



 DEEPWATER
INDUSTRIAL PARK



2301 & 3001 COMMERCE ROAD
RICHMOND, VA



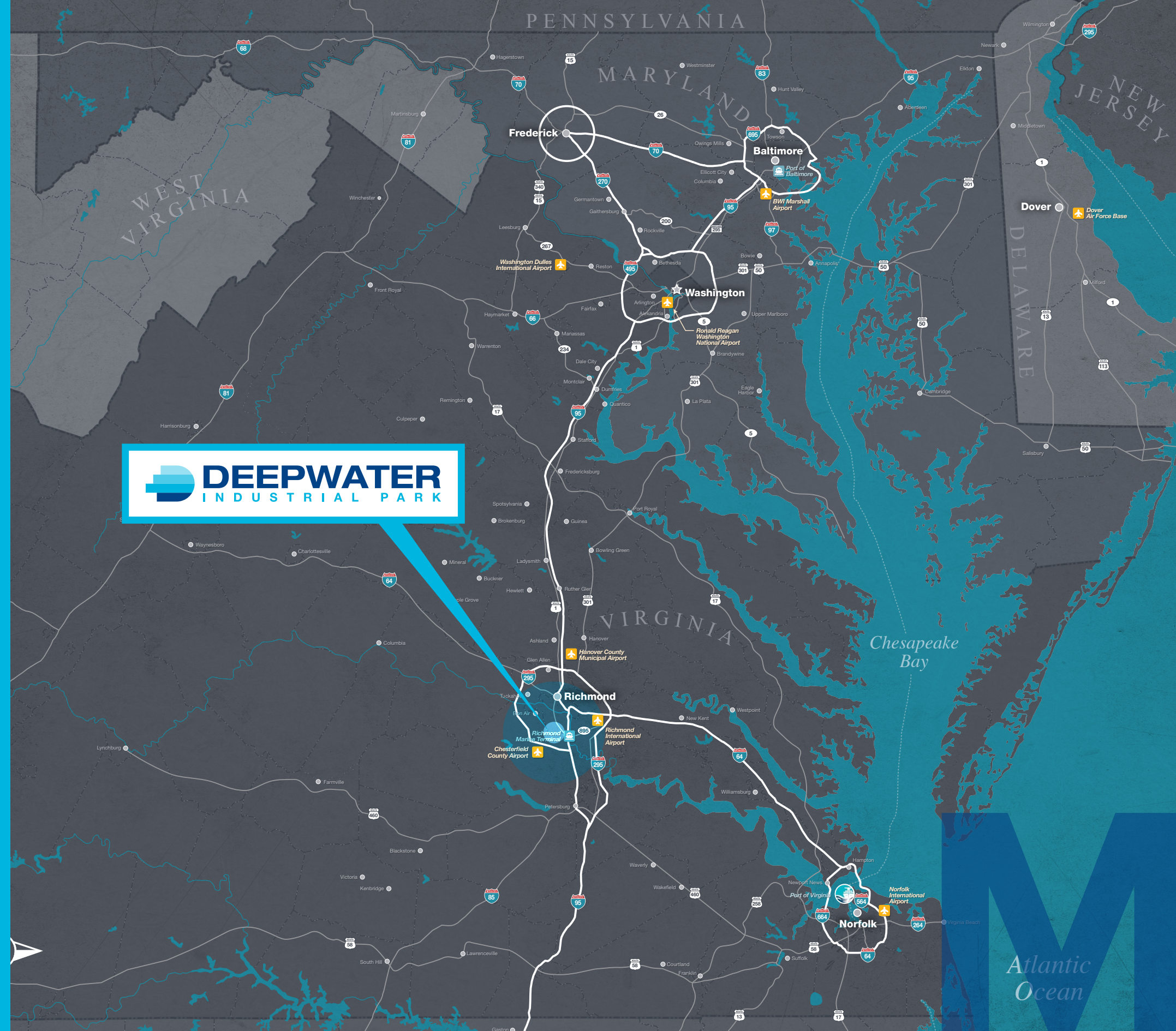
PREPARED BY

MATAN

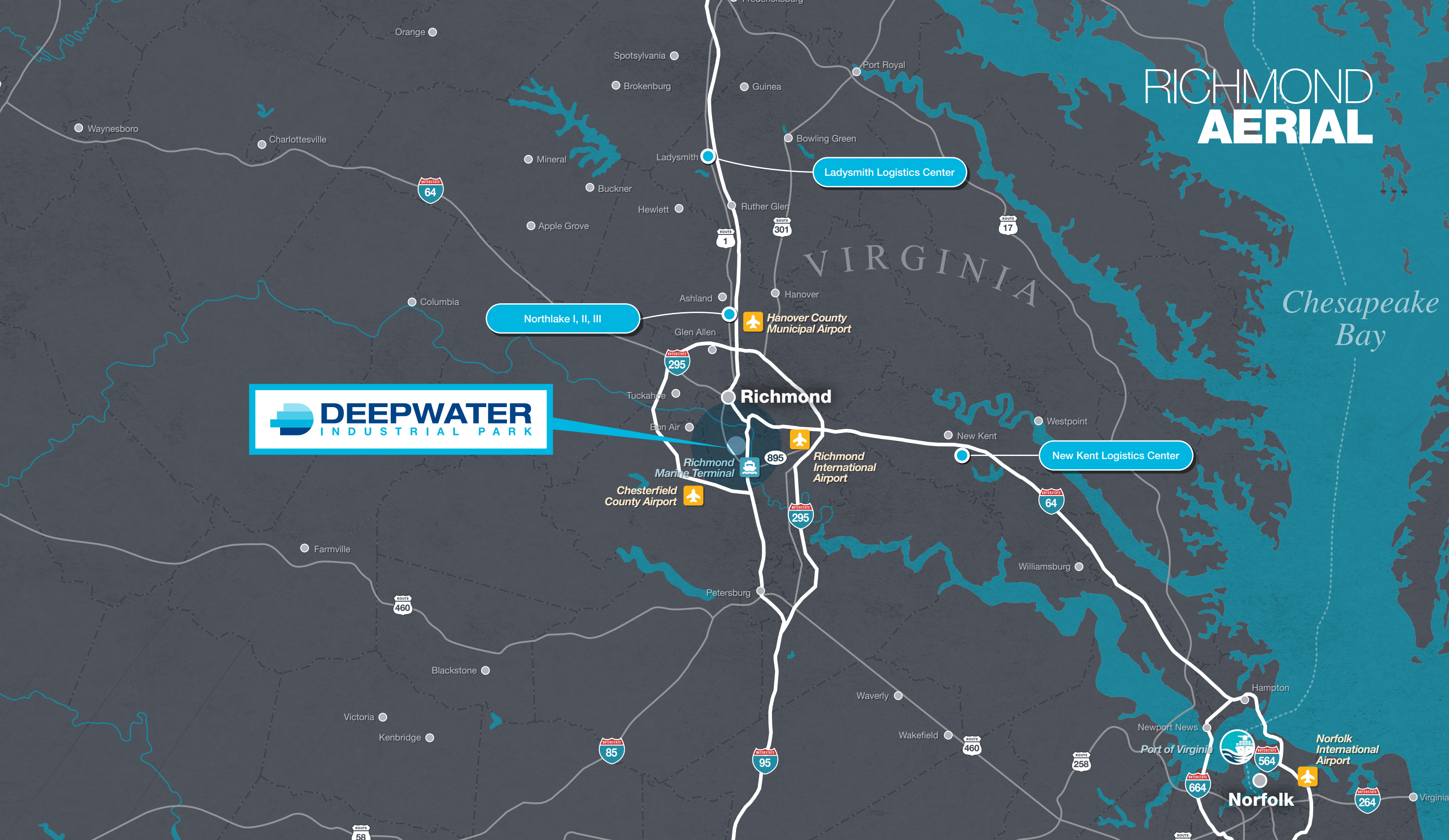


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RICHMOND AERIAL



RICHMOND MARKET OVERVIEW



39.4%

39.4% of Richmond MSA residents have at least a bachelors degree (24.8% bachelors + 14.6% graduate). 15% more than the national average



9.8%

Between 2010-2020, the Richmond MSA has grown by 9.8% vs the national average of 7.4%



9.7%

Between 2020-2030, the Richmond MSA has an anticipated growth rate of 9.7%



19.3%

The City of Richmond alone has seen an 11.0% increase in population growth over the past 10 years and anticipates another 19.3% by 2050



\$552M

The City of Richmond landed \$552 million in capital investment, creating an expected 2,237 jobs

Top Fortune 500 Companies with Headquarters in Richmond:

- Performance Food Group (Fortune Rank: 114 / Local Employees: 694)
- CarMax (136 / 2,200)
- Altria Group (138 / 3,850)
- Dominion Energy (193 / 5,433)
- Markel (311 / 1,886)
- Owens & Minor (345 / 609)
- Genworth Financial (348 / 1,018)

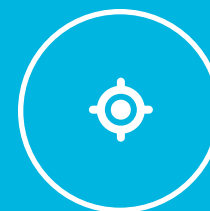


LOCATION HIGHLIGHTS

Centrally located on the East Coast, Deepwater Industrial Park is situated within the 43rd largest MSA in the United States with a surrounding population of 1.3 million Virginians. The region is growing at a steady rate, adding nearly 400,000 residents in the past two decades. The greater metropolitan area includes several Fortune 500 companies: Lowes, Amazon, Brother International, Dupont, Phillip Morris, Riverside Logistics, Performance Food Group, Altria, CarMax, Dominion Energy, Markel, Owens and Minor, Genworth Financial, and ARKO Corporation.

Other site highlights include:

- **Centrally located within an Opportunity Zone**
- 2 Miles from Bells Road / I-95 Interchange
- 4.3 Miles from downtown Richmond
- 2.2 Miles from Richmond Marine Terminal
- Public transportation available nearby
- All utilities in place
- Visible from I-95
- Multi-modal transportation (interstate system / rail service / air transportation / marine ports)



40%

of the United States population lives within a day's drive



50%

of the United States population lives within a 750-mile radius



43rd

The Richmond MSA is now the 43rd largest metro in the United States with a population of 1,339,182 residents.



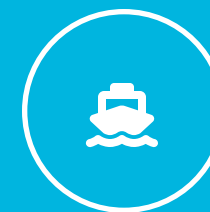
140M+

More than 140 million pounds of cargo is shipped from Richmond International Airport each year



3.7M TEU

Port of Virginia Annual TEU volume:
- 2022: 3,703,230 - 2021: 3,522,834
- 2020: 2,813,415 - 2019: 2,937,962



36K TEU

Richmond Marine Terminal Annual TEU volume: - 2022: 36,730 - 2021: 40,058 - 2020: 42,254



PROJECT AERIAL



BUILDING A OVERVIEW

Address:	2301 Commerce Road
Building Size:	119,470 SF
Clear Height:	36'
Building Dimensions:	728' x 164'
Speed Bay	60'
Column Spacing:	52' x 52'
Dock Doors:	6 with 36 knock outs for future dock doors
Drive-In Doors:	2
Truck Court Size:	135'
Office Space:	Built to Suit
Lighting:	LED
Sprinkler System:	ESFR
Floor:	7" Thick unreinforced slab
Parking:	139 (6 accessible) auto parking

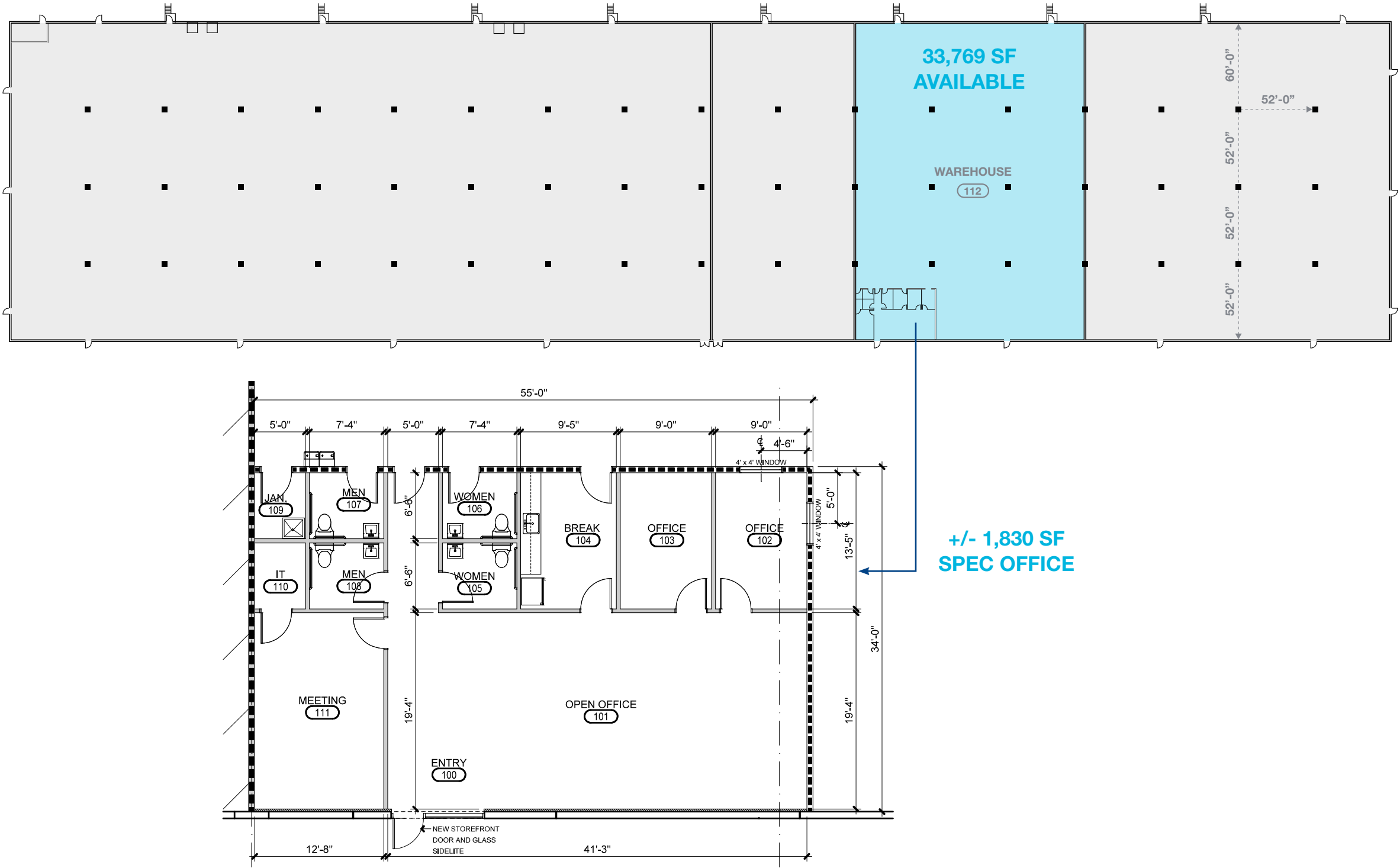


BUILDING C OVERVIEW

- Address:** 3001 Commerce Road
- Building Size:** 202,254 SF (33,759 SF Available)
- Clear Height:** 36'
- Building Dimensions:** 936' x 216'
- Speed Bay** 60'
- Column Spacing:** 52' x 52'
- Dock Doors:** 10 in available space
- Truck Court Size:** 135'
- Spec Office Space:** +/- 1,830 SF
- Lighting:** LED
- Sprinkler System:** ESFR
- Parking:** Additional car and trailer parking may be available in the park



BUILDING C
FLOOR PLAN



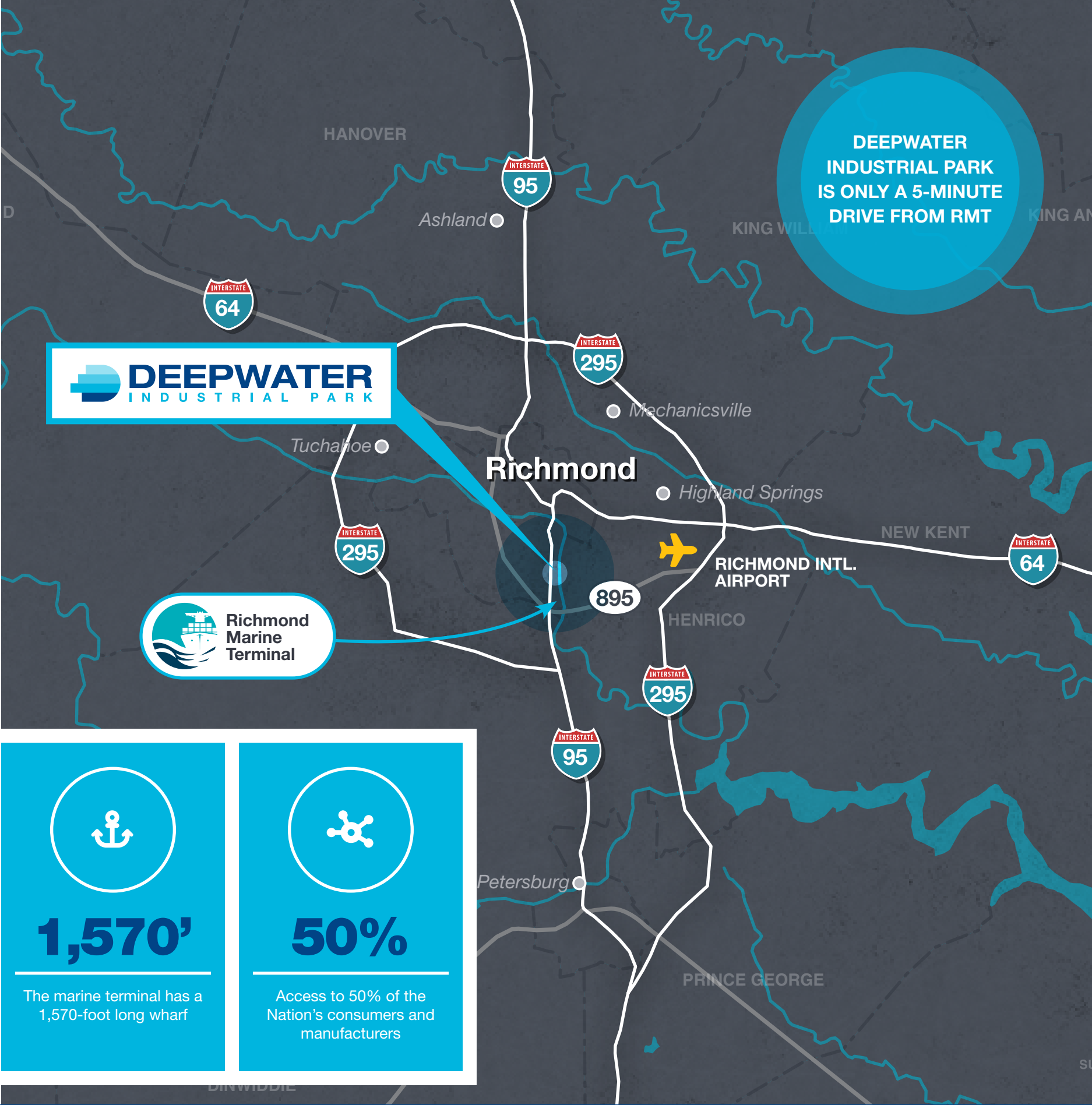
RICHMOND MARINE TERMINAL

Richmond is located on interstates 95 and 64, near I-85, and has direct access to multiple freight connections, an international airport, a Foreign-Trade Zone, and the Richmond Marine Terminal.

Richmond Marine Terminal (formerly known as “The Port of Richmond”) is located on approximately 121 acres along the west bank of the James River, with 80 of those acres within the secure terminal. The facility is owned by the City of Richmond and leased by the Virginia Port Authority, under an agreement that began in late 2010.

Richmond Marine Terminal has 300,105 square feet of warehouse space. The facility has a 1,570-foot long wharf available for berthing and handles containers, temperature-controlled containers, break-bulk, bulk, and neo-bulk cargo. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.

James River Barge Service, a weekly container-on-barge service from Hampton Roads to Richmond, provides a maritime alternative to I-64 by transporting goods on the James River via barges, removing container traffic from local roads and highways.



121_{ac}

The marine terminal is comprised of 121 acres



34_{ac}

There is 34 acres of paved open storage



300K

There is 300,105 square feet of warehouse space



1,570'

The marine terminal has a 1,570-foot long wharf



50%

Access to 50% of the Nation's consumers and manufacturers

MATAN COMPANIES OVERVIEW

DEVELOPMENT

With over 5 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

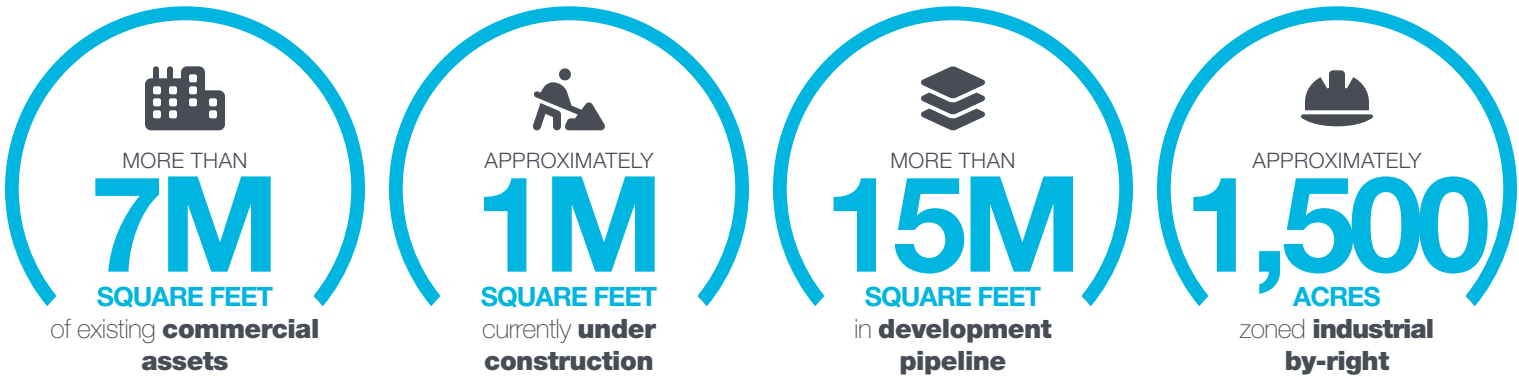
Maximizing returns starts with enhancing value. Matan’s asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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 1 million square feet currently under construction
- 15 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



DEVELOPMENT HIGHLIGHTS

700 Progress Way

2 High Bay Buildings

- 495,000 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD

ThermoFisher
SCIENTIFIC

FERGUSON

GIANT

 **leidos**

Wedgewood West

6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD

Walmart 
Save money. Live better.

Dulles North

High Bay Warehouse

- 154,125 Square Feet
- Class A high bay warehouse
- 10 Acre site in Sterling, VA

Northlake II

5-Building Industrial Park

- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA

 **GRANULES**
PHARMACEUTICALS INC


Glen-Gery

 **CyrusOne**
Built for Tomorrow. Ready Today.

Center 85 at Westview South

5-Building Research & Industrial Park

- 700,000 Square Feet
- 5 Class A high bay buildings
- 54 Acre campus in Frederick, MD

Parkway 66

High Bay Warehouse

- 187,787 Square Feet
- Class A high bay warehouse
- 13.56 Acres in Manassas, VA



700 Progress Way

2-Building, 495,000 SF Research & Industrial Park



Wedgewood West

6-Building, 675,000 SF Research & Industrial Park



Dulles North

High Bay Warehouse, Sterling, VA



Northlake II

5-Building, 655,000 SF Industrial Park



Center 85 at Westview South

5-Building, 700,000 SF Research & Industrial Park



Parkway 66

High Bay Warehouse, Manassas, VA

COMMUNITY PHILANTHROPY

We know that our investments in properties and assets remain secondary to the investments we make in our local community.

Through the long-standing relationships we've nurtured with local volunteer organizations, community groups, and non-profits, the Matan family actively pursues the improvement of our environment and the lives of our neighbors. Our employees and leadership team continue to spearhead community improvement efforts, day in and day out. From organized employee/community service outings, to leadership within various community organizations, such as the YMCA, Frederick Rescue Mission, Blessings in a Backpack and SHIP, our team remains committed to investing in our number one asset: **our neighborhood.**



NEWS & HEADLINES

MATAN DONATES OVER \$4,400 TO FREDERICK HEALTH HOSPICE VETERANS PROGRAM

MATAN'S 13TH ANNUAL (VIRTUAL) FOOD DRIVE RAISES OVER \$7,600 FOR MARYLAND FOOD BANK

MATAN PURCHASES AND PACKS 600 EMERGENCY SNACK PACKS FOR BLESSINGS IN A BACKPACK

MATAN COMPANIES FEEDS LOCAL FRONTLINE

FOR THE SECOND YEAR IN A ROW MATAN PARTNERS WITH BLESSINGS IN A BACKPACK TO FEED FREDERICK'S CHILDREN

MATAN RAISES \$1,840 FOR OPERATION SECOND CHANCE AT 2ND ANNUAL COOKOUT IN THE COURTYARD

COMMITMENT TO SUSTAINABILITY

Matan Companies knows that our business, decisions and actions have an impact on the health and wellbeing of our planet and our people.

That is why we have made a commitment to sustainability on all levels. Our smart developments and efficient operations help to reduce waste, conserve water, promote energy efficiency and operate healthy buildings. Our commitment to philanthropy, volunteerism and charitable giving helps to support our community, providing our employees and tenants with an avenue to give back. Because we believe our people are our greatest asset, we are proud to have developed wellness programs and activities that promote healthy lifestyles that touch on the physical, mental, as well as emotional, leading to more productive and balanced lives.

RECYCLING & WASTE STREAM SUMMARY

We have saved:



460.1 TONS
LANDFILL

+



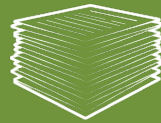
253.6 TONS
DIVERTED

=



713.7 TONS
TOTAL

PAPER



55.8 TONS

PLASTIC



5.6 TONS

ALUMINUM



5.6 TONS

GLASS



19.5 TONS

CARDBOARD



167.2 TONS

THESE RECYCLING EFFORTS CONSERVED THE FOLLOWING RESOURCES:



3,343 mature trees
Enough to produce 41,426,054 sheets of newspaper



916 cubic years of landfill space
Enough airspace to meet the disposal needs of 1,176 people.



404,179 kW-hrs of electricity
Enough to power 38 homes for a full year.



904 metric tons of CO2 equivalent
Preventing greenhouse gas emissions.



1,560,304 gallons of water
Enough to meet the fresh water needs of 20,803 people for a year.

GREEN INITIATIVES for design & construction of Matan Assets

LAND

- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff Through ESD Gardens

STRUCTURE

- Will implement strategies to mitigate the heat island effect, including using reflectance roofing materials by using a combination of strategies such as "cool roof" surfaces, insulation, and radiant barriers. A "cool roof" utilizes high solar reflectance and high emissivity to reflect radiation and reduce heat absorption on the roof surface.
- Reduced Heat Island Effect Through Utilization of White TPO Roofing
- Low E Glass Windows
- Use of Large Window Openings for Allowing Daylight into the Space
- Low Flow Plumbing Fixtures
- Factory Fabricated Structural Steel
- Use of Locally Sourced Construction Materials Where Possible
- Indoor Air Quality plan implemented and followed for construction
- Factory Fabricated Structural Steel
- Structure will be able to be recycled at the End of its Useful Life

LAND

- Environmental Tobacco Smoke Control Compliant Campus
- Storage and Collection of Recyclable Materials
- Level 2 EV Charging Stations tied to solar
- Installation of Solar Panels to provide supplemental power to base building systems.
- Energy Metering
- Use of Low VOC Materials
- Use of Materials with Recycled Content

MATAN



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