Industrial Asset +
6.34-Acre Parcel for a 92,000 SF Industrial Asset



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for 8501, 8433, 8333 and 8233 Buckeye Timber Drive, "the Properties", consisting of 1 existing 49,900 SF industrial asset, and 3 contiguous parcels totaling 6.34 acres. The existing asset (8501 Buckeye Timber Drive) is 100% leased to Interior Building Systems, LLC through 2030, and the remaining 6.34 acres is zoned M-2 (Light Industrial), with approximately 92,000 SF assumed to be buildable based upon a site plan amendment.

The Properties are located in Manassas, Virginia, one of the fastest growing suburbs of the Washington, D.C. metro area, just off Prince William Parkway (14 miles from I-95). The Properties benefit from immediate access to I-66 and Route 28, offering excellent transit options for major North-South and East-West thoroughfares within the region. Additionally, the Properties are located just 25 minutes from Dulles International Airport and 45 minutes from Reagan National Airport, offering multi-modal accessibility in under an hour.

Constructed in 2008, the existing asset features 28' clear ceiling height, dock and drive-in loading, and a well-appointed interior office build out. The existing asset, combined with the 6.34 acres of developable industrial land, offers investors an incredible opportunity to collect in-place cash flow while gaining necessary site plan amendments to develop 92,000 SF of industrial product, which perfectly captures tenant demand in the Manassas submarket.



Amazon
FedEX



234

Wellington Road

INVESTMENT HIGHLIGHTS



Institutionally Maintained, 100% Leased Class A Industrial Facility With 9 Year Of Weighted Average Lease Term Remaining



Rare Covered Land Play With In-Place Cash Flow From Existing Asset



3 Contiguous Parcels Totaling 6.34 Acres and Zoned M-2 Light Industrial

- Assumed 92,000 SF of Industrial To Be Built
- The development parcels convey all in-ground utilities rough in and/or access, as well as storm-water management. Site permit from 2006 remains active



28' Clear Heights With Dock and Drive-In Loading



Infill Location In Manassas, VA, Just 5 Minutes From I-66



Unmatched Industrial Submarket Fundamentals

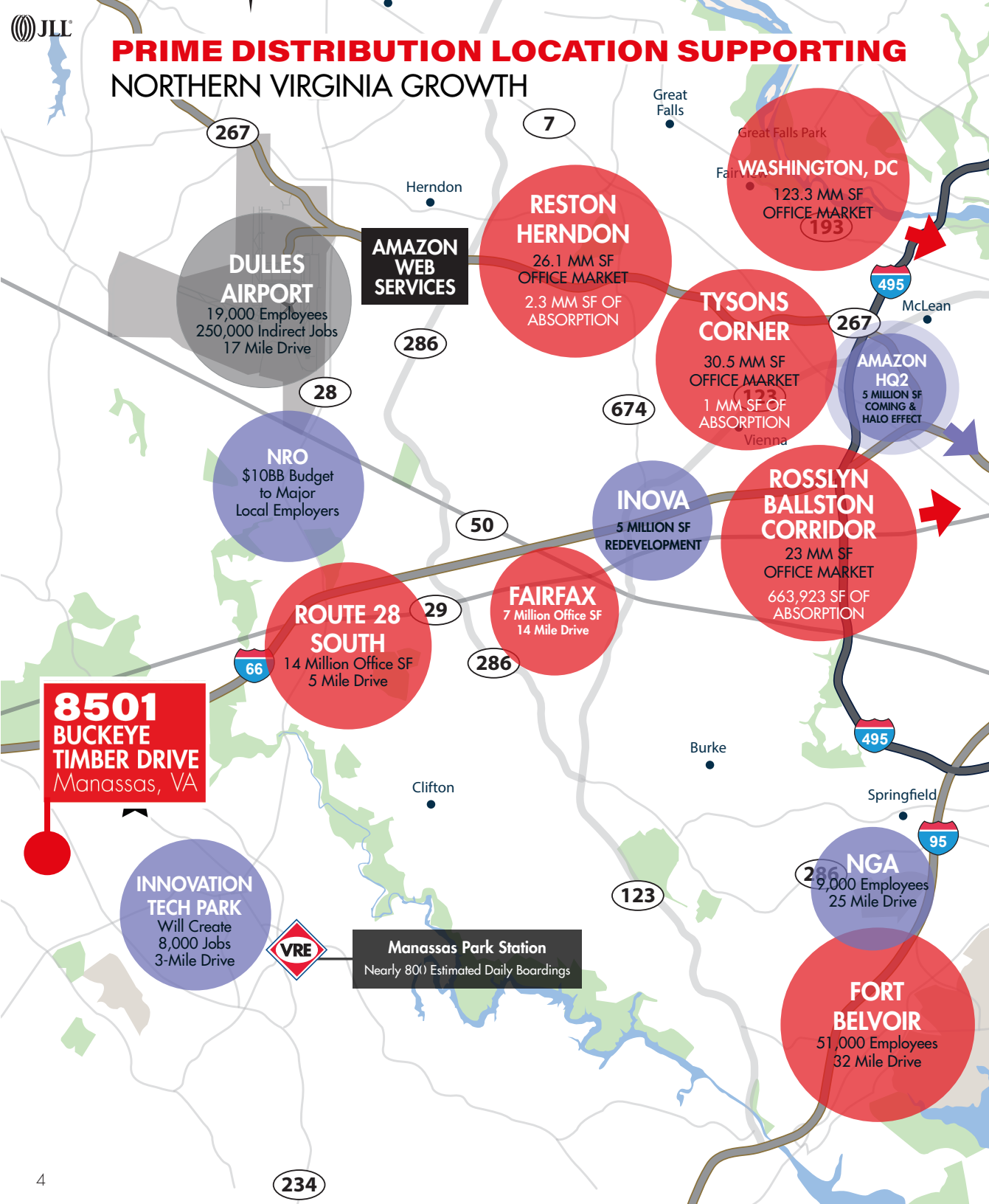


Land Constrained Market With Depleting Industrial Inventory; Data Center Revolution Limits Future Industrial Development Competition



Proximity To Northern Virginia Demand Drivers, Innovation Tech Park, National Reconnaissance Office, CIA and FBI

PRIME DISTRIBUTION LOCATION SUPPORTING NORTHERN VIRGINIA GROWTH



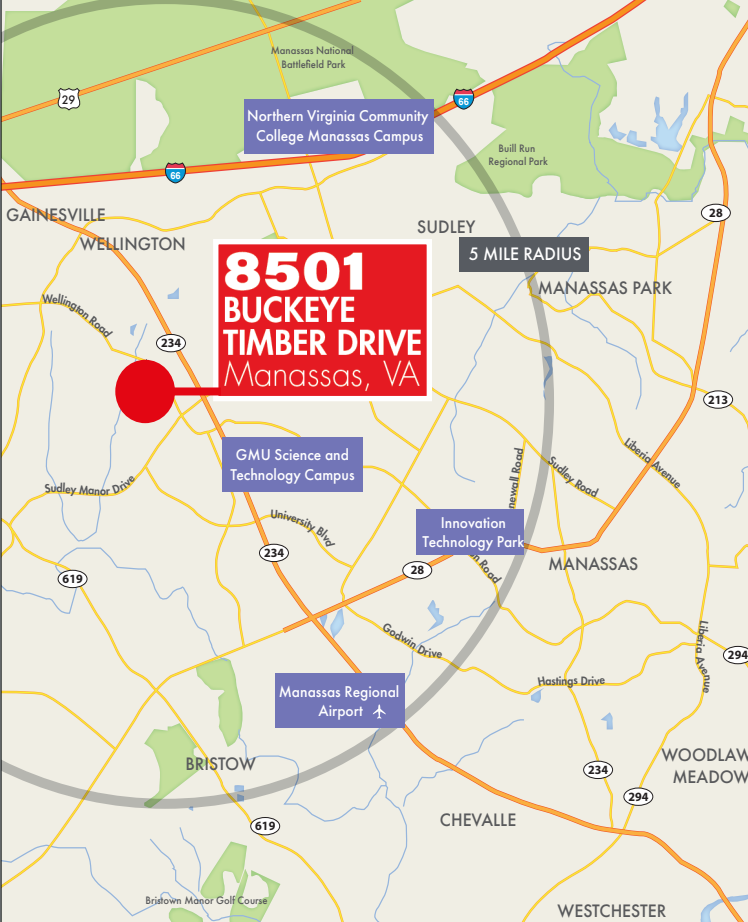
5 MILLION SF
OF OFFICE ABSORPTION
IN NORTHERN VIRGINIA IN 2019

UP TO
50,000
HQ2 & ANCILLARY JOBS
AMAZON WEB SERVICES PROVIDES
MORE THAN 1/3
OF THE GLOBAL NETWORK

FY 2021 BUDGET
ALLOCATED \$753.5B FOR THE DEPARTMENT
OF DEFENSE, WHERE NORTHERN VIRGINIA
WILL RECEIVE AN OUTSIZED PORTION OF
DEFENSE CONTRACTS

NOVA LEASING

VOLKSWAGON	WALMART LABS	MICROSOFT
196,000 SF Reston, VA	196,000 SF Reston, VA	400,000 SF Reston, VA
CACI EVER VIGILANT	ligado NETWORKS	SAIC
134,615 SF Reston, VA	54,104 SF Reston, VA	158,919 SF Chantilly, VA
NORTHROP GRUMMAN	Raytheon	ID.me
26,733 SF Sterling, VA	30,532 SF Arlington, VA	20,909 SF Tysons, VA
servicenow	NTT DATA Global IT Innovator	
24,638 SF Tysons, VA	37,318 SF Herndon, VA	



Prince William County is home to one of the fastest-growing biotechnology clusters in the Greater Washington, DC Metropolitan Area

At the epicenter of this burgeoning growth is Innovation Park, which is anchored by the George Mason University (Mason) Science and Technology Campus, making it Northern Virginia's only university-centered research corporate park. The Mason Sci-Tech campus houses multiple facilities and institutions that foster the life Sciences in Prince William County, including:

- The Prince William Science Accelerator
- NIH/Mason Biomedical Research Labs (BSL-2 & BSL-3)
- Institute for Biomedical Innovation with CAP/CLIA Compliant Clinical Proteomics Laboratory
- Protein Microarray and Molecular Characterization Lab
- Center for Applied Proteomics and Molecular Medicine
- Sports Medicine Assessment and Testing Lab

Proven solution for federal facilities and government contractors

- Home to the Quantico Marine Corps Base, the FBI Northern Resident Agency, and numerous GSA facilities and federal government contractors, including Lockheed Martin.
- US Marine Corps - Employs over 14,000 Active and Civilian Personnel in Prince William County
- Federal Bureau of Investigation (FBI)
 - FBI Northern Virginia Resident Agency (Innovation Technology Park)
 - FBI Training Academy
 - FBI Forensic Laboratory

The largest data center market in North America meets world-class fiber, internet connectivity, and an unmatched IT workforce

This infrastructure places Prince William County at the epicenter of the big data and analytics industry cluster as it is critical to manipulating large amounts of data required by the big data industry and is particularly useful in defense and intelligence gathering, cybersecurity, scientific research, financial services, weather forecasting, and health care. 3,927 people representing 565 businesses were employed in 2017, with average earnings of \$108,362.

PRINCE WILLIAM COUNTY

100+ LIFE SCIENCE COMPANIES

1,6000+ EMPLOYEES

31% JOB GROWTH SINCE 2012

16% PROJECTED JOB GROWTH

\$3.7 Billion Investment in Virginia Railway Express

The Commonwealth of Virginia has committed funds to expand and improve passenger, commuter, and freight rail with about \$1.9 billion used to construct a passenger-rail bridge over the Potomac River to establish separate lines for freight and passengers and increase VRE commuter service by 60%.

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***The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.*

