

# NORTHWOODS



## Highlights

Northwoods is a 2 million square foot master-planned business park located in Sterling, VA, minutes from the north freight entrance to Dulles International Airport.

The first four (4) phases consisted of seventeen (17) flex and industrial buildings totaling 1,613,889 SF. Phase V will consist of six (6) buildings totaling 356,014 SF and will deliver in 2021.

Northwoods offers build-to-suit capabilities, outside storage, ample parking, multiple docks and drive-ins and more, all on a 300-acre site.

## Features

- ▶ **Suite Sizes:** 25,122 SF up to 87,367 SF
- ▶ **Lease Rate:** \$10.75 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' - 160'
- ▶ **Sprinkler System:** NFPA #13  
for a Class IV Commodity
- ▶ **Lighting:** T5 high bay fluorescent lighting fixtures
- ▶ **Outside Storage**

**CBRE**

**Bob Gibbs**

Executive Vice President  
bob.gibbs@cbre.com  
+1 703 905 0301

**Tony Russo**

Senior Vice President  
tony.russo@cbre.com  
+1 703 905 0210



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## Master Site Plan



**CBRE**

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 +1 703 905 0301

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## Floor Plans

### PHASE I

**Building 3 - 23000 Ladbrook Dr, Sterling, VA 20166 - Total SF: 64,539 SF**



**Rate: \$10.75 NNN | 134 Parking Spaces | 24' Clear  
40x40 Column Spacing | 14 Docks | 1 Drive-In**

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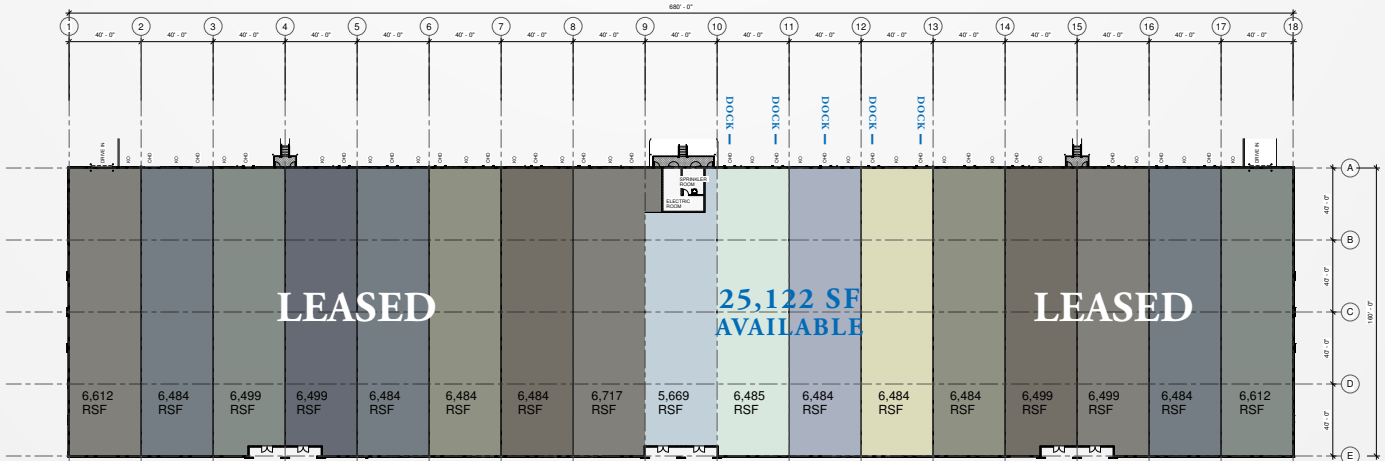
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## Floor Plans

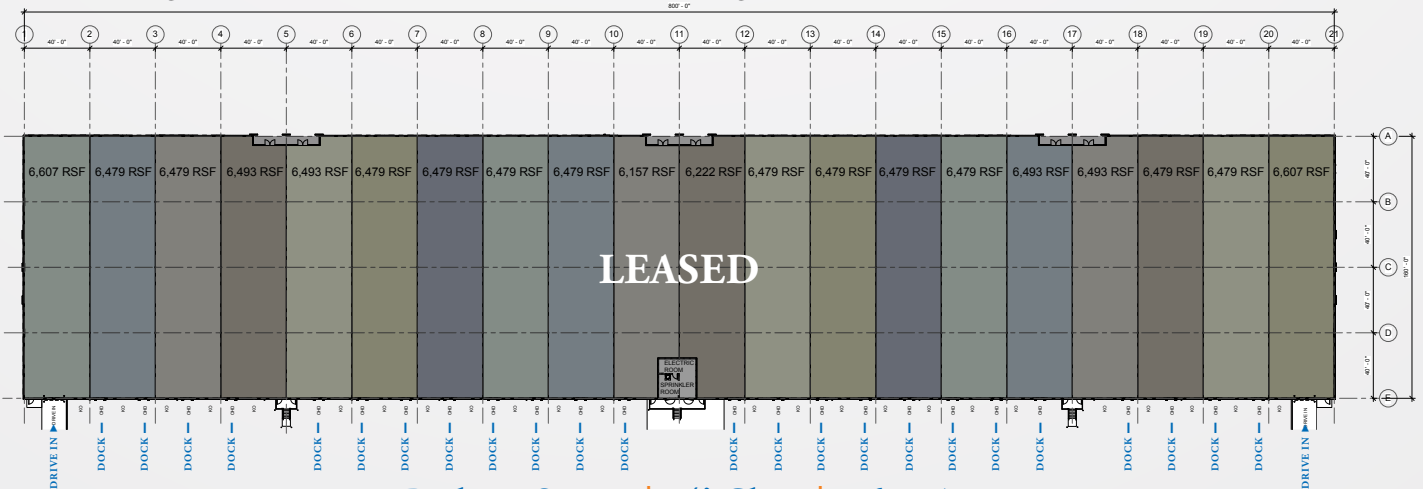
### PHASE IV

**Building 10 - 22720 Ladbrook Dr, Sterling, VA 20166 - Total SF: 109,963 SF**



**Rate: \$10.75 NNN | 232 Parking Spaces | 24' Clear | 1,600 Amps**  
**40x40 Column Spacing | 5 Docks**

**Building 11 - 22700 Ladbrook Dr, Sterling, VA 20166 - Total SF: 129,313 SF**



**170 Parking Spaces | 24' Clear | 1,600 Amps**  
**40x40 Column Spacing | 24 Docks | 2 Drive-Ins**

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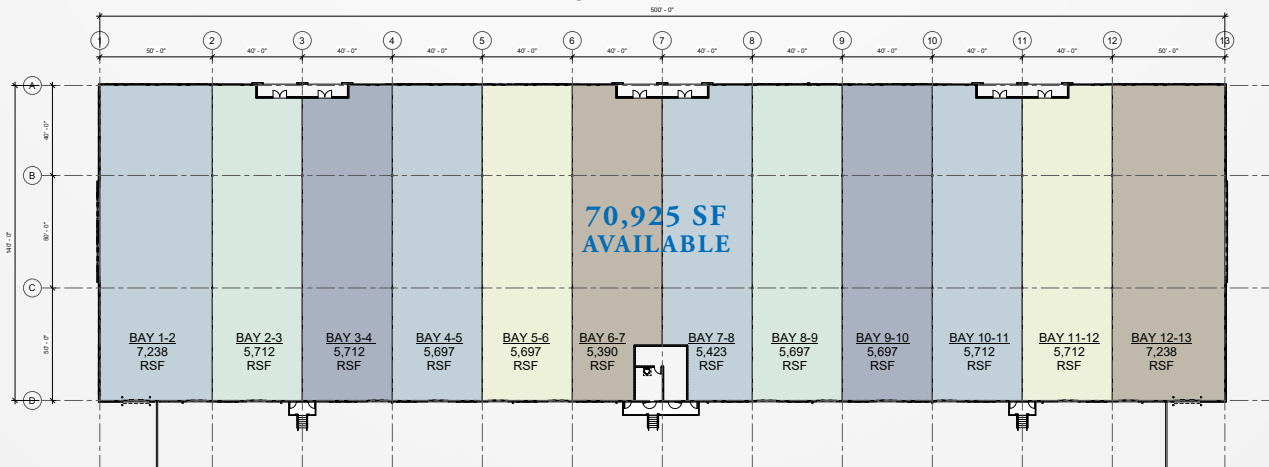


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## Floor Plans

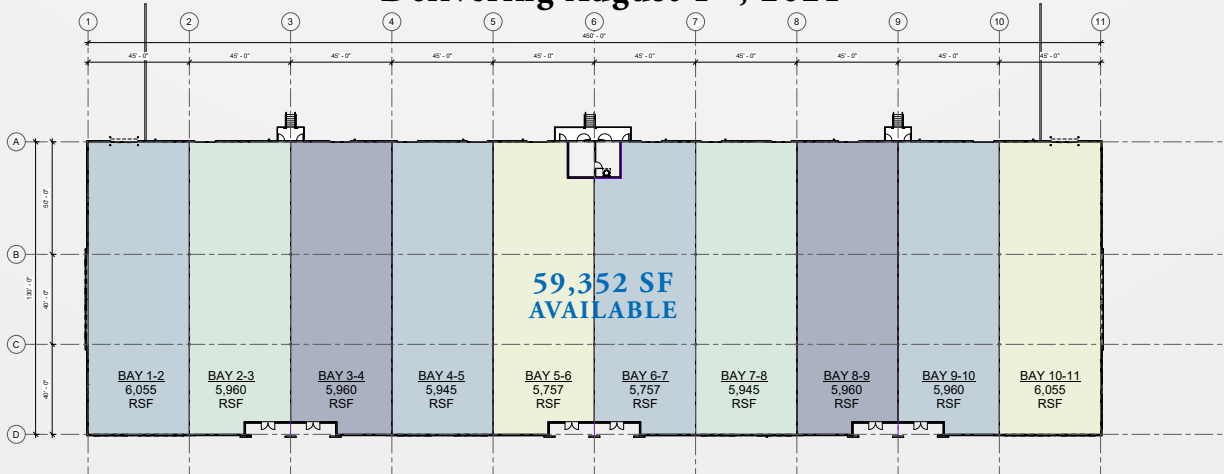
### PHASE V

**Building 17 - Ladbrook Dr, Sterling, VA 20166 - Total SF: 70,925 SF  
Delivering October 1<sup>st</sup>, 2021**



**Rate: \$10.75 NNN | 131 Parking Spaces | 24' Clear | 1,600 Amps  
40x50 Column Spacing | 14 Docks**

**Building 18 - Ladbrook Dr, Sterling, VA 20166 - Total SF: 59,352 SF  
Delivering August 1<sup>st</sup>, 2021**



**Rate: \$10.75 NNN | 142 Parking Spaces | 24' Clear | 1,600 Amps  
40x45 Column Spacing | 12 Docks**

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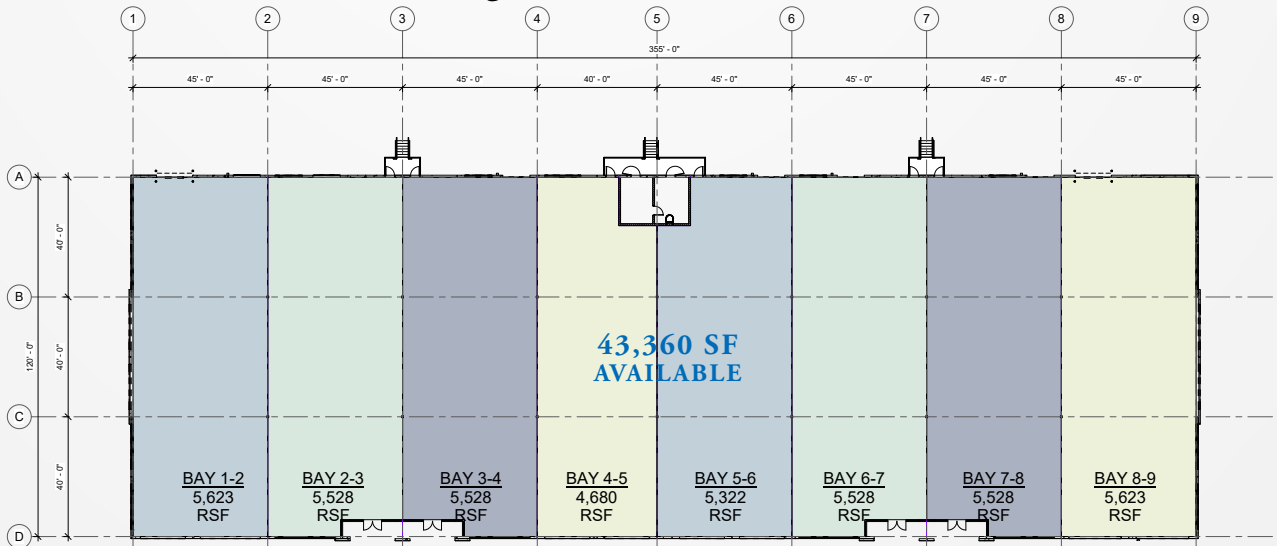


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## Floor Plans

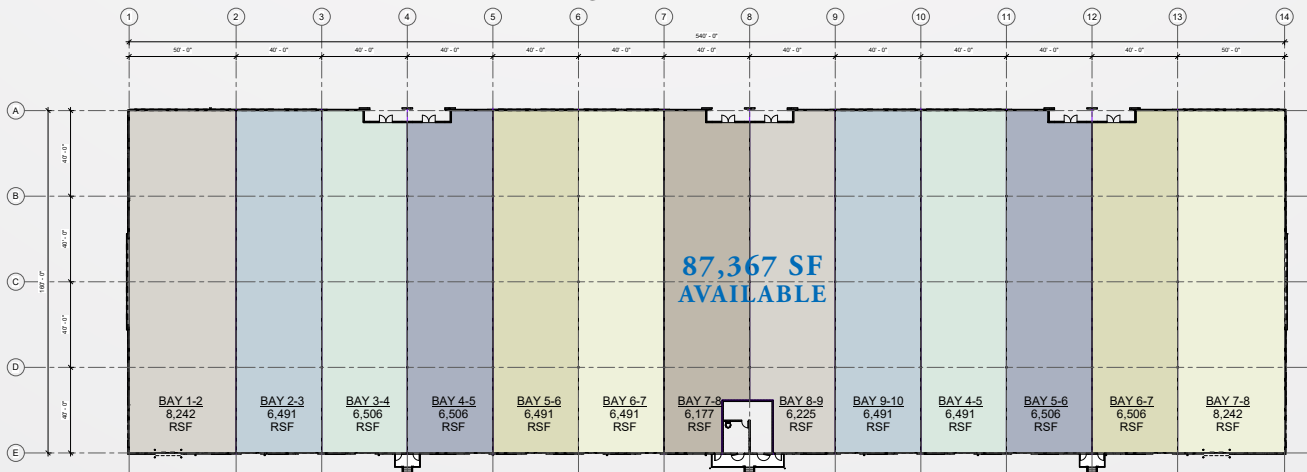
### PHASE V

**Building 24 - Ladbrook Dr, Sterling, VA 20166 - Total SF: 43,360 SF**  
**Delivering November 1<sup>st</sup>, 2021**



**Rate: \$10.75 NNN | 82 Parking Spaces | 24' Clear | 1,600 Amps**  
**40x45 Column Spacing | 8 Docks**

**Building 25 - Ladbrook Dr, Sterling, VA 20166 - Total SF: 87,367 SF**  
**Delivering January 1<sup>st</sup>, 2022**



**Rate: \$10.75 NNN | 133 Parking Spaces | 24' Clear | 1,600 Amps**  
**40x40 Column Spacing | 14 Docks**

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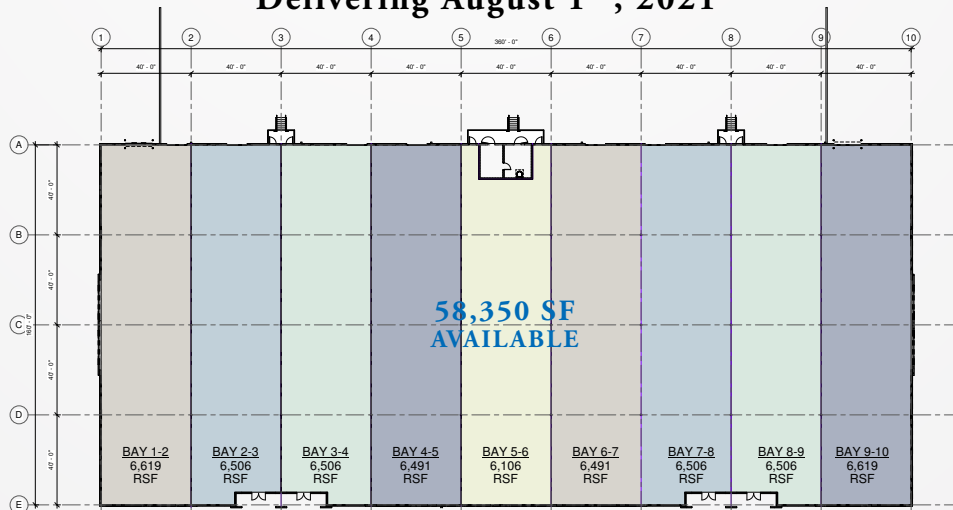


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## Floor Plans

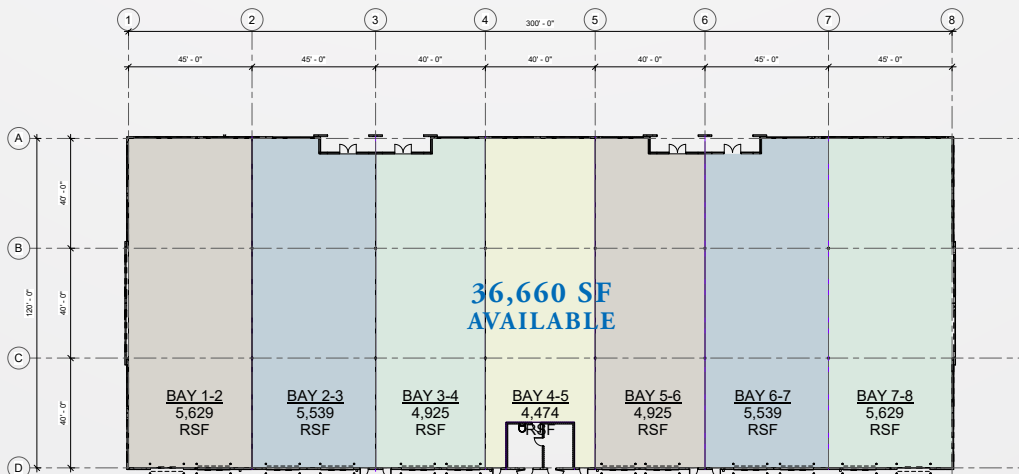
### PHASE V

**Building 28 - Ladbroke Dr, Sterling, VA 20166 - Total SF: 58,350 SF**  
**Delivering August 1<sup>st</sup>, 2021**



**Rate: \$10.75 NNN | 113 Parking Spaces | 24' Clear | 1,600 Amps**  
**40x40 Column Spacing | 9 Docks**

**Building 29 - Ladbroke Dr, Sterling, VA 20166 - Total SF: 36,660 SF**  
**Delivering June 1<sup>st</sup>, 2021**



**Rate: \$10.75 NNN | 91 Parking Spaces | 24' Clear | 1,600 Amps**  
**40x45 Column Spacing | 12 Docks**

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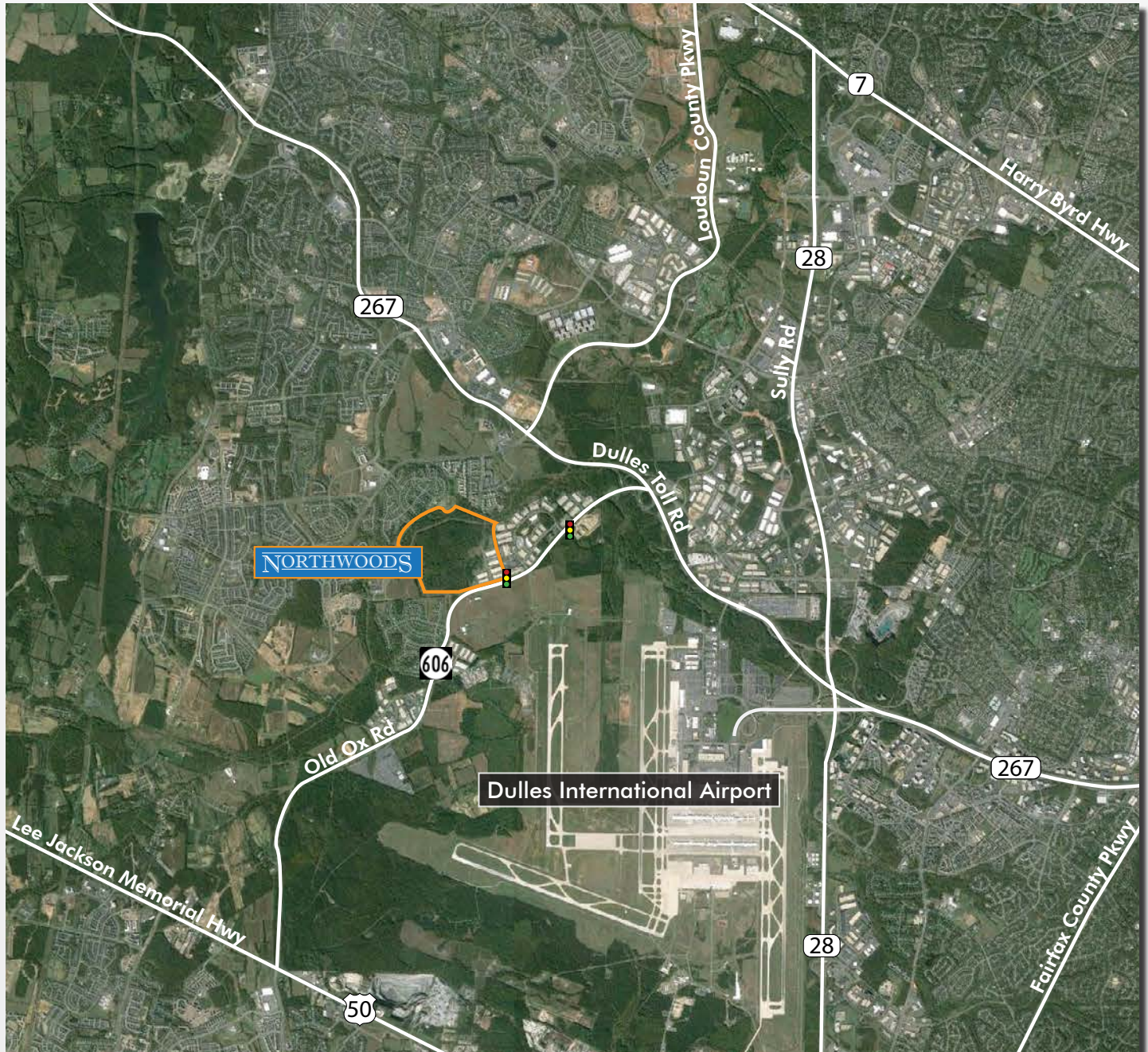
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## Aerial View



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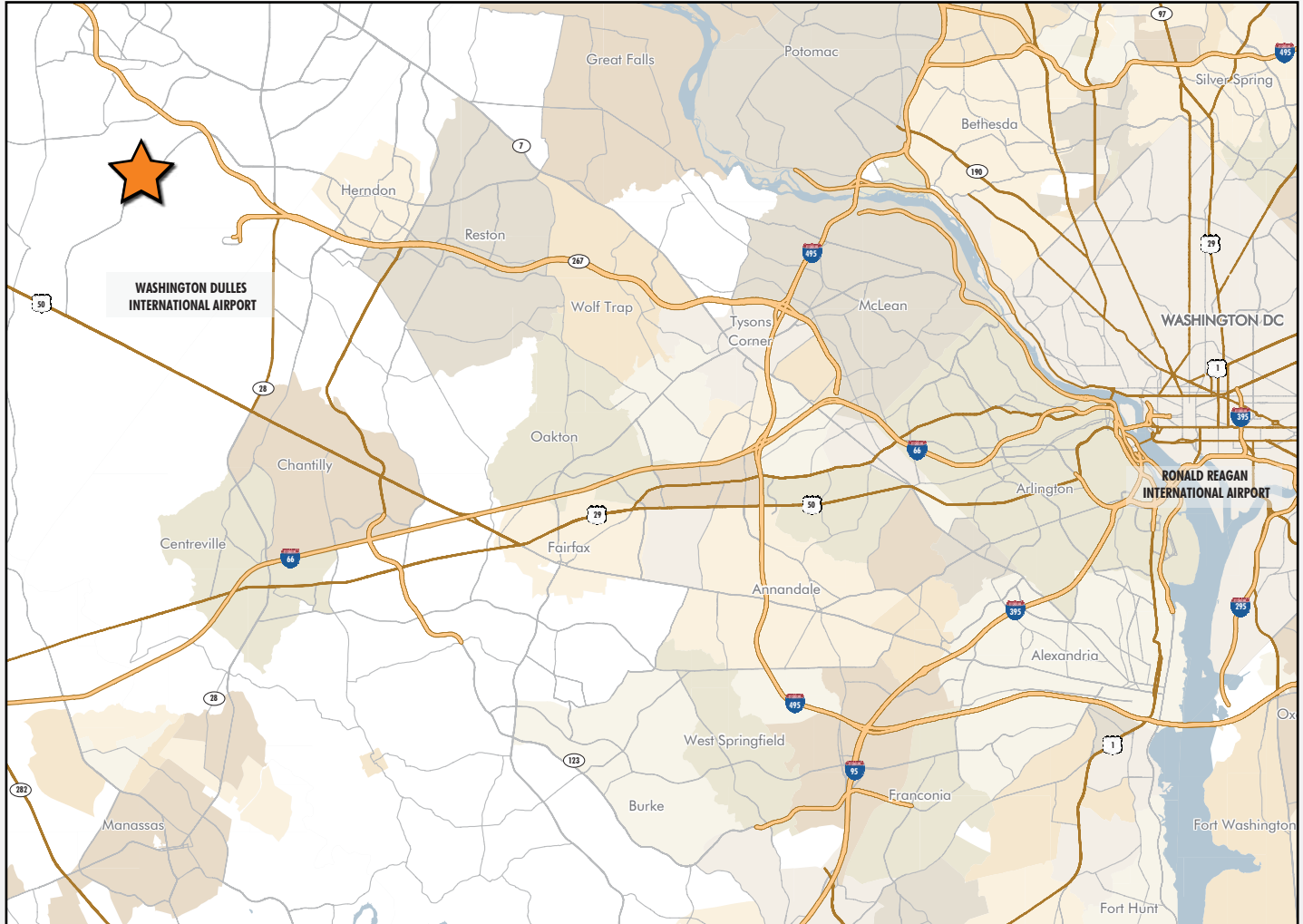
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## Location Map



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

2020 Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	4,837	28,655	94,003
Avg. Household Income	\$195,055	\$192,220	\$168,488
Population	8,214	62,708	162,772

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