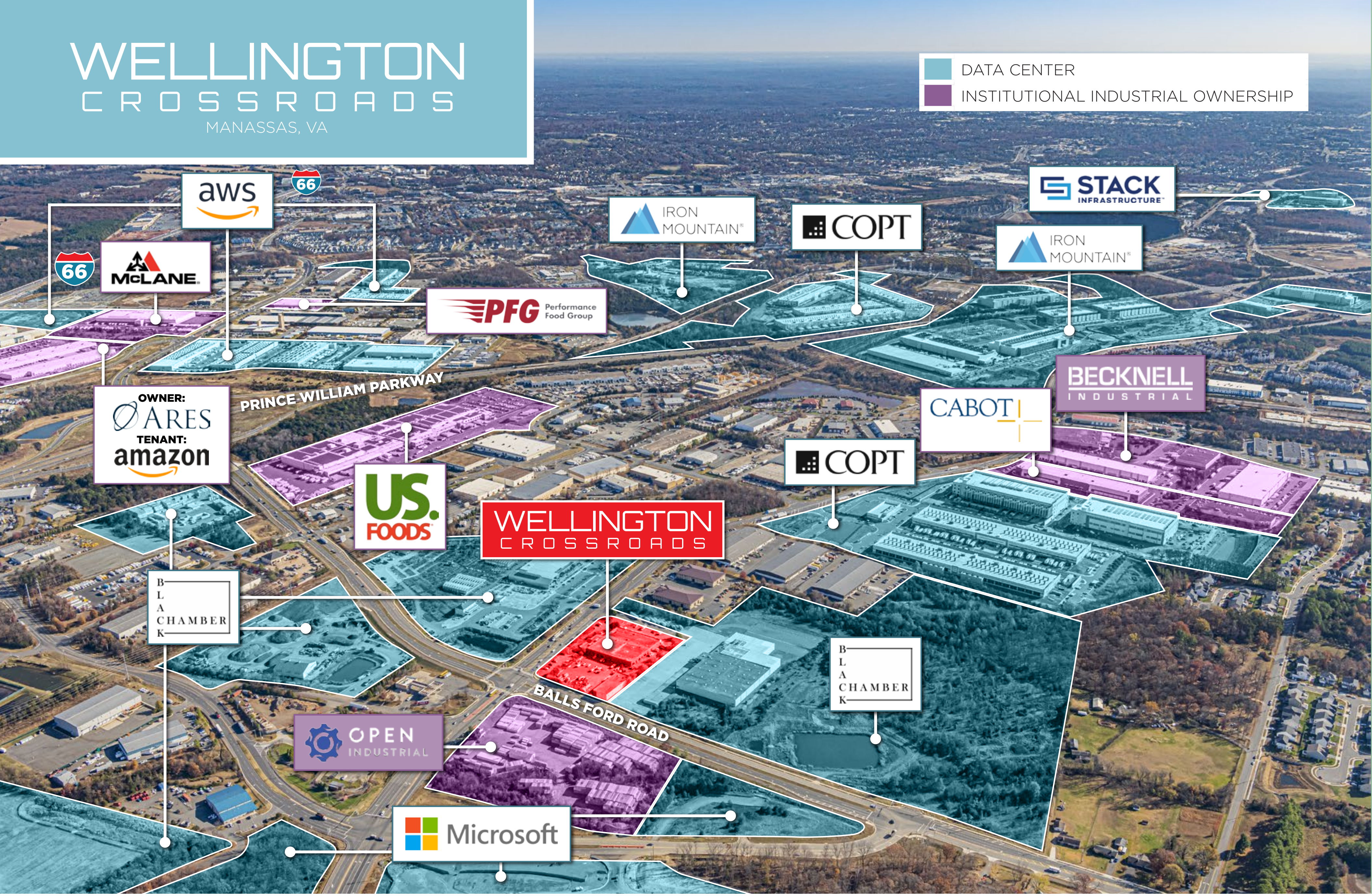
WELLINGTON CROSSROADS

MANASSAS, VA



EXECUTIVE SUMMARY

2 BUILDINGS | 53,560 SF | 100% LEASED | SMALL-BAY INDUSTRIAL

MID-ATLANTIC ACQUISITIONS LLC

JLL

OPPORTUNITY OVERVIEW

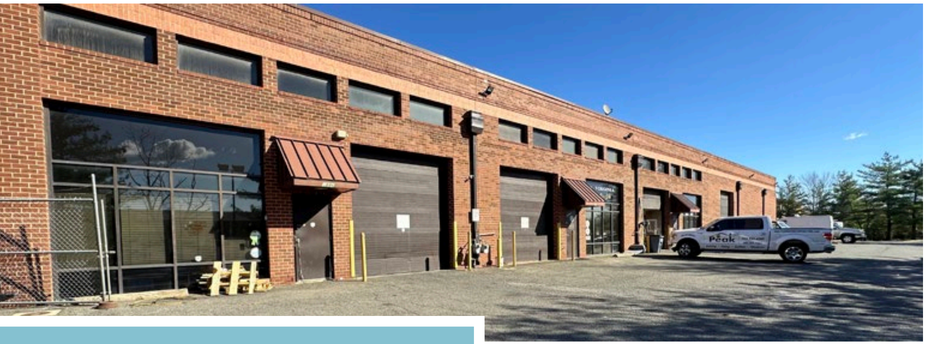
Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present Wellington Crossroads, two small-bay industrial assets totaling 53,560 square feet in Manassas, Virginia. This offering represents a rare acquisition opportunity in the supply-constrained Dulles-Manassas submarket with immediate income upside and exceptionally strong market tailwinds.

Wellington Crossroads delivers compelling investment fundamentals through a short Weighted Average Lease Term (WALT), great access and phenomenal visibility. Current rents are 75% below market rates with all leases expiring by end of 2026, creating an immediate rental appreciation opportunity as tenants roll to market. The assets feature versatile infill industrial space with 18 drive-ins, 10 knock-out panels, and 18-foot clear height, appealing to highly coveted and under-served small-bay industrial needs of Northern Virginia.

The Dulles-Manassas submarket has experienced 63% rent growth since 2020 and maintains a tight 3.1% vacancy rate. Over 7 million square feet of industrial space faces displacement by data center development over the next three years, further constraining supply and supporting continued rent appreciation in this high-growth corridor.

TRANSACTION SUMMARY

ADDRESS:	6870 WELLINGTON ROAD
NUMBER OF BUILDINGS:	2
SIZE:	53,560 SF
ACREAGE:	4.19 ACRES
YEAR BUILT:	1988
NUMBER OF TENANTS:	10
PERCENT LEASED:	100%
AVERAGE TENANT SIZE:	5,356 SF
CLEAR HEIGHT:	18'
DRIVE-INS / KNOCK-OUTS:	18 / 10
LOADING TYPE:	DRIVE-IN



INVESTMENT HIGHLIGHTS

HIGHLY FUNCTIONAL AND VERSATILE SHALLOW-BAY ASSET

With 18 drive-ins, an additional 10 Knock-out panels, and 18' clear height, the Property offers versatile space appealing to a broad variety of tenants.

STRATEGIC INFILL LOCATION

Located just 5 minutes away from I-66, providing exceptional access to Northern Virginia and Washington D.C.'s affluent consumer base.

EXCEPTIONAL OCCUPANCY AND FLEXIBILITY

Fully occupied with 10 tenants, the portfolio showcases strong tenant fundamentals in the Dulles-Manassas submarket, further strengthened by rising demand for data center servicers.

DATA CENTER-DRIVEN, SUPPLY CONSTRAINED REGION

Market rents are expected to grow as vacancy tightens, with the data center development pipeline eclipsing 7 million square feet of existing industrial.

STRENGTHENING MARKET FUNDAMENTALS

The market has achieved impressive 63% rent growth over the past five years. With vacancy at just 3.1% and current NNN rents of $18.46, the tight supply environment supports continued rent appreciation.

SHORT-TERM LEASE ROLLOVER WITH BELOW MARKET RENTS

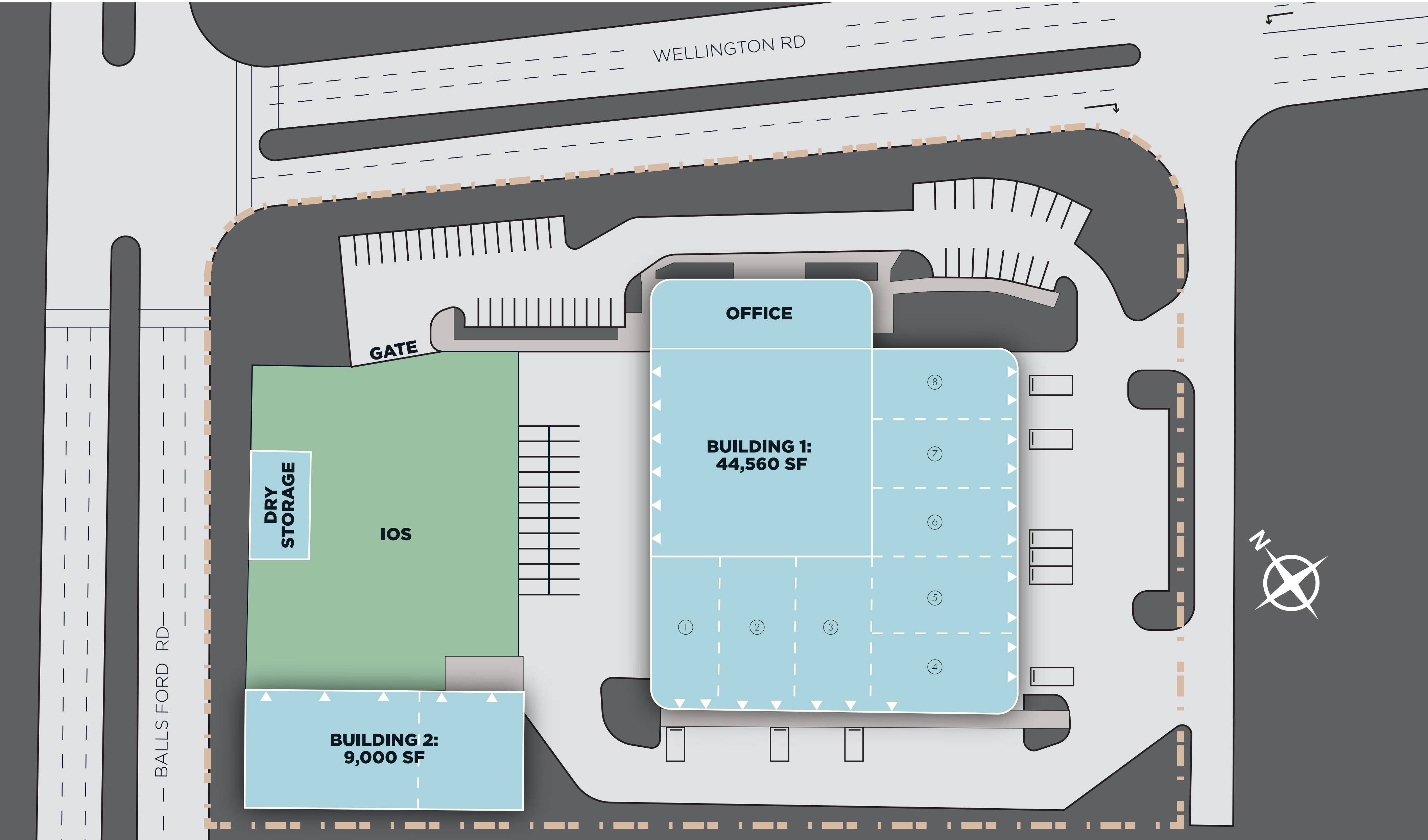
75% below-market rents and leases set to expire by the end of 2026 creates immediate upside through lease-up to market rates.

PREMIER ACCESS TO THE MID-ATLANTIC CORRIDOR

DRIVING DISTANCE TO MAJOR CITIES

35	WASHINGTON, DC
70	BALTIMORE, MD
100	RICHMOND, VA
175	PHILADELPHIA, PA
185	HAMPTON ROADS, VA
260	NEW YORK, NY
350	CHARLOTTE, NC
385	COLUMBUS, OH
470	BOSTON, MA
590	ATLANTA, GA

SITE PLAN



▲ - DRIVE-INS / KNOCK-OUT PANELS

DATA CENTER BOOM CREATES LAND SCARCITY AND CONSTRAINS INDUSTRIAL DEVELOPMENT

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, share, and distribute data.

In Northern Virginia, pre-leasing activity continues to accelerate, with built-to-suit completions accounting for 46% (278 MW) of total absorption. New inventory delivering in H2 2025 and 2026 is currently 88% leased, a number that is expected to rise before construction completion. 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.

OVER 7 MILLION SQUARE FEET OF INDUSTRIAL HAS BEEN OR WILL BE TAKEN OFFLINE FOR DATA CENTER USE WITHIN NORTHERN VIRGINIA OVER THE NEXT 3 YEARS

WELLINGTON CROSSROADS REPRESENTS A COMPELLING BELOW-REPLACEMENT-COST OPPORTUNITY, DRIVEN BY THE AREA'S DATA CENTER BOOM WHICH HAS DRASTICALLY LIMITED AVAILABLE LAND AND INFLATED COSTS. WITH RECENT INDUSTRIAL LAND TRANSACTIONS REACHING $3MM-$4MM PER ACRE, NEW INDUSTRIAL DEVELOPMENT HAS BECOME PROHIBITIVELY EXPENSIVE.

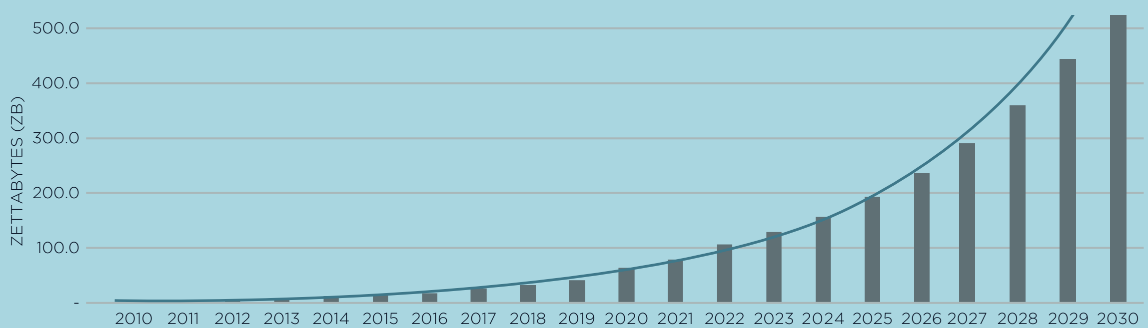
DATA CENTER DEMAND DRIVERS

Increased demand for **Generative Artificial Intelligence**

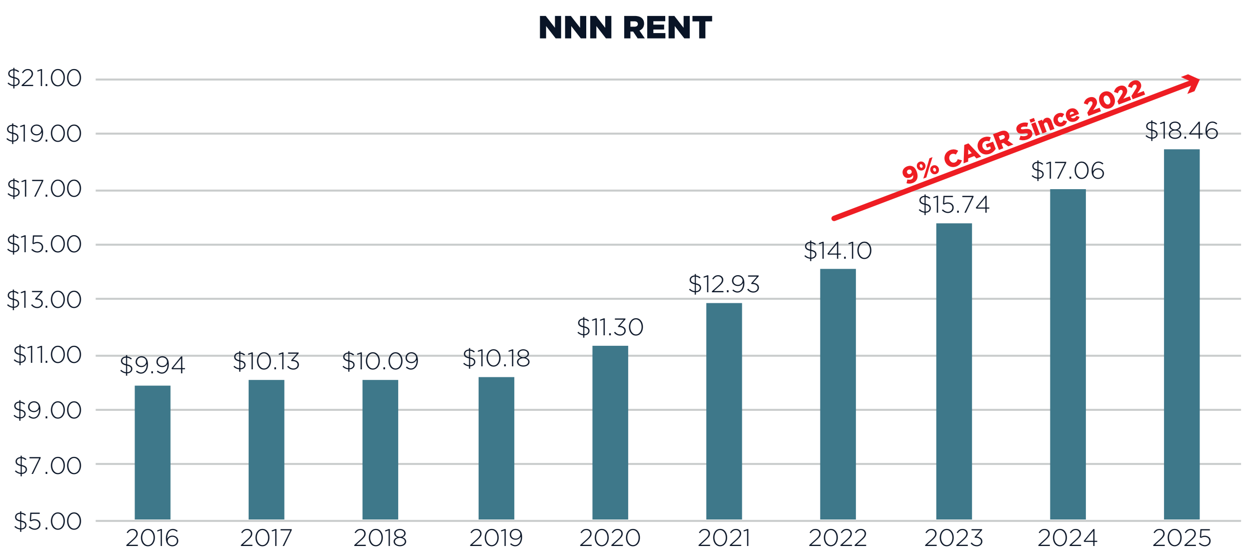
Cloud and hyperscale demand dominating primary markets

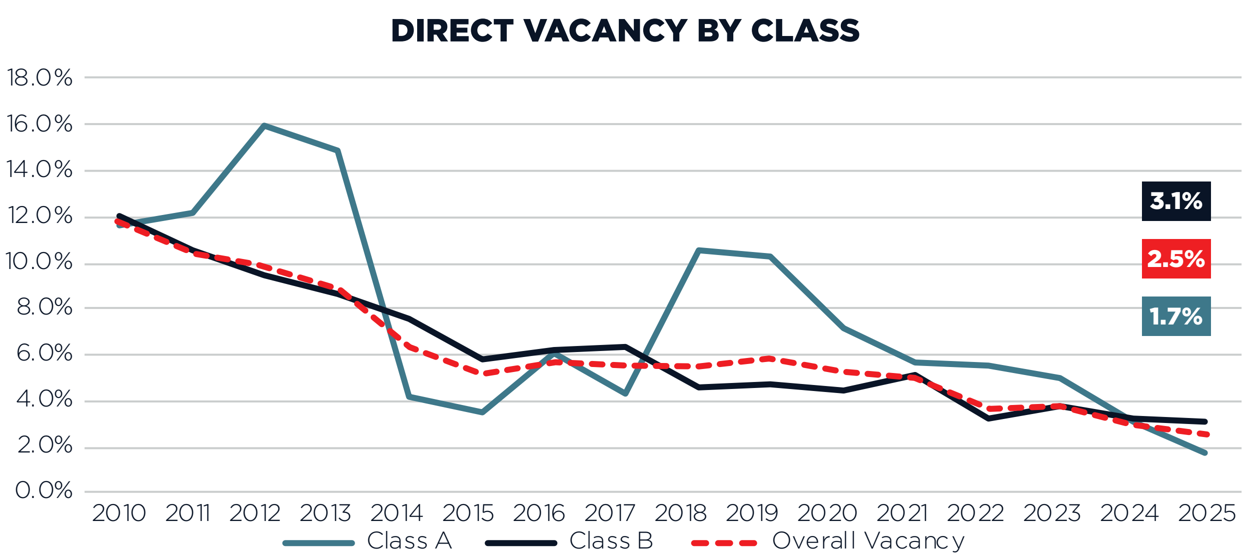
Proximity to interconnection points driving site selection for data center demand

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



THE DULLES-MANASSAS SUBMARKET HAS EXPERIENCED EXCEPTIONAL RENT GROWTH WITH NNN RENTS GROWING 41% SINCE 2021





DATA CENTER SERVICERS NEED TO LEASE INDUSTRIAL SPACE IN NORTHERN VIRGINIA - THE DATA CENTER CAPITAL OF THE WORLD

The submarket is dominated by businesses in the information industry, specifically under data processing, hosting, and related services.

TAX INCENTIVES

The State of Virginia provides a sales and use tax exemption on data center property, allowing businesses to reinvest savings back into operations.

PREFERABLE LOCATION

Conveniently located less than 35 miles outside of Washington D.C., the submarket benefits from proximity to the federal government, national security infrastructure, and needed power capacity.

SKILLED TECH WORKFORCE

A well-educated, high-tech workforce makes up the vast pool of talented workers able to support data center infrastructure and applications.

PREMIUM ACCESS TO NORTHERN VIRGINIA'S AFFLUENT DEMOGRAPHICS

DRIVE-TIME ANALYSIS

	DISTANCE (MILES)	DRIVE TIME (MIN)
I-66	2.1	5
ROUTE 29	3.6	7
ROUTE 28	4.1	9
I-495	23.3	25
DULLES INTERNATIONAL AIRPORT	24.5	30
WASHINGTON, DC	37.7	40
REAGAN NATIONAL AIRPORT	38.9	45

45 MILE RADIUS DEMOGRAPHICS

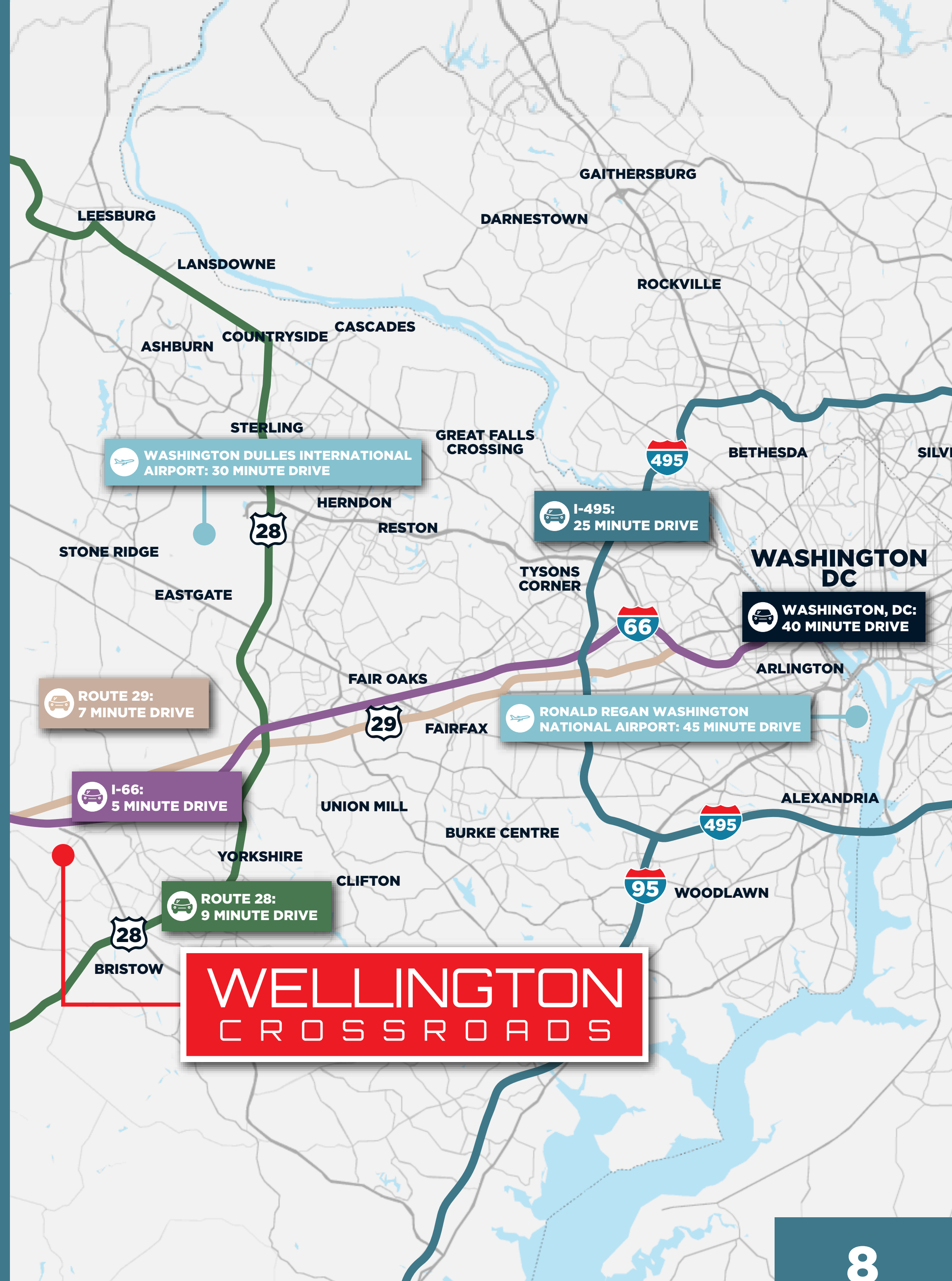
POPULATION: 6,471,736

DAYTIME WORKFORCE: 3,817,562

60 MILE RADIUS DEMOGRAPHICS

POPULATION: 8,397,208

DAYTIME WORKFORCE: 4,699,091



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