



GATEWAY LOGISTICS CENTER

7901 COPPERMINE DRIVE
MANASSAS, VIRGINIA



MANASSAS

3 MINUTE DRIVE TO I-66
COPPERMINE DRIVE



20 MINUTES TO
INTERSTATE 495

CONFIDENTIAL EXECUTIVE SUMMARY

115,610 SQUARE FOOT SHOVEL-READY INDUSTRIAL DEVELOPMENT



OPPORTUNITY OVERVIEW

On behalf of EQT, Jones Lang LaSalle, a Virginia licensed real estate broker (“JLL”), is pleased to offer 12.97 acres of land for a 155,610 SF development project referred to as I-66 Gateway Logistics Center (“I-66 Gateway” or the “Project”) in Manassas, Virginia. I-66 Gateway Logistics Center presents a rare opportunity to introduce a new Class-A logistics facility to the Northern Virginia industrial market, one of the most land constrained and high-performing markets in the United States. The region faces significant supply limitations, primarily due to industrial land being repurposed for data center development. The Project is shovel-ready, located right-off I-66, and just 20 minutes from the Capital Beltway (I-495) and the heart of the D.C. Metro. The Project is one of the last development opportunities in the heart of Northern Virginia’s powerhouse I-66/Route 29 industrial submarket, which boasts a 2.4% vacancy rate and tremendous access to population, workforce, and logistics infrastructure: including I-66, Dulles International Airport, and I-95.

As data center developments continue to rapidly expand throughout Northern Virginia, traditional industrial users are experiencing significant displacement due to rising land costs and limited availability. As a result, 7.9 million SF of industrial tenants will be displaced over the coming years. I-66 Gateway is exceptionally positioned to capture mission-critical demand from industrial tenants supplying and servicing the D.C. Metro and broader Mid-Atlantic populations. With 33 data centers within a 5-mile radius, the Project offers a solution to data center servicers and suppliers requiring proximity to their clients and nearby facilities.

Project Description

Address	7901 Coppermine Drive, Manassas, VA 20109
County	Prince William County
Number of Parcels	1
Parcel Number (APN)	7697-75-5985
Acreage / Land Square Footage	12.97 Acres / 564,973 SF
Development Square Footage	155,610
Building Dimensions	195' x 798'
Truck Court Depth	135'
Loading Configuration	Rear-Load
Zoning	M-2 (E-Commerce Overlay District)
Clear Heights	36'
Dock-High Doors	40
Drive-Ins	2
Car Parking	157 Spaces

Demographic Summary

	15 minutes	30 minutes	60 minutes
2025 Population	189,485	1,258,458	5,093,356
2025 Households	62,250	432,186	1,922,896
2025 Wealth Index	137	191	156
2025 Average Household Income	\$155,105	\$198,873	\$177,233
2025 Median Age	36.0	38.1	37.6



INVESTMENT HIGHLIGHTS



COVETED ZONING DESIGNATION AND RECENTLY APPROVED SITE PLAN WITH A PRIME LOCATION IN THE HEART OF NORTHERN VIRGINIA

- Zoned M-2 (Light Industrial) within Prince William County's E-Commerce Overlay allowing for larger fulfillment and distribution facilities



SCARCE DEVELOPMENT PIPELINE FOR PROJECTS OF SCALE IN PRINCE WILLIAM COUNTY

- Currently no industrial development over 100,000 SF under construction, providing an immediate opportunity to capture tenant demand with extremely high barriers to entry



7.9 MILLION SF OF INDUSTRIAL DISPLACEMENT DUE TO DATA CENTER DEVELOPMENT

- 120 industrial properties and counting slated for redevelopment in Northern Virginia



IDEAL LOCATION IN THE RAPIDLY EXPANDING DATA CENTER CAPITAL OF THE WORLD APPEALING TO DATA CENTER PROVIDERS AND SERVICERS

- Over 30 data center campuses within a 5-mile radius of the project



INDUSTRIAL DEVELOPMENTS BENEFIT FROM SCARCITY PREMIUM

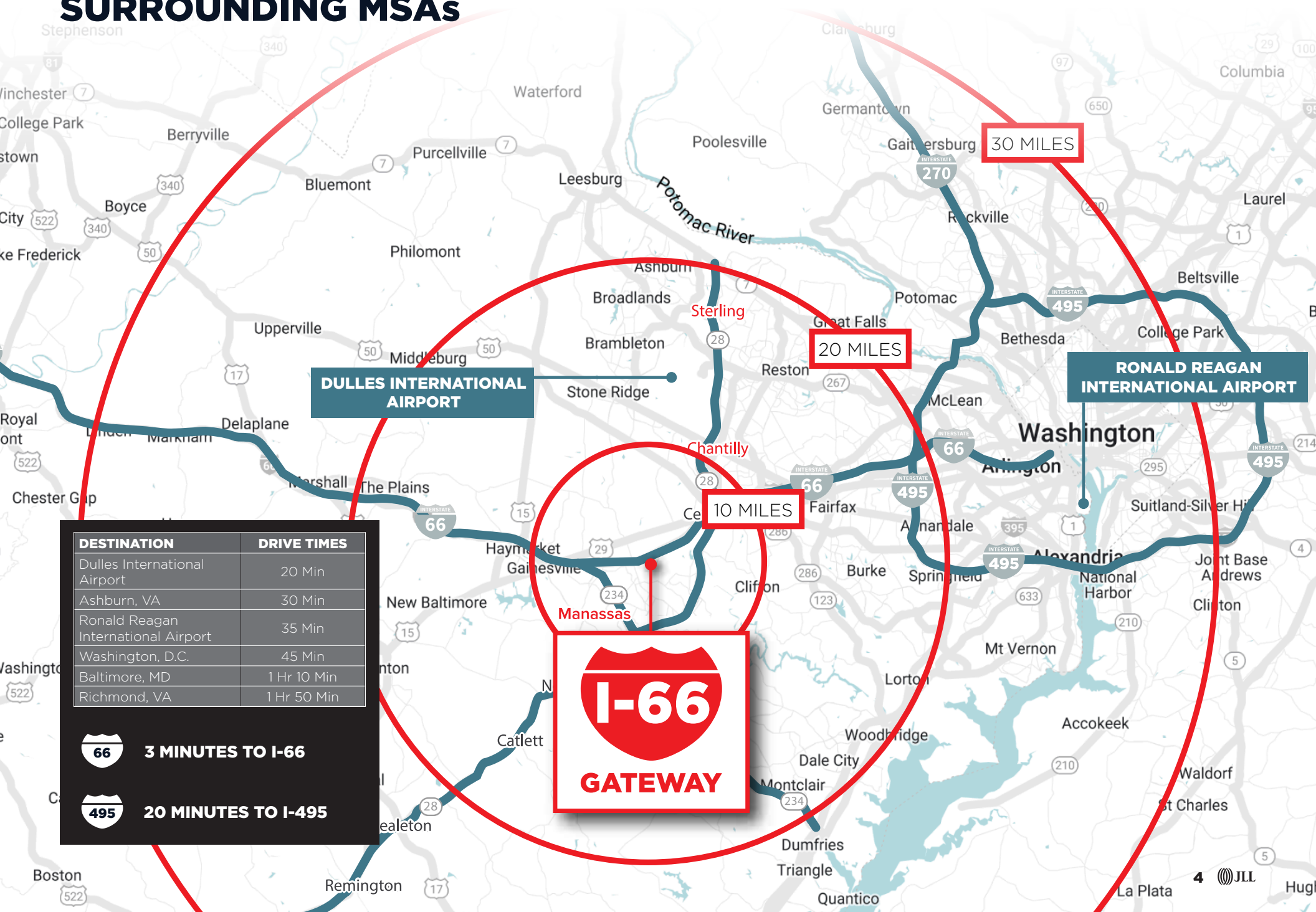
- Recent data center land transactions in Prince William County eclipsed \$4 million per acre



UNPARALLELED OCCUPANCY IN THE PRINCE WILLIAM COUNTY AND MANASSAS MARKETS

- 97.9% industrial occupancy in Prince William County with 8.1% market rent CAGR over the past 5 years across all Class A assets

EXCEPTIONAL CONNECTIVITY TO D.C. METRO AND SURROUNDING MSAs



DULLES INTERNATIONAL AIRPORT

20 MILES

30 MILES

RONALD REAGAN INTERNATIONAL AIRPORT

I-66 GATEWAY

DESTINATION	DRIVE TIMES
Dulles International Airport	20 Min
Ashburn, VA	30 Min
Ronald Reagan International Airport	35 Min
Washington, D.C.	45 Min
Baltimore, MD	1 Hr 10 Min
Richmond, VA	1 Hr 50 Min

66 3 MINUTES TO I-66

495 20 MINUTES TO I-495

POWERHOUSE INDUSTRIAL CLUSTER CHARACTERIZED BY INSTITUTIONAL OWNERSHIP AND DATA CENTER DEVELOPMENT

INSTITUTIONAL OWNERSHIP

NATIONALLY RECOGNIZED TENANCY

DATA CENTERS

OWNER-USERS

COPT DEFENSE PROPERTIES

aws IRON MOUNTAIN®

DIGITAL REALTY MENLO EQUITIES

Google B L A CHAMBER

CORSCALE DATA CENTERS K

PFG **US FOODS** **MCLANE**

Performance Food Group FOODS

WESTDULLES PROPERTIES — **COSTCO WHOLESALE**

ARES — **amazon**

MATAN — **Giant**

SunCap PROPERTY GROUP — **FedEx**

Pruitt corporation — **Dominion Energy**

merritt PROPERTIES — **wayfair Catalent**

DIVERSE OWNERSHIP, TENANCY, AND USES IN D.C.'S PREMIER INFILL LOCATION

PENZANCE

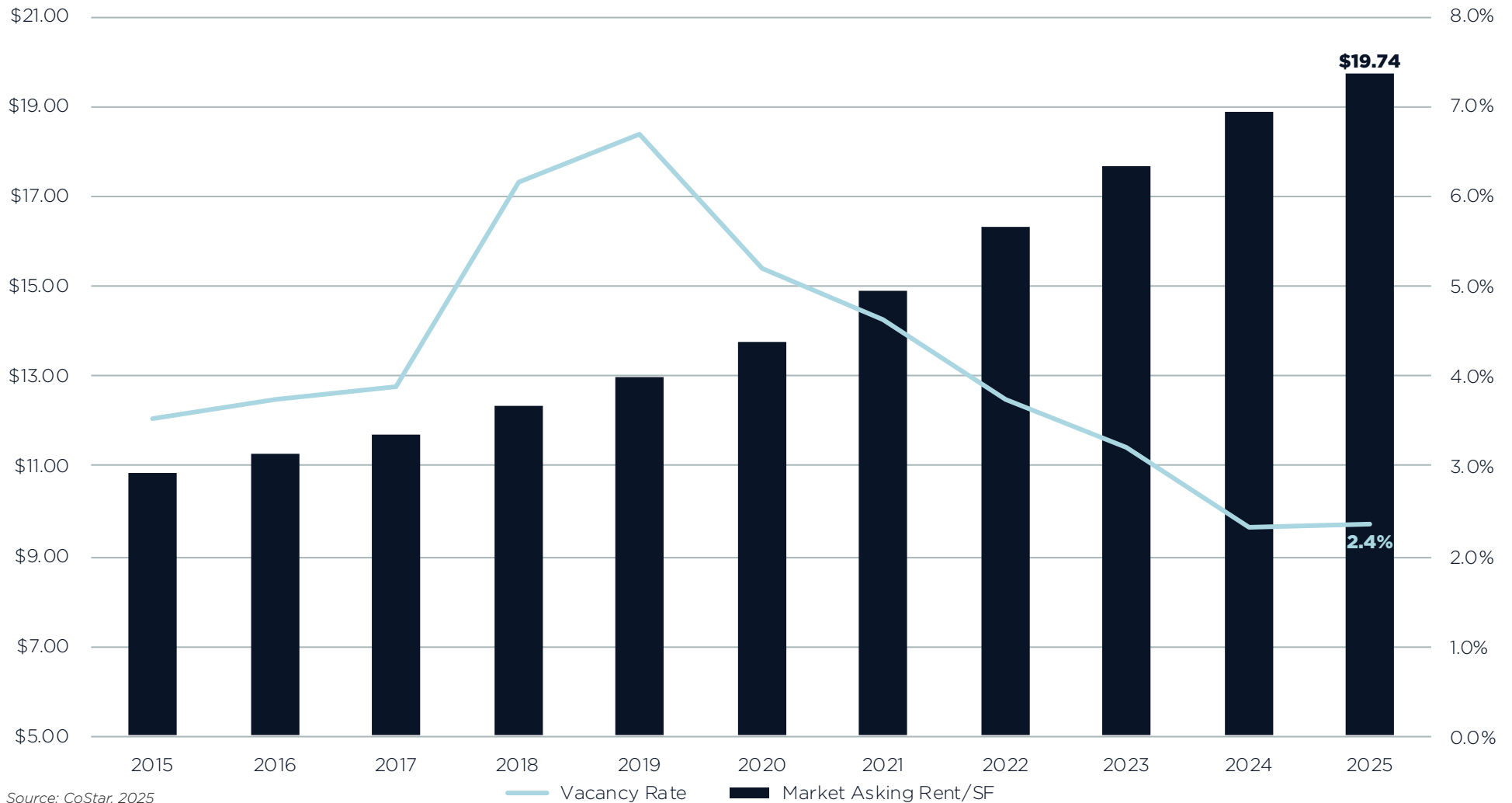


verizon

EQUINIX

THE I-66/ROUTE 29 SUBMARKET EXPERIENCES TREMENDOUS RENT GROWTH WITH MARKET ASKING RENTS GROWING 43% OVER THE PAST 5 YEARS (7.4% ANNUAL CAGR) WHILE VACANCY REMAINS TIGHT AT 2.4%

MARKET ASKING RENT: \$19.74/SF NNN



Source: CoStar, 2025

DATA CENTER BOOM CREATES LAND SCARCITY, LIMITING INDUSTRIAL DEVELOPMENT AND INVENTORY WITH 7.9MM+ SF OF INDUSTRIAL DISPLACEMENT IN THE PIPELINE

Northern Virginia is the largest and most active data center market in the world with the densest intersection of fiber networks and computing capacity, making it the ideal location for facilities that store, analyze, and distribute data.

Even with new inventory increasing exponentially over the past few quarters, net absorption continues to surpass supply by a wide margin. As the amount of data created annually continues to grow rapidly, supply will fall further behind data center demand in Northern Virginia.

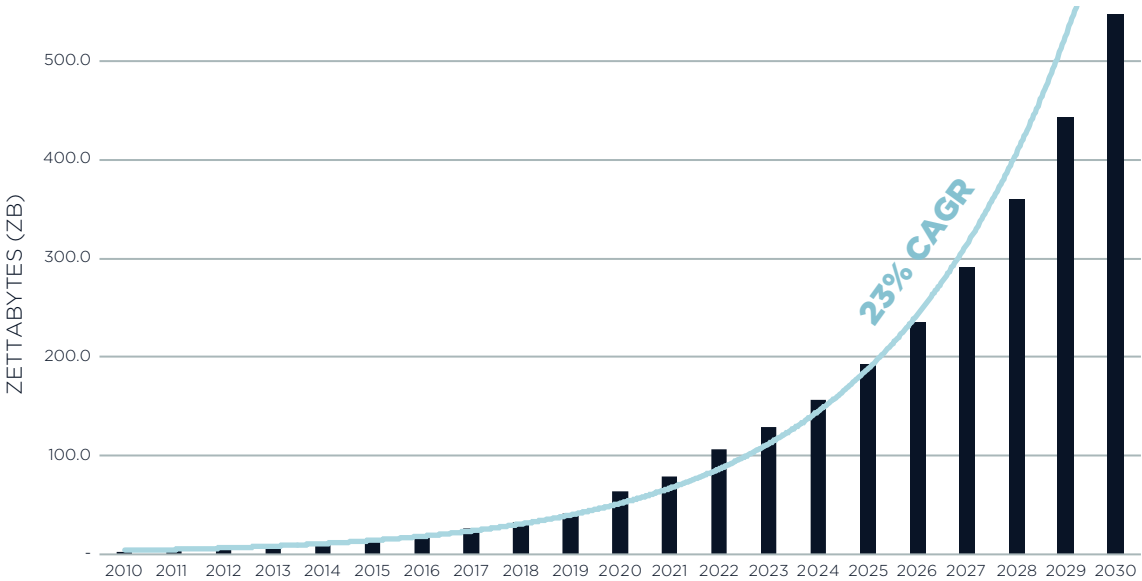
ALMOST 8 MILLION SQUARE FEET OF SECOND GENERATION INDUSTRIAL PRODUCT ANTICIPATED FOR DATA CENTER CONVERSION OR DEMOLITION

5.9 MILLION SQUARE FEET OF INDUSTRIAL INVENTORY POISED FOR DEMOLITION IS STILL OCCUPIED BY TENANTS SUGGESTING A GROWING PORTION OF LEASING VOLUME OVER THE NEXT 18 MONTHS WILL BE ALLOCATED TOWARDS RELOCATIONS

DATA CENTER DEMAND DRIVERS

- INCREASED DEMAND FOR **GENERATIVE ARTIFICIAL INTELLIGENCE**
- CLOUD AND HYPERSCALE** DEMAND DOMINATING PRIMARY MARKETS
- PROXIMITY TO INTERCONNECTION POINTS** DRIVING SITE SELECTION FOR DATA CENTER DEMAND

NORTHERN VIRGINIA'S RECORD ABSORPTION WILL CONTINUE WITH EXPONENTIAL AMOUNT OF GLOBAL DATA CREATED ANNUALLY

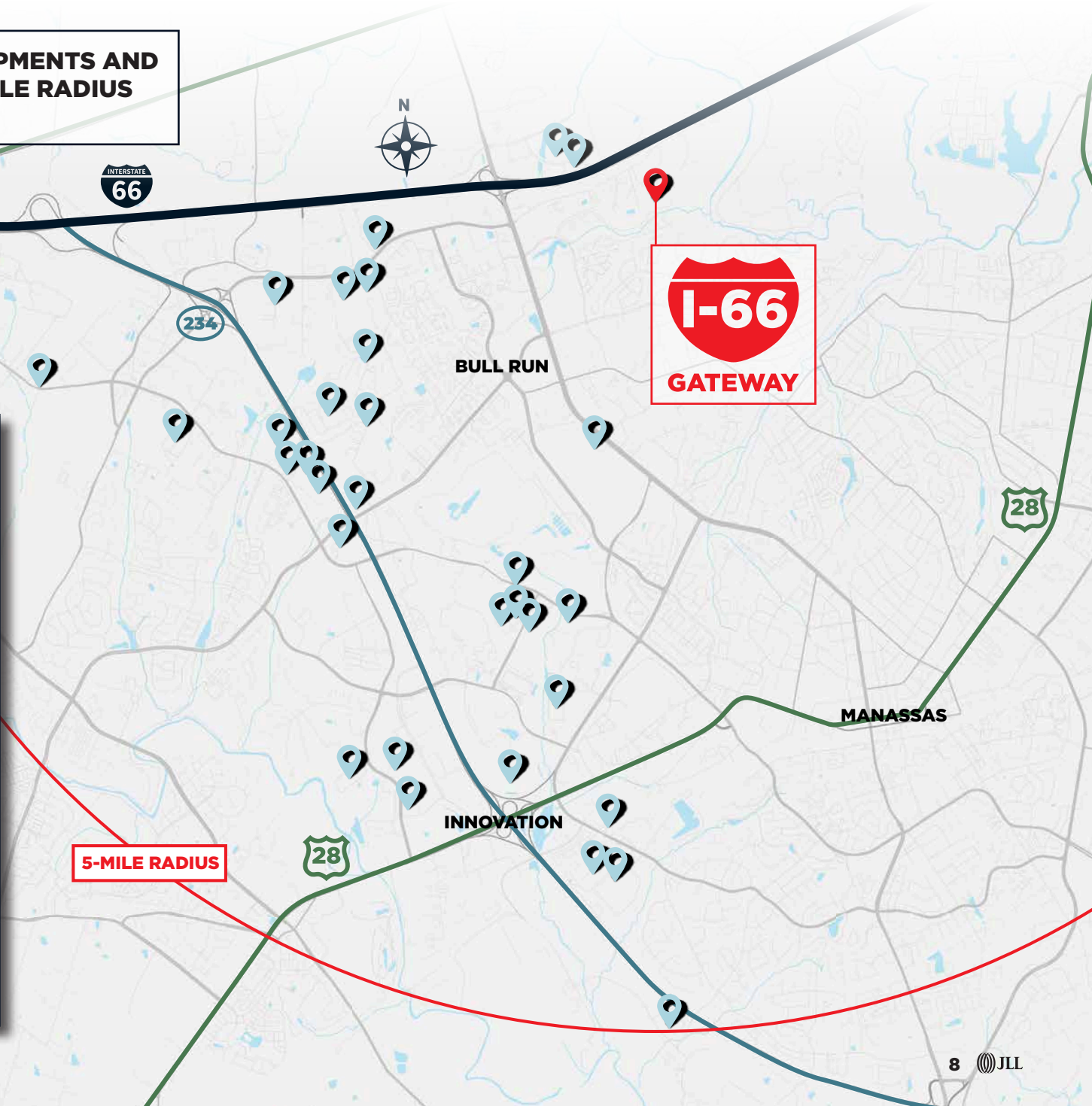


ENTRENCHED LOCATION IN THE DATA CENTER MARKET

 **33 DATA CENTER DEVELOPMENTS AND CAMPUSES WITHIN A 5-MILE RADIUS OF THE PROJECT**

A-LIST DATA CENTER PRESENCE



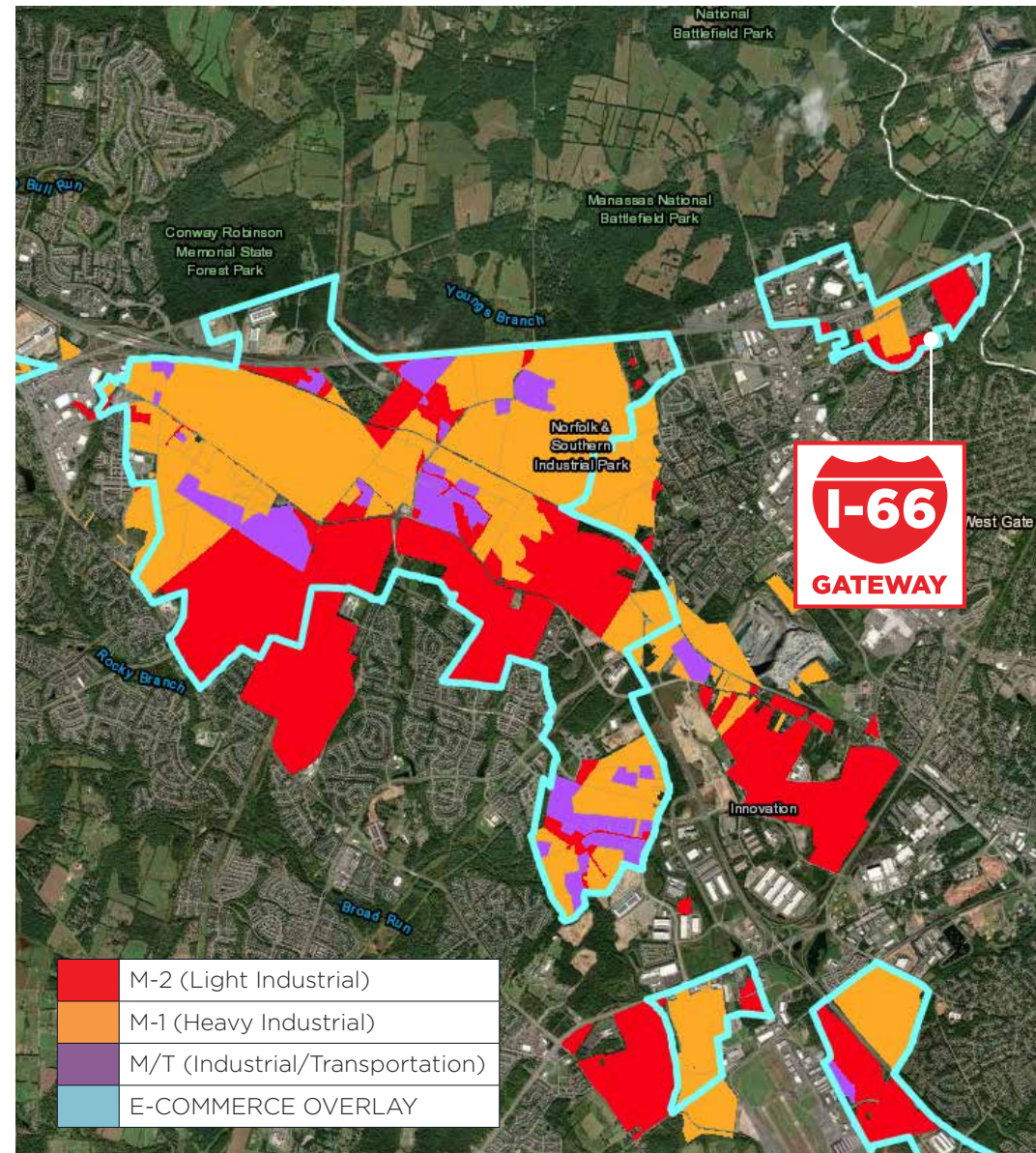
I-66 GATEWAY'S RARE INFILL M-2 ZONING WITHIN THE E-COMMERCE OVERLAY ALLOWS FOR A WIDE VARIETY OF USES

The M-2 District (Light Industrial) is intended to implement the flexible use employment center land use classification of Prince William County's Comprehensive Plan. It is designated to provide areas for research and development centers, light industrial manufacturing, warehousing, wholesaling, and related office and industrial uses.

The Project is located within the E-Commerce Overlay District allowing for distribution and fulfillment centers up to 250,000 SF compared to 80,000 SF outside of the overlay. The E-Commerce Overlay District was created for the purpose of promoting development of last-mile distribution and fulfillment centers within areas of Prince William County where there is existing infrastructure that adequately supports the use.

RELEVANT BY-RIGHT PERMITTED USES:

- 1 Assembly (non-HAZMAT)
- 2 Computer and Network Services
- 3 Contractor or Tradesman's Shop
- 4 Distribution and Fulfillment Center
- 5 Electronic Equipment and Component Manufacturing, Assembly, Processing and Distribution
- 6 Pharmaceutical Product Manufacturing (non-HAZMAT)
- 7 Research and Development (non-HAZMAT)
- 8 Warehousing (non-HAZMAT)
- 9 Wholesaling (non-HAZMAT)



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