

CONNECTED TO POSSIBILITIES

2925 PRUDEN BOULEVARD, SUFFOLK, VA 23434

A **WORLD-CLASS
FACILITY** SERVING THE
PORT OF VIRGINIA



ROCKEFELLER
GROUP

MATAN

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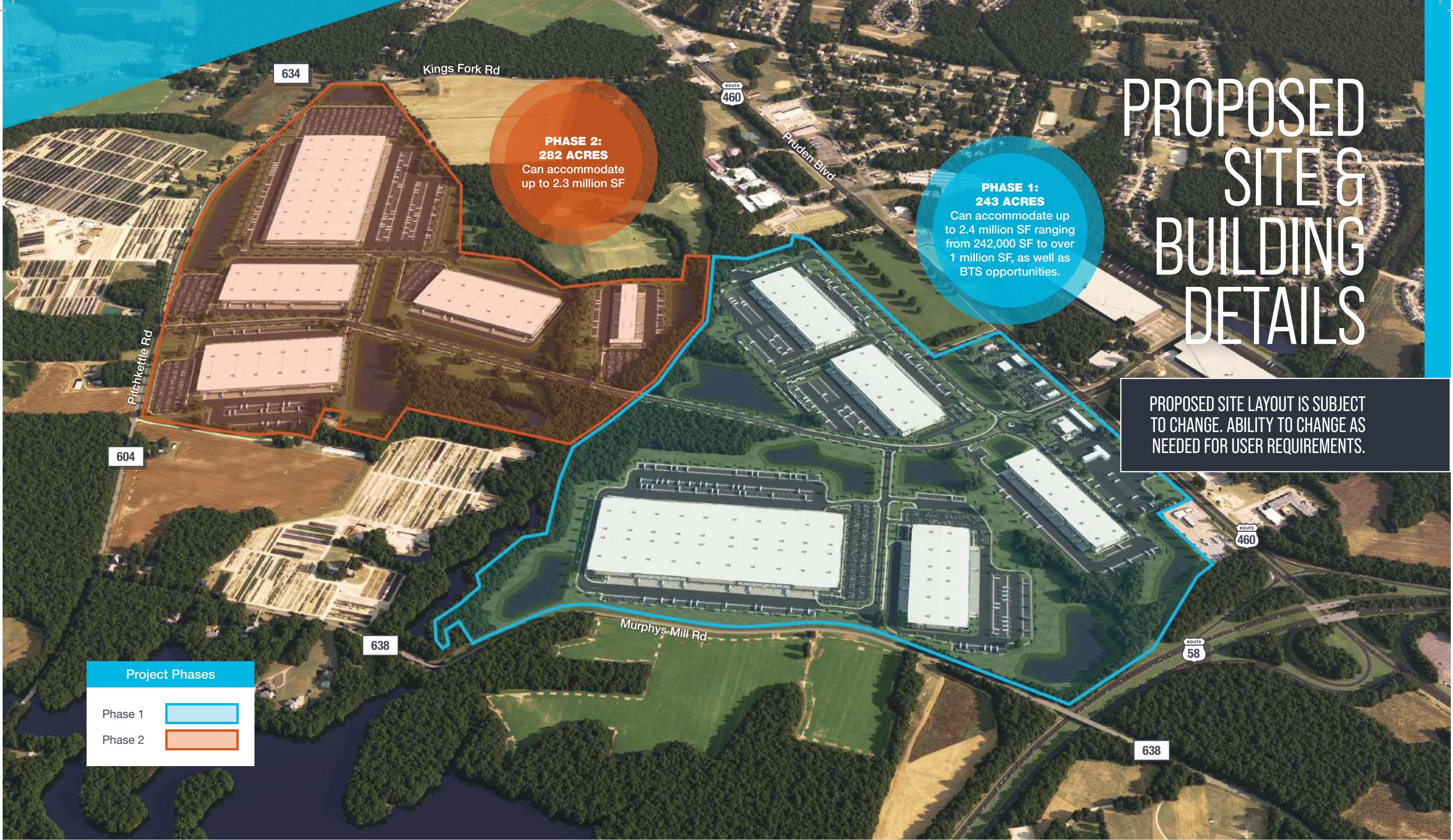
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PORT 460
LOGISTICS CENTER



PROPOSED SITE & BUILDING DETAILS

**PHASE 2:
282 ACRES**
Can accommodate
up to 2.3 million SF

**PHASE 1:
243 ACRES**
Can accommodate up
to 2.4 million SF ranging
from 242,000 SF to over
1 million SF, as well as
BTS opportunities.

PROPOSED SITE LAYOUT IS SUBJECT
TO CHANGE. ABILITY TO CHANGE AS
NEEDED FOR USER REQUIREMENTS.

Project Phases

Phase 1

Phase 2

PROPOSED DEVELOPMENT PLAN



| PHASE 2 | | |
|-----------|-----------|---------------------|
| Bldg | SF | Delivery Date |
| 6 | 520,000 | Q3 2027 |
| 7 | 564,000 | Potential land sale |
| 8 | 430,500 | Q3 2028 |
| 9 | 1,101,700 | Q2 2028 |
| 10 | 170,000 | Q3 2027 |
| 2,786,200 | | |

| PHASE 1 | | |
|--|-----------|-------------------------|
| Bldg | SF | Delivery Date |
| 1 | 339,660 | Q4 2025 |
| 2 | 246,490 | Q4 2025 |
| 3 | 1,048,711 | Q3 2026 |
| 4 | 394,270 | Q3 2027 |
| 5 | 464,020 | Under Contract for Sale |
| 2,493,151 | | |
| <div> <div></div> Phase 1A <div></div> Phase 1B </div> | | |



PHASE 1 PROJECT DESCRIPTION

| PORT 460 BUILDING SPECS | | | | | |
|--------------------------------|-------------|-------------|--------------------------|--------------------------|-------------------------|
| | Building 1 | Building 2 | Building 3 | Building 4 | Building 5 |
| Delivery Date | Q4 2025 | Q4 2025 | Q3 2026 | Q3 2027 | Under Contract For Sale |
| Building SF | 339,660 | 246,490 | 1,048,711 | 394,270 | 464,020 |
| Acreage | 27 | 25.64 | 85.2 | 30 | |
| Building Type | Cross Dock | Rear Load | Cross Dock | Cross Dock | |
| Clear Height | 36' | 36' | 40' | 36' | |
| Building Dimensions | 370' x 918' | 260' x 950' | 670' x 1,566 | 430' x 917' | |
| Column Spacing | 54' x 50' | 54' x 50' | 54' x 50' | 54'x 50' | |
| Speed Bay | 60' | 60' | 60' | 60' | |
| Dock Doors | 91 | 54 | 86 (82 future knockouts) | 46 (47 future knockouts) | |
| Drive In Doors | 4 | 2 | 4 | 4 | |
| Dock Door Ratio per 1,000 SF | 0.27 | 0.22 | 0.16 | 0.24 | |
| Trailer Parking | 195 | 140 | 417 | 203 | |
| Trailer Parking / Dock Door | 2.14 | 2.59 | 2.26 | 2.18 | |
| Car Parking | 177 | 167 | 540 | 168 | |
| Car Parking Ratio per 1,000 SF | 0.52 | 0.68 | 0.51 | 0.43 | |
| Truck Court Depth | 130' | 130' | 130' | 130' | |

ALL BUILDINGS WILL HAVE:

- Tilt Wall Construction
- 7" Floor Slab Thickness with 4,000 PSI
- 800 PSF Floor Slab Load
- Min 3,000A, 480V 3 Phase Electrical Service
- LED Warehouse Lighting
- ESFR Fire Sprinkler System



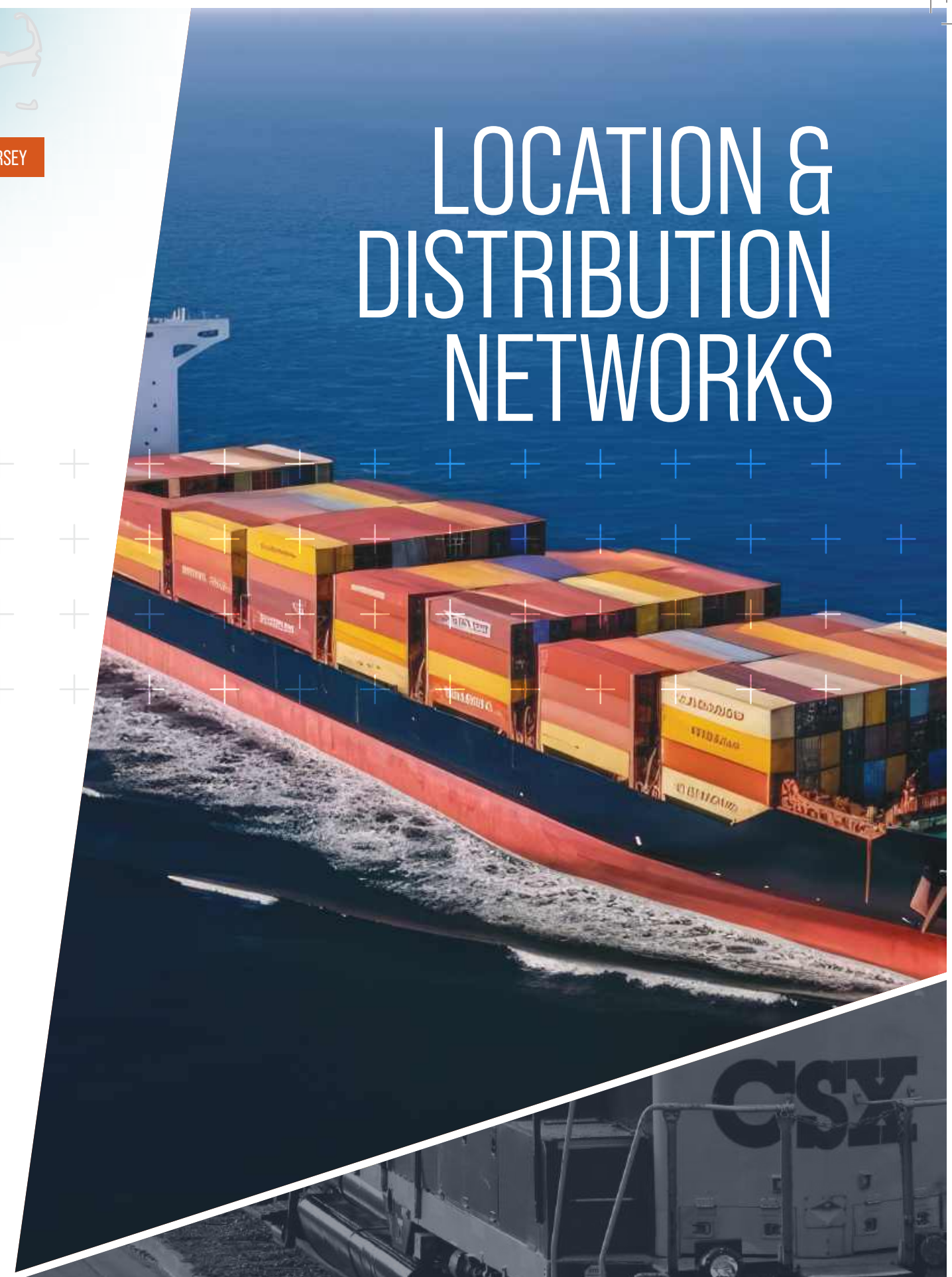
LOCATION & DISTRIBUTION NETWORKS



Foreign Trade Zone Eligible

Driving Distances

| | |
|---------------------------|--------|
| North Carolina State Line | 20 mi |
| Port of Virginia | 25 mi |
| Interstate 95 | 55 mi |
| Richmond, VA | 75 mi |
| Raleigh, NC | 160 mi |
| Washington, D.C. | 190 mi |
| Charlotte, NC | 300 mi |



REGIONALLY POSITIONED

Port 460 is advantageously located at the touchpoint of the world-class logistics and distribution infrastructure of the Hampton Roads MSA.

Situated directly on US-460, the Project has seamless access to the entire Norfolk region as well as I-85 and I-95, offering extensive connectivity to the major metropolitan areas of the Eastern Seaboard. As the closest development opportunity of scale to the Port of Virginia and its multimodal infrastructure, the Project sits approximately twenty-two (22) miles from the NS/PTI Portlock Terminal and the Norfolk Southern's Lambert's Point Yard, which represent critical access points to the multiple Class I rail networks spanning the Hampton Roads MSA. Moreover, the Project is located twenty-one (21) miles from the Portsmouth Marine Terminal, one of six (6) terminals that constitute the Port of Virginia, one of the largest seaports in the U.S. and the gateway to global commerce for the East Coast.



COMPARABLE PROJECTS

HAMPTON ROAD / NORFOLK



PORT 460 - COMP PROPERTY SUMMARY

| Map Number | Project | Total SF |
|------------|-----------------------------------|----------|
| 1 | Westport | 2.0M |
| | | |
| 2 | Northgate Logistic Center | 2.1M |
| | | |
| 3 | Wilroy Industrial Park | |
| | | |
| 4 | Commonwealth Storage | 663,333 |
| | | |
| 5 | Virginia Commerce Center | 345K |
| | | |
| 6 | VA Port Logistics Center | 2.2M |
| | | |
| 7 | Target Import Distribution Center | 1.7M |
| | | |



HIGHLY CONNECTED TO THE MID-ATLANTIC

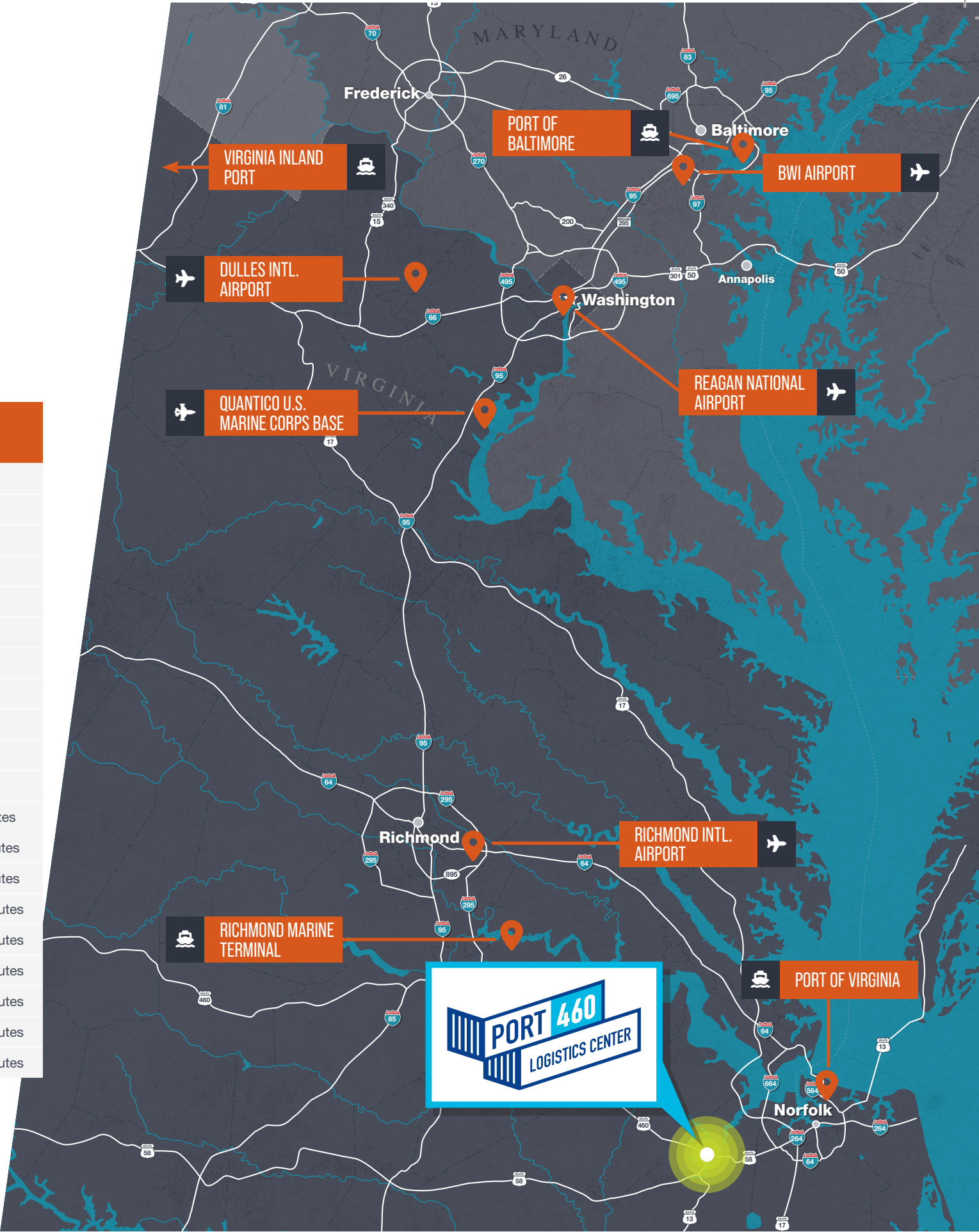
Located at the new interchange of US-460 and US-58 and just thirteen (13) miles from I-64, the Project presents strong access characteristics and direct connection to the Hampton Roads MSA via a multitude of commercial thoroughfares. Abundant roadways and waterways connect the Project within minutes to the renowned global commerce infrastructure of the Norfolk area, including the Port of Virginia, Norfolk Southern Portlock Yard, Norfolk Southern Lambert's Point Yard, and Norfolk International Airport (ORF).

ACCESS TO THE HAMPTON ROADS MSA

Situated at the midpoint of the Eastern Seaboard, the Hampton Roads MSA has emerged as a major commercial, industrial, and defense hub along the Atlantic Coast, boasting one of the largest concentrations of defense manufacturing and military installations.

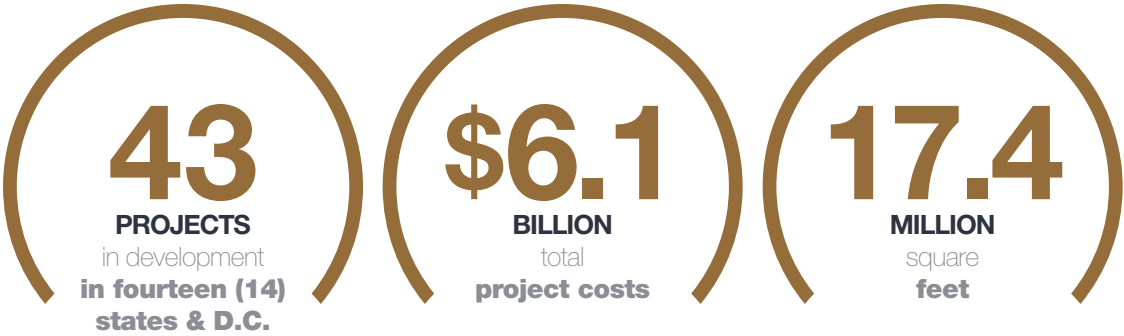
The epicenter of the Hampton Roads economy is the Port of Virginia – a collection of six (6) rail-served port terminals that employ over 400,000 people and function collectively as the leading East Coast gateway for global shipping and commerce.

| Proximity | Travel Time |
|--|---------------------|
| US-13/460/58 | 2 Minutes |
| I-664 | 13 Minutes |
| I-64 | 14 Minutes |
| I-264 | 15 Minutes |
| US-17 | 19 Minutes |
| Norfolk Naval Shipyard | 22 Minutes |
| I-464 | 26 Minutes |
| Port of Norfolk | 28 Minutes |
| Norfolk Southern Lambert's Point Yard | 29 Minutes |
| Norfolk Southern PTI Portlock Terminal | 30 Minutes |
| Norfolk International Airport (ORF) | 35 Minutes |
| I-95 | 1 Hour, 5 Minutes |
| I-85 | 1 Hour, 10 Minutes |
| Richmond, Virginia | 1 Hour, 30 Minutes |
| Raleigh-Durham, North Carolina | 2 Hours, 35 Minutes |
| Washington, D.C. | 3 Hours, 15 Minutes |
| Greensboro, North Carolina | 3 Hours, 35 Minutes |
| Baltimore, Maryland | 3 Hours, 45 Minutes |
| Charlotte, North Carolina | 4 Hours, 30 Minutes |
| Philadelphia, Pennsylvania | 4 Hours, 50 Minutes |



ROCKEFELLER GROUP OVERVIEW

ROCKEFELLER
GROUP



OVERVIEW

The Rockefeller Group is a renowned global real estate investment and development firm with a rich legacy dating back to 1928. Known for its expertise in commercial real estate, Rockefeller has a history of developing iconic properties that shape skylines and communities. With a focus on delivering high-quality assets, the firm operates across major markets in the United States. Leveraging their industry knowledge and strategic partnerships, Rockefeller seamlessly combines real estate development, investment, and property management.

ROCKEFELLER INDUSTRIAL EXPERTISE

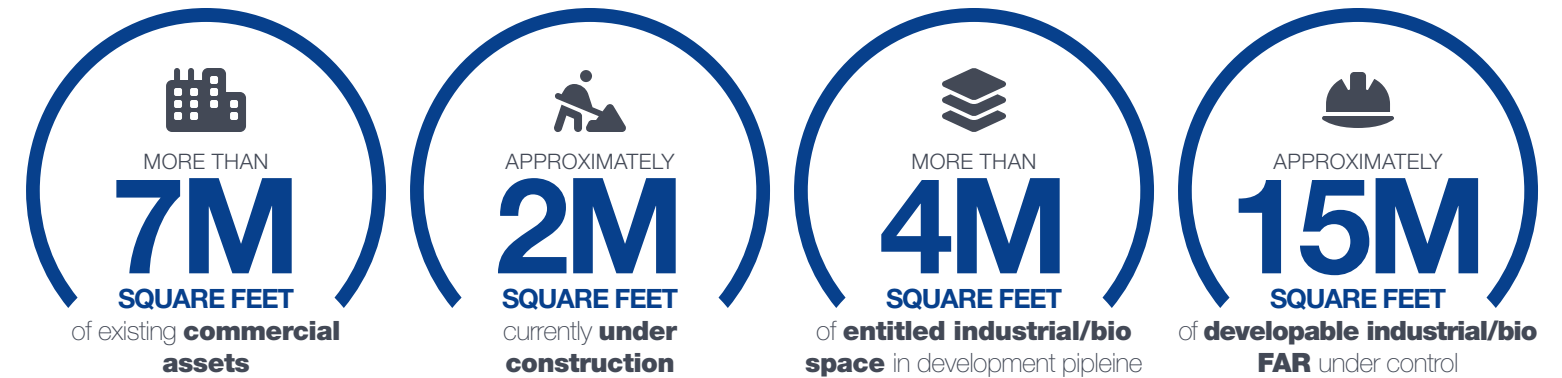
For almost four decades, Rockefeller Group has been actively involved in the development of large-scale industrial properties. Rockefeller has successfully completed development of more than 25 million square feet of top-tier industrial real estate, catering to the needs of prominent global enterprises and logistics firms. Over the past five years, Rockefeller Group has completed more than 9 million square feet of industrial property in six states across the Northeast, Southeast, and Western regions of the United States. Presently, they have a robust development pipeline of approximately 17 million square feet in development, including 9 million square feet of industrial, demonstrating their ongoing commitment to delivering exceptional industrial assets and quality tenant experiences.

HIGHLIGHTS

- Site Selection & Acquisition
- Master Planning
- Local, County, State, and Federal Entitlements
- Site Preparation & Environmental Remediation
- Design & Construction
- Marketing & Leasing
- Project Management



MATAN COMPANIES OVERVIEW



DEVELOPMENT

With over 7 million square feet of Class A warehouse space, bioresearch facilities, and office space successfully brought to market, Matan's development team knows how to deliver multi-million-dollar projects on time and on budget. Our project management team customizes your space, staying with you from concept through construction to ensure superior satisfaction.

ASSET MANAGEMENT

Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

LEASING

Matan's approach to integrated leasing services fits each tenant's individual goals. Count on our leasing specialists to be there at every step from the initial showing through negotiations, tenant improvement coordination, expansions, and lease renewals. Thanks to a lack of bureaucracy and the expertise of our market-savvy brokers, we make decisions in days rather than weeks.

PROPERTY MANAGEMENT

Whatever it takes. That's the mantra of our experienced property management team. We vigilantly meet the day-to-day needs of each property while keeping an eye on opportunities to maximize operational efficiencies and create quality tenant experiences.

HIGHLIGHTS

- Private commercial real estate investment firm
- Headquartered in the D.C. Metro Area
- Family owned and operated since 1976
- Over 7 million square feet of existing commercial assets
- Approximately 2 million square feet currently under construction
- 4 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management





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MATAN



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