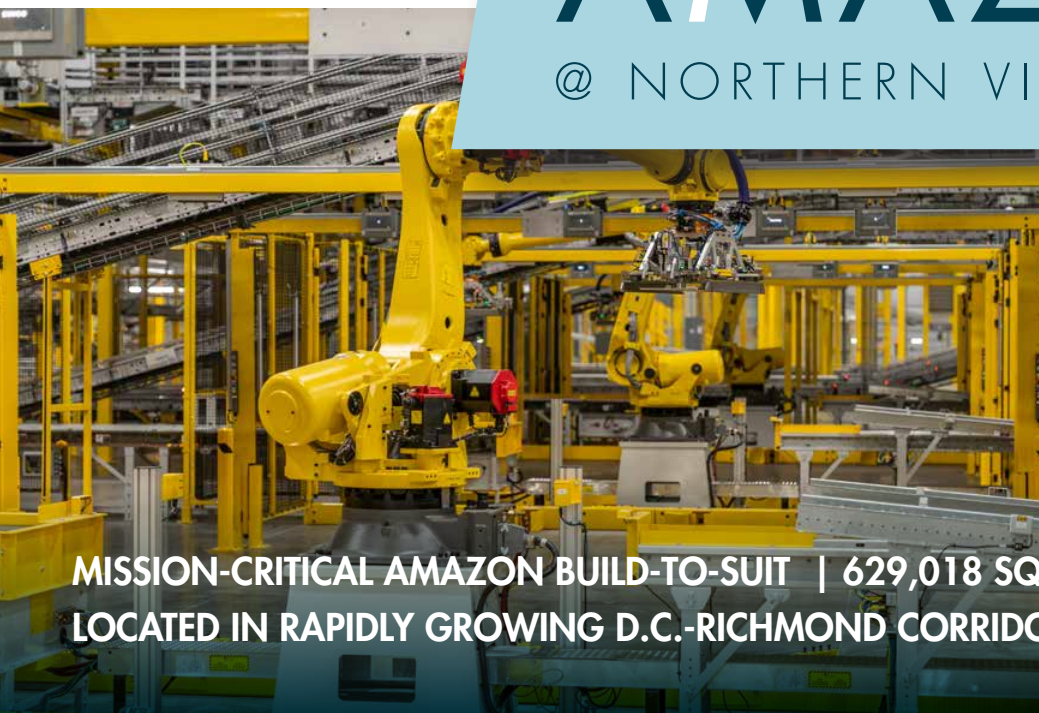




AMAZON 95

@ NORTHERN VIRGINIA GATEWAY



MISSION-CRITICAL AMAZON BUILD-TO-SUIT | 629,018 SQUARE FEET | 12 YEARS OF TERM | STRATEGICALLY LOCATED IN RAPIDLY GROWING D.C.-RICHMOND CORRIDOR

EXECUTIVE SUMMARY

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COMPANIES.

 JLL

THE OFFERING

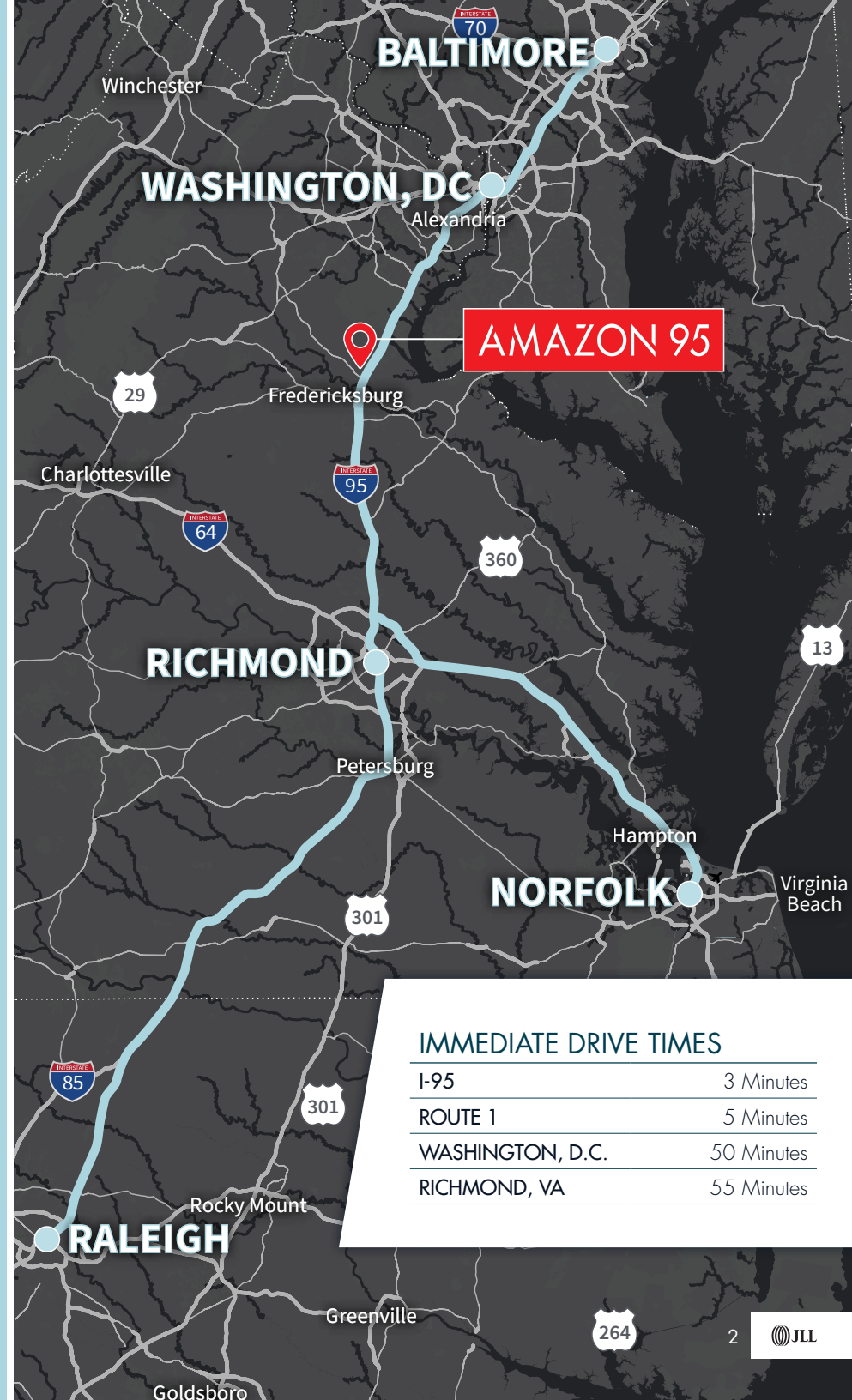
James Lang LaSalle ("JLL"), as exclusive advisor to The Peterson Companies, is pleased to offer for sale Amazon 95 @ Northern Virginia Gateway ("Amazon 95" or the "Property"), a state-of-the-art, 629,018 square foot, Class A, Inbound Cross Dock ("IXD") facility in the Washington, D.C. - Richmond Corridor. Nearly equidistant from downtown Washington, D.C. and Richmond, VA, the Property offers investors the rare opportunity to capitalize on both markets' exceptional fundamentals. Amazon 95 is ideally situated adjacent to I-95 and Route 1 and within hours of the Port of Virginia and Washington D.C. MSA. This location provides users with strong multimodal optionality and immediate access to the dense population along the East Coast.

The Property is 100% leased to Amazon.com Services LLC (the “Tenant”), an investment-grade credit tenant (Moody’s: A1 & S&P: AA) and the undisputed leader in the e-commerce industry. Amazon executed a 15-year lease that commenced in December 2022 leaving over 12.0 years of term remaining. The Property represents one of only two IXD facilities in the region tasked with serving the roughly 18 million square feet of additional Amazon-leased space throughout the Mid-Atlantic. Amazon has demonstrated a strong conviction in the location, occupying a 200K SF delivery station also located on Centreport Parkway. Amazon 95 @ Northern Virginia Gateway presents investors with an incredibly rare opportunity to acquire a stabilized, best-in-class asset in an exceptional location on a long-term lease to a blue-chip credit tenant.

TRANSACTION SUMMARY

ADDRESS	220 Centreport Parkway, Stafford, VA
SIZE	629,018 SF
LAND AREA	81.82 Acres
DATE DELIVERED	October 2022
BUILDING TYPE	Inbound Cross Dock (IXD)
CLEAR HEIGHT	36'
LEASE EXPIRATION	March 31, 2038
REMAINING LEASE TERM ¹	12.0 Years

¹ Remaining Lease Term as of 4/1/2026



BUILT-TO-SUIT FACILITY WITH HEAVY AUTOMATION



STRONG NEIGHBORING INSTITUTIONAL OWNERSHIP AND NATIONALLY RECOGNIZED TENANCY

30 MINUTES TO CAPITAL BELTWAY
50 MINUTES TO DOWNTOWN WASHINGTON, D.C.



GWV Data Center

AMAZON 95



3 MINUTES
TO I-95

1 HOUR TO RICHMOND
2 HOURS AND 10 MINUTES TO THE PORT OF VIRGINIA

DATA CENTER

INVESTMENT HIGHLIGHTS

✓ MISSION-CRITICAL AMAZON FACILITY

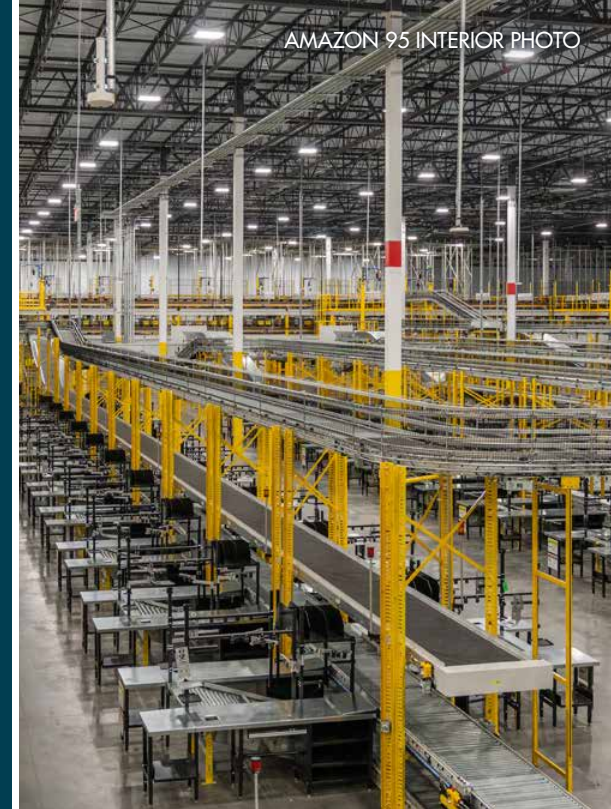
- Constructed as a build-to-suit, Amazon 95 is one of only two IXD facilities in the Mid-Atlantic U.S. The tenant has made a very substantial corporate investment in the building including robotics, infrastructure upgrades and other specialized materials handling equipment (MHE).
- Amazon's IXD network is strategically located in relation to port gateways and corridors to minimize transportation costs. The role of an IXD is to streamline the flow of goods into its fulfillment center network, receive and consolidate products from vendors, and efficiently transport them to other fulfillment centers within the Amazon network by tractor trailer.
- As one of only approximately 45 Amazon IXDs either currently in or soon-to-be in operation across the United States, Amazon 95 is a critical piece in the overall Amazon Eastern U.S. supply chain network.

🏆 CORE ASSET WITH STATE-OF-THE-ART IXD DESIGN

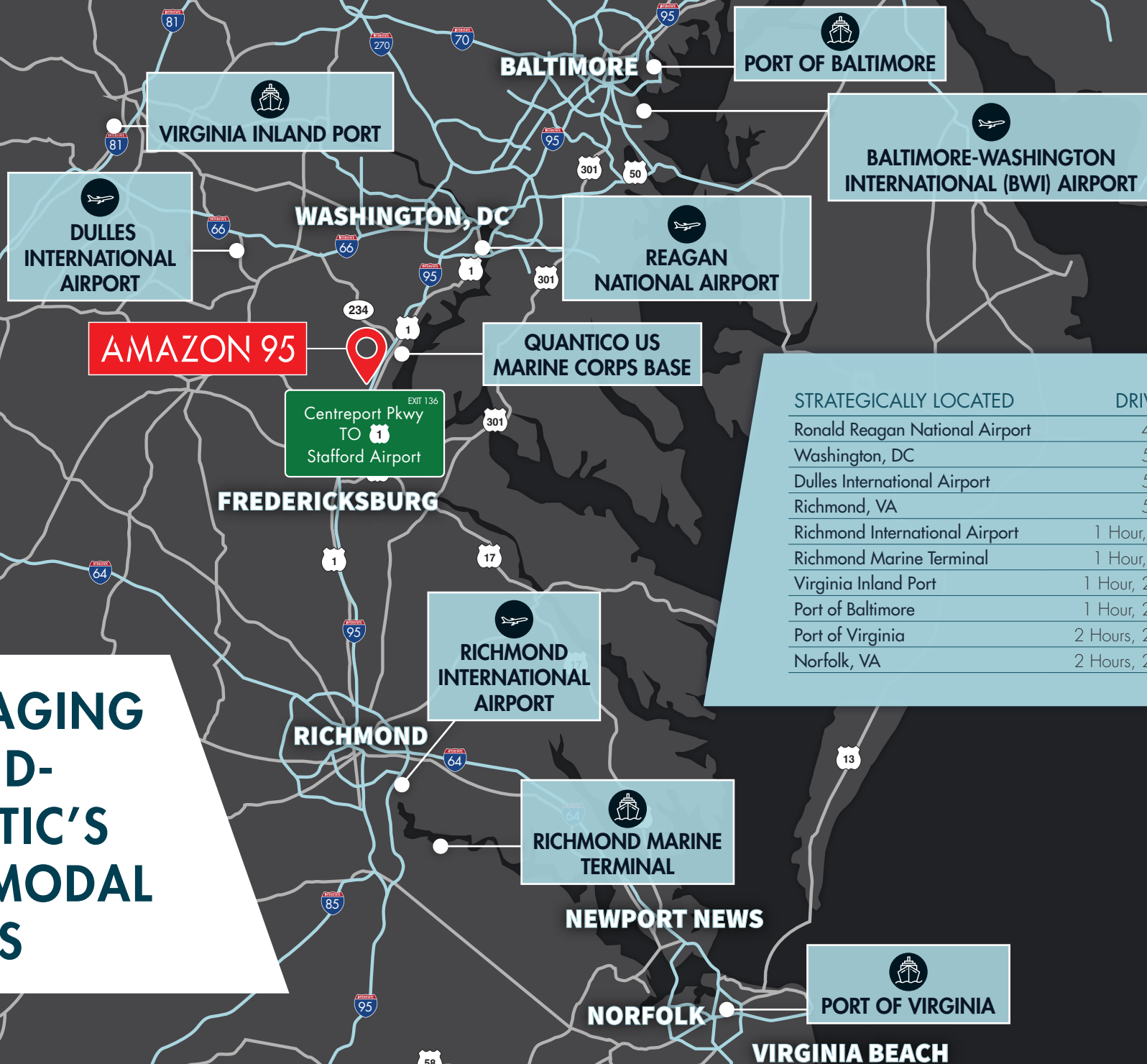
- Amazon 95 features trophy-quality building specifications including 14,500 amps powering the tenant's specialized equipment, a market-leading dock ratio (1 door per 4,765 SF), full dock packages, an ESFR sprinkler system, and LED lighting.
- Amazon 95 boasts low coverage relative to the 81-acre total site area to accommodate the excess paved, lit, fenced perimeter, creating an above-market trailer drop ratio of 1 per 896 SF (702 off-dock trailer drops) and an employee parking ratio of 1.6 spaces per 1,000 rentable square feet (1,002 parking spaces) while also offering future redevelopment and/or expansion opportunity.
- Exceptional site circulation capabilities provide for the ideal set-up to accommodate Amazon's current and future needs, allowing for efficient transloading of import containers from the Port of Virginia and other locations into trucks bound for Amazon e-fulfillment centers.

📍 TOP-TIER LOGISTICS LOCATION

- Located adjacent to I-95, the Property leverages Northern Virginia's constantly improving transportation infrastructure and efficient North-South access via Centreport Parkway.
- Amazon also occupies a Flex facility at 181 Centreport Parkway, just 5 minutes away, which acts as a pickup and staging facility for independent contractors to collect orders to deliver to nearby customers in the Richmond and D.C. markets. This facility's immediate proximity to Amazon 95 offers synergies to the company that would be nearly impossible to replicate without a substantial time and capital investment. Between these two facilities, Amazon is deeply entrenched in the industrial park.



LEVERAGING THE MID-ATLANTIC'S MULTIMODAL ACCESS



STRATEGICALLY LOCATED	DRIVE TIMES
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

AMAZON'S 18 MILLION SF VIRGINIA PRESENCE

Amazon boasts a foothold of over 18 million square feet of industrial space across the Commonwealth of Virginia. Amazon 95 is one of only two IXD facilities in the state, with the other located in the Hampton Roads market. The Washington, D.C., Richmond, and Hampton Roads markets have proven to be critical to the success of Amazon's national supply chain, with major interstates I-95, I-85, and I-64 providing connectivity to the greater East Coast and the Port of Virginia providing a mission-critical touchpoint for the import and export of products.



- Fulfillment Center
- Delivery Station
- Prime Now Hub/Amazon Fresh
- Sortation Center
- Heavy & Bulky Delivery Station
- Inbound Cross Dock (IXD)

AMAZON VIRGINIA LOCATIONS

MAP #	PROPERTY	CITY	SIZE (SF)	FACILITY TYPE
●	AMAZON 95	Stafford	629,018	Inbound Cross Dock (IXD)
1	165 BUSINESS BOULEVARD	Clear Brook	1,061,000	Fulfillment Center
2	182 JOHNS MANVILLE DRIVE	Edinburg	20,000	Delivery Station
3	4431 MERCURE CIRCLE	Sterling	106,000	Delivery Station
4	45121 GLOBAL PLAZA	Sterling	80,900	Fulfillment Center
5	5533 WELLINGTON ROAD	Gainesville	75,000	Delivery Station
6	11920 BALLS FORD ROAD	Manassas	164,000	Delivery Station
7	6885 COMMERCIAL DRIVE	Springfield	150,000	Fulfillment Center
8	5617 INDUSTRIAL DRIVE	Springfield	398,400	Prime Now Hub/Amazon Fresh
9	181 CENTREPORT PARKWAY	Stafford	200,000	Delivery Station
10	32 TRADER ROAD	Fisherville	1,000,000	Fulfillment Center
11	2712 WEST MAIN STREET	Waynesboro	96,100	Delivery Station
12	15681 HISTORY LAND HIGHWAY	Warsaw	26,000	Delivery Station
13	461 NORTH MAIN STREET	Kilmarnock	27,000	Delivery Station
14	11600 NORTH LAKERIDGE PARKWAY	Ashland	328,100	Sortation Center
15	5901 RICHMOND HENRICO TURNPIKE	Richmond	650,000	Fulfillment Center
16	4101 CAROLINA AVENUE	Richmond	45,000	Delivery Station
17	2263 DABNEY ROAD	Richmond	11,900	Prime Now Hub/Amazon Fresh
18	4100 TOMLYNN STREET	Richmond	26,200	Prime Now Hub/Amazon Fresh
19	4949 COMMERCE ROAD	Richmond	461,700	Fulfillment Center
20	1601 BELLWOOD ROAD	Richmond	321,000	Delivery Station
21	1901 MEADOWVILLE TECHNOLOGY PARKWAY	Chester	1,200,000	Fulfillment Center
22	5000 COMMERCE WAY	Petersburg	1,100,000	Fulfillment Center
23	7000 HARDWARE DRIVE	Prince George	798,800	Fulfillment Center
24	223 WEST MERCURY BOULEVARD	Newport News	111,600	Delivery Station
25	7421 CENTRAL BUSINESS PARK DRIVE	Norfolk	63,100	Heavy & Bulky Delivery Station
26	1400 SEWELLS POINT ROAD	Norfolk	168,700	Delivery Station
27	492 CENTRAL DRIVE	Virginia Beach	31,500	Prime Now Hub/Amazon Fresh
28	804 GREENBRIER CIRCLE	Chesapeake	25,600	Prime Now Hub/Amazon Fresh
29	1920 CAMPOSTELLA ROAD	Chesapeake	76,000	Delivery Station
30	5045 PORTSMOUTH BOULEVARD	Chesapeake	627,685	Inbound Cross Dock (IXD)
31	103 INDUSTRIAL DRIVE	Suffolk	60,000	Heavy & Bulky Delivery Station
32	2020 NORTHGATE COMMERCE PARKWAY	Suffolk	822,800	Fulfillment Center
33	1401 ENTERPRISE DRIVE	Suffolk	348,500	Sortation Center
34	103 THOMAS ROAD	Bristol	70,400	Delivery Station
35	5901 RICHMOND HENRICO TURNPIKE	Richmond	2,600,000	Fulfillment Center
36	NORTHGATE COMMERCE PARK	Suffolk	3,800,000	Fulfillment Center
37	1701 BERMUDA HUNDRED ROAD	Chester	187,980	Fulfillment Center
TOTAL			17,970,965	



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