

NORTHWOODS

PHASE III

UNDER
CONSTRUCTION



Highlights

Northwoods is a 2.1 million square foot master-planned business park located in Sterling, VA, minutes from the north freight entrance to Dulles International Airport.

The first phase of the project consists of six industrial and flex buildings totaling 365,000 square feet. The second phase of the project consists of four industrial buildings totaling over 410,000 square feet. The third phase of the project consists of five industrial buildings totaling over 520,000 square feet.

Northwoods offers build-to-suit capabilities, outside storage, ample parking, multiple docks and drive-ins and more, all on a 340-acre site.

Features

- ▶ **Suite Sizes:** +/- 14,788 SF and up
- ▶ **Lease Rate:** \$9.25 NNN
- ▶ **Operating Expenses:** \$1.84 PSF
- ▶ **Zoning:** PD-GI 1993R (Loudoun County)
- ▶ **Clear Height:** 24'
- ▶ **Loading:** Multiple Loading Docks 9' x 10'
Drive-Ins 12' x 14'
- ▶ **Parking:** 2 per 1,000 SF
- ▶ **Building Depth:** 140' - 190'
- ▶ **Sprinkler System:** NFPA #13
for a Class IV Commodity
- ▶ **Lighting:** T5 high bay fluorescent lighting fixtures
- ▶ **Data Center By-Right**
- ▶ **Outside Storage**

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Master Site Plan



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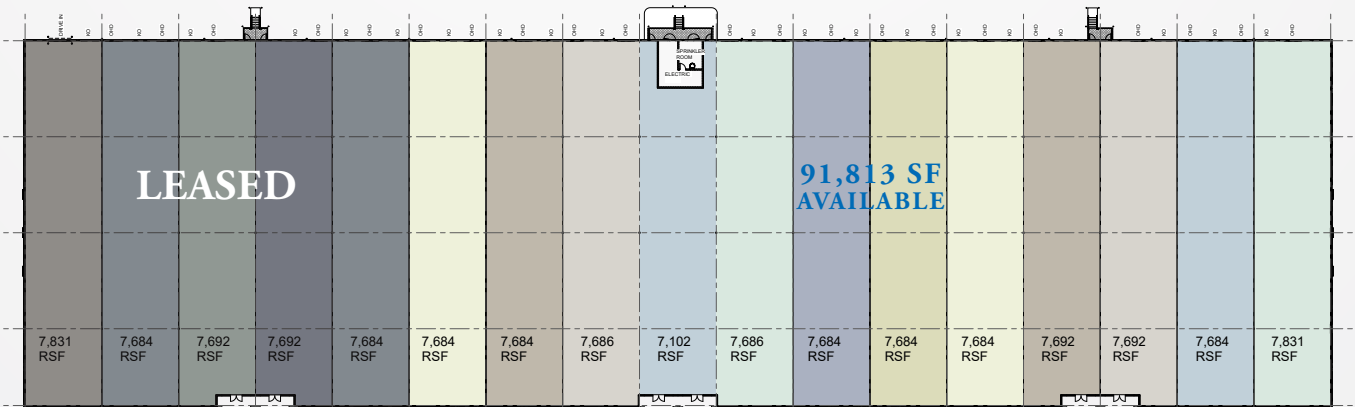


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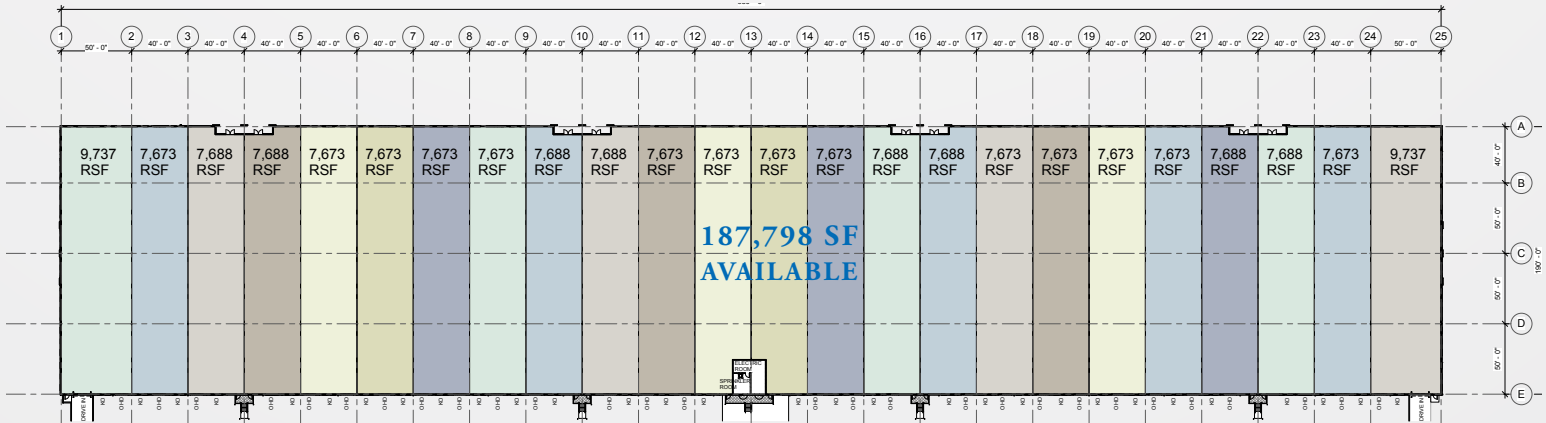
Floor Plans

Building 30 - 22775 Ladbrook Dr, Sterling, VA 20166 - 91,813 SF
Delivering Late 1st Quarter 2019



170 Parking Spaces | 24' Clear | 1,600 Amps | 40x50 Column Spacing

Building 26 - 22895 Ladbrook Dr, Sterling, VA 20166 - 187,795 SF
Delivering Late 2nd Quarter 2019



286 Parking Spaces | 24' Clear | 2,500 Amps | 40x50 Column Spacing

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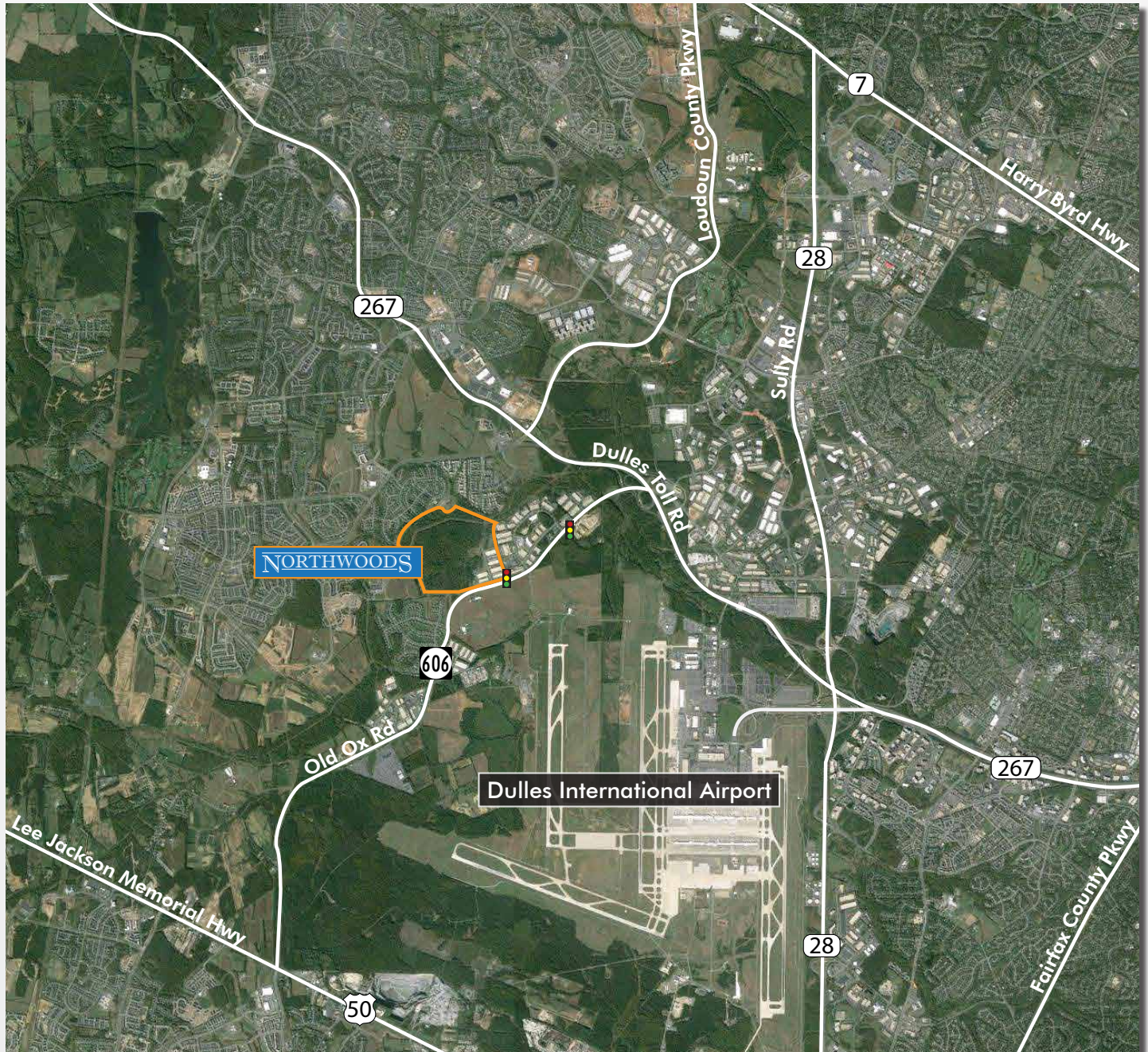
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Aerial View



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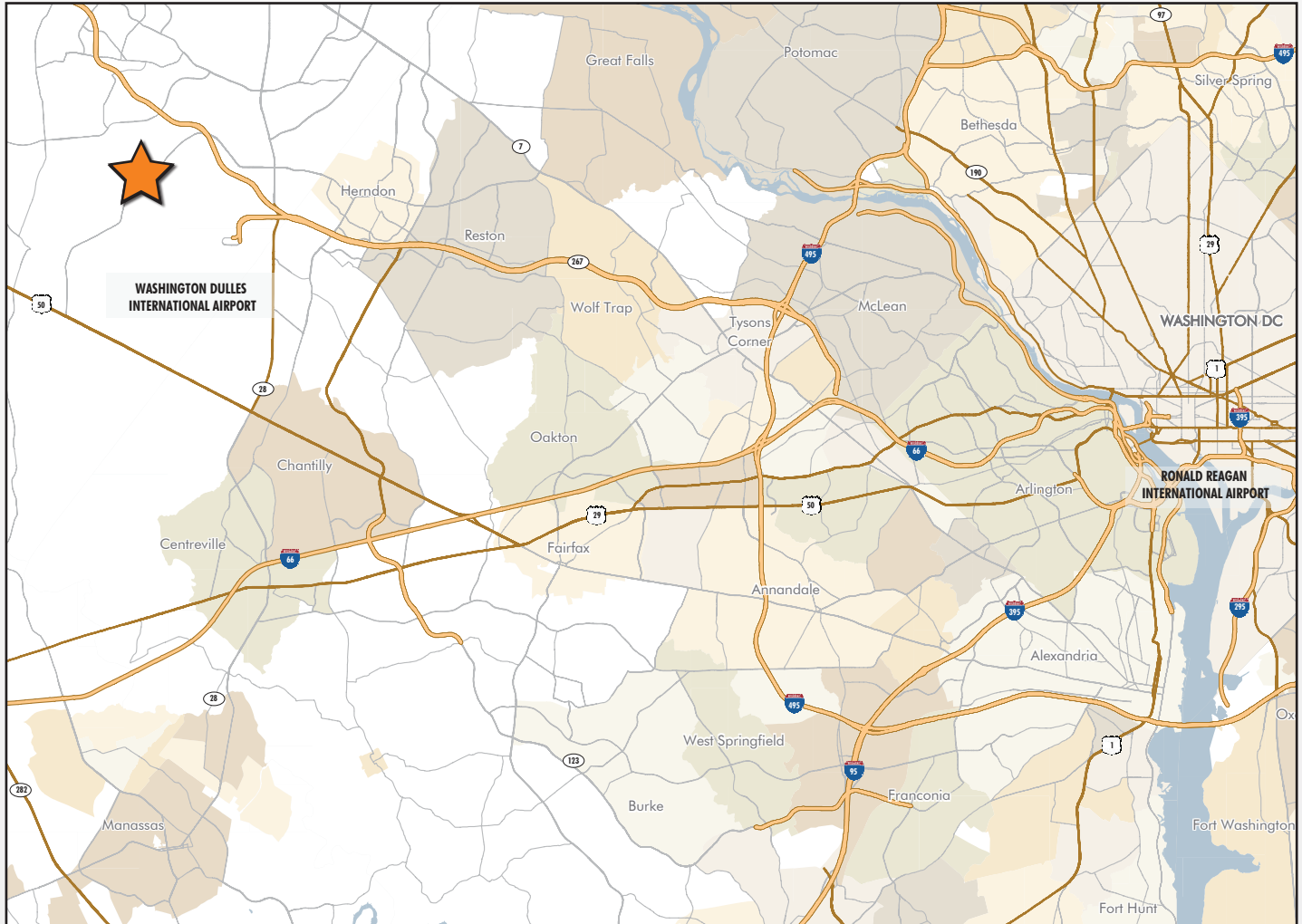
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Location Map



Distance To Locations:	
Dulles Greenway (Toll Road)..1 Mile	Interstate 66.....13 Miles
Route 50.....4 Miles	Interstate 495.....17 Miles
Route 28.....5 Miles	Washington D.C.....29 Miles
Dulles International Airport....6 Miles	Reagan National Airport.....31 Miles

2019 Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	2,113	26,762	92,478
Avg. Household Income	\$171,858	\$174,306	\$152,574
Population	7,255	58,982	161,839

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