

# NORTHWOODS

## PHASE III & IV

**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 1st phase of the project consists of six industrial and flex buildings totaling 365,000 SF. The 2nd phase of the project consists of four industrial buildings totaling over 410,000 SF. The 3rd phase of the project consists of five industrial buildings totaling over 520,000 SF. The 4th phase of the project consists of two industrial buildings totaling over 230,000 SF.

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**

## CBRE

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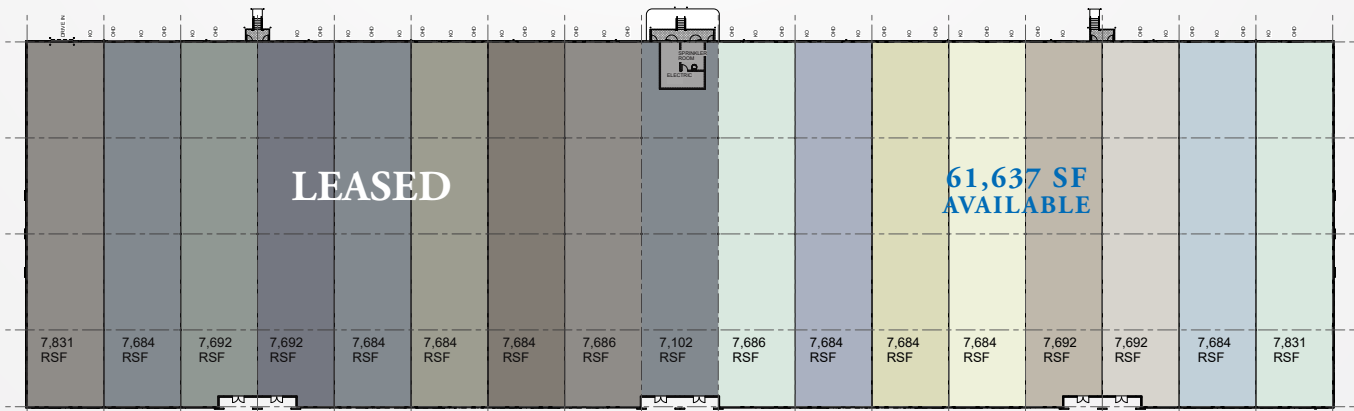


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## PHASE III

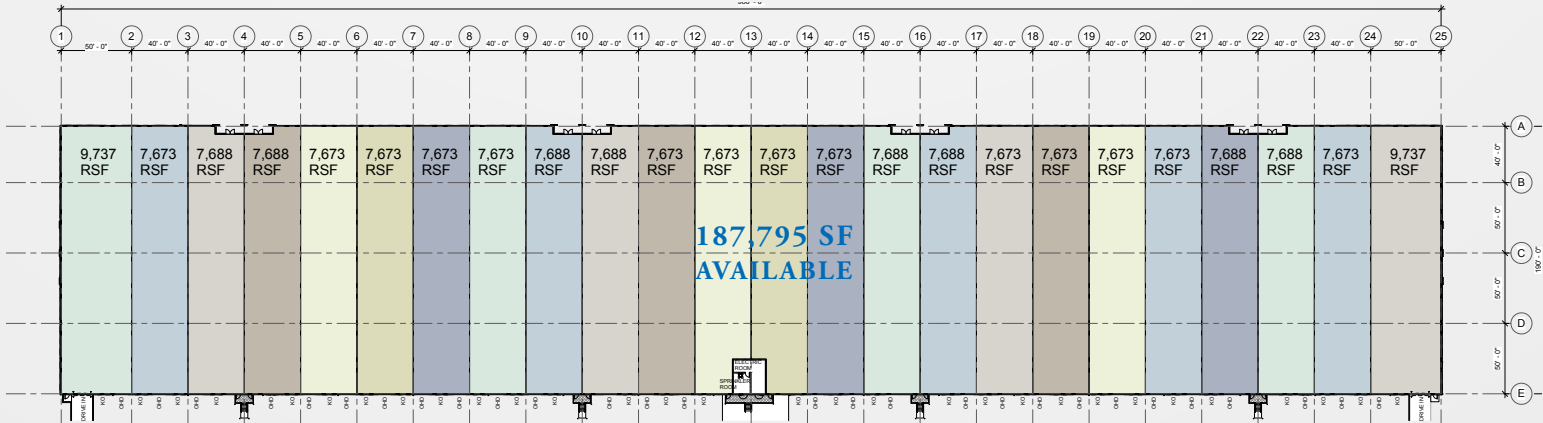
### Floor Plans

**Building 30 - 22775 Ladbroke Dr, Sterling, VA 20166 - 130,376 SF**  
**Delivering Late 1st Quarter 2019**



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

**Building 26 - 22895 Ladbroke 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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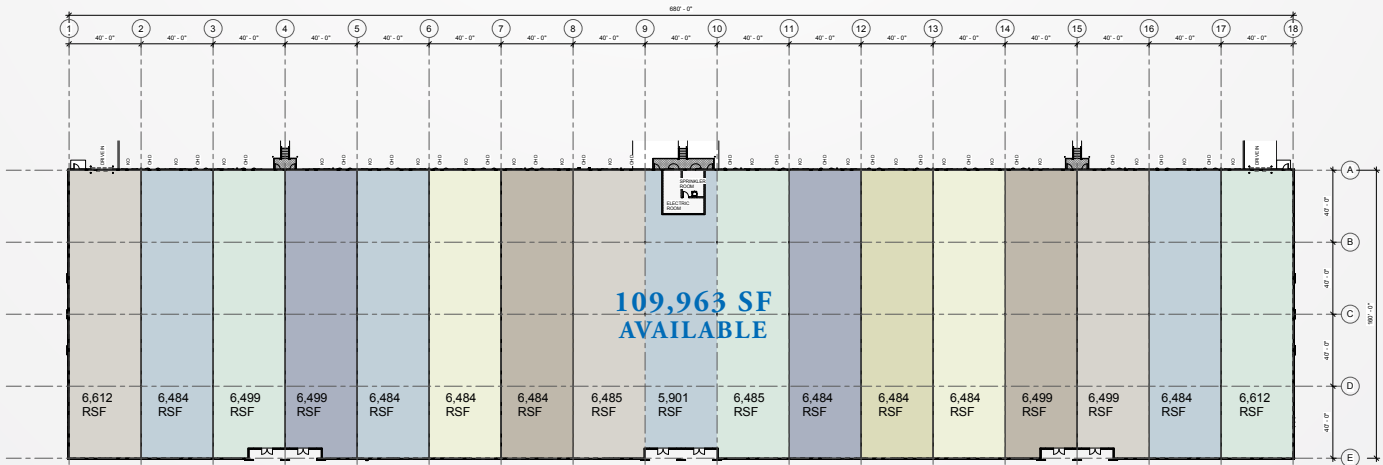


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## PHASE IV

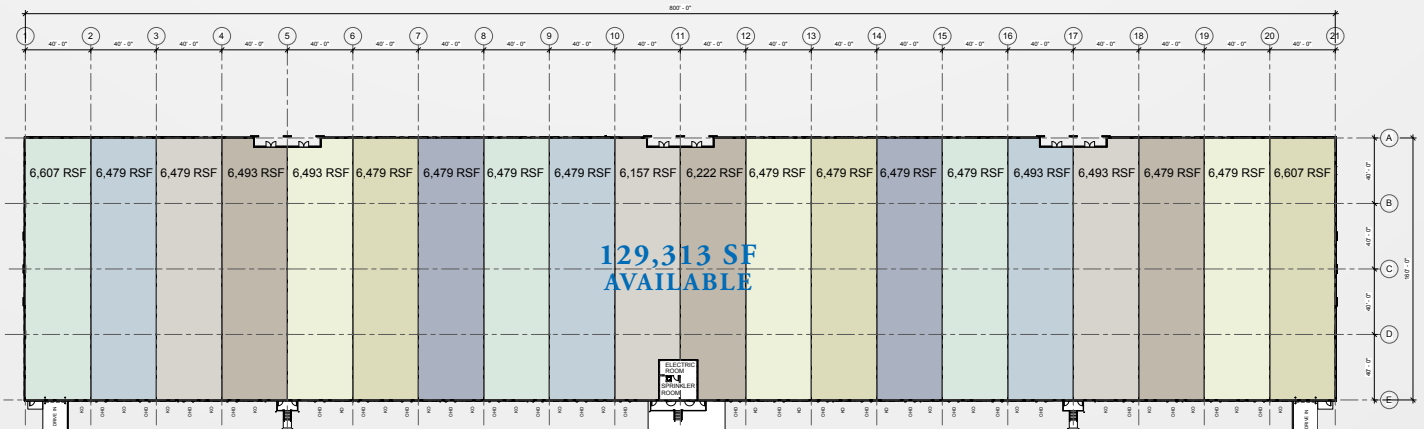
### Floor Plans

**Building 10 - 22720 Ladbroke Dr, Sterling, VA 20166 - 109,963 SF**  
**Delivering January 31<sup>st</sup>, 2020**



**232 Parking Spaces | 24' Clear | 1,600 Amps | 40x40 Column Spacing**

**Building 11 - 22700 Ladbroke Dr, Sterling, VA 20166 - 129,313 SF**  
**Delivering February 28<sup>th</sup>, 2020**



**170 Parking Spaces | 24' Clear | 1,600 Amps | 40x40 Column Spacing**

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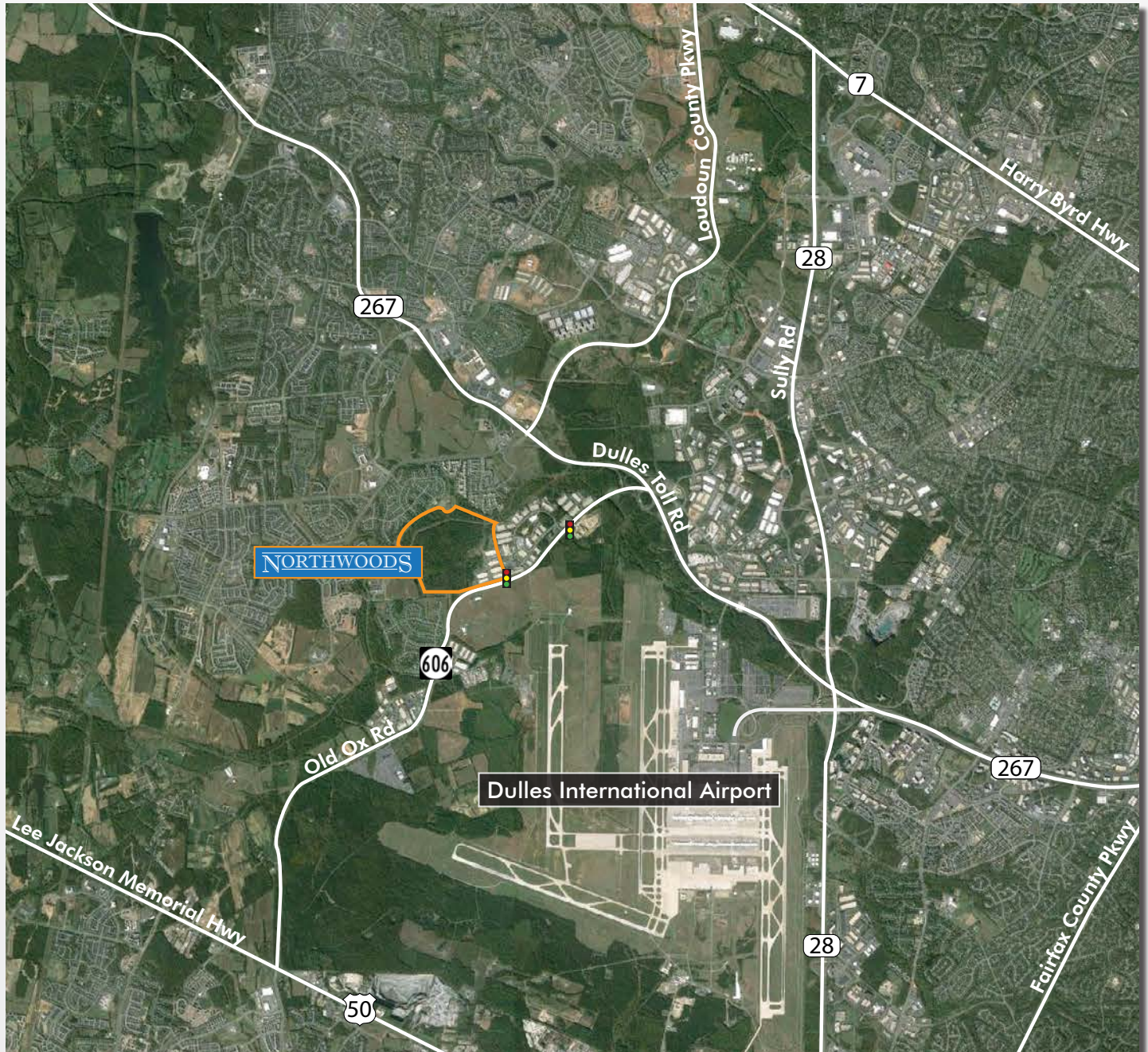
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## Aerial View



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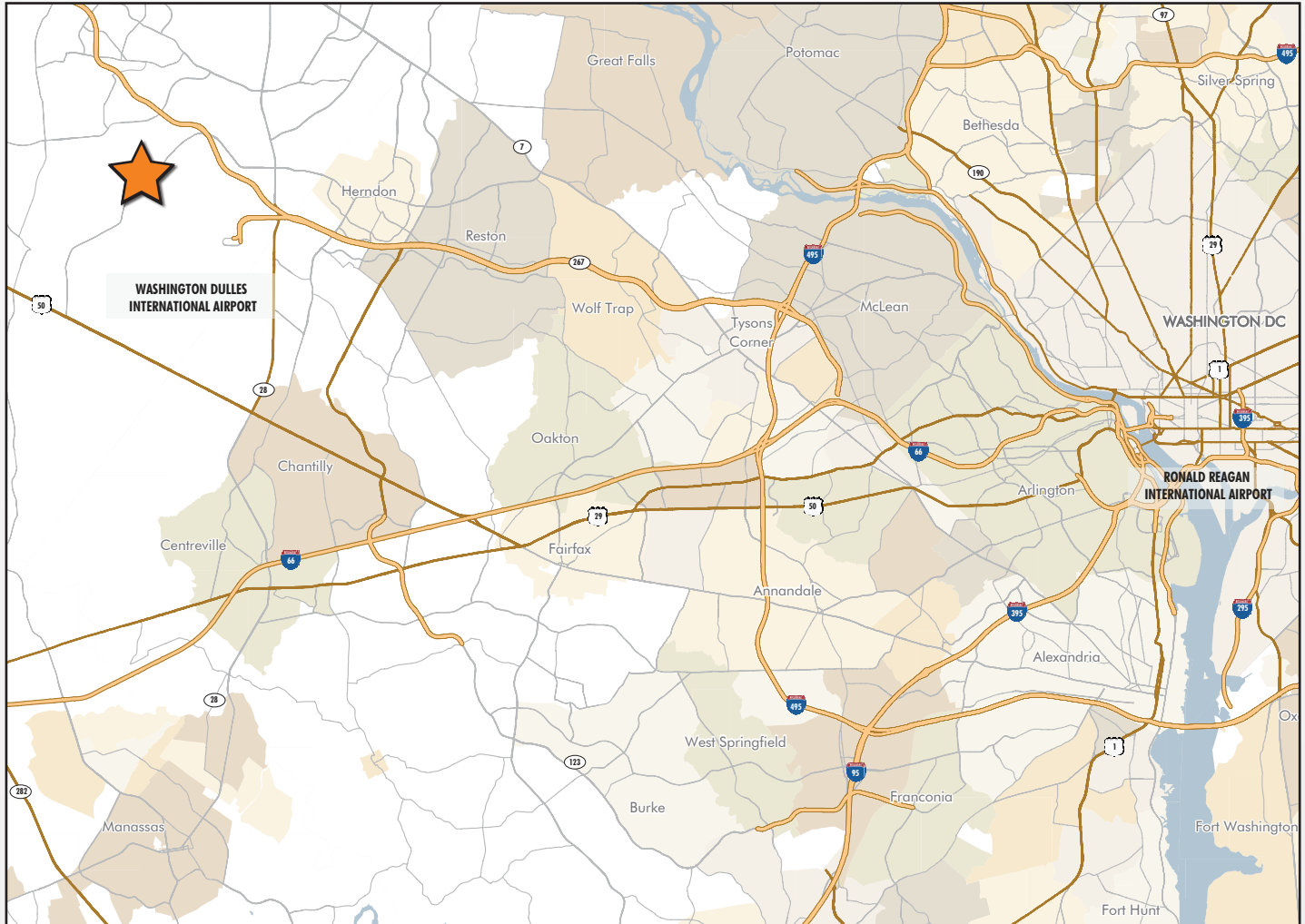
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## Location Map



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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