

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:** \$9.75 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

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

Tony Russo
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 tony.russo@cbre.com
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Floor Plans

PHASE I

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



**Rate: \$9.75 NNN | 134 Parking Spaces | 24' Clear
40x40 Column Spacing | 14 Docks | 1 Drive-In**

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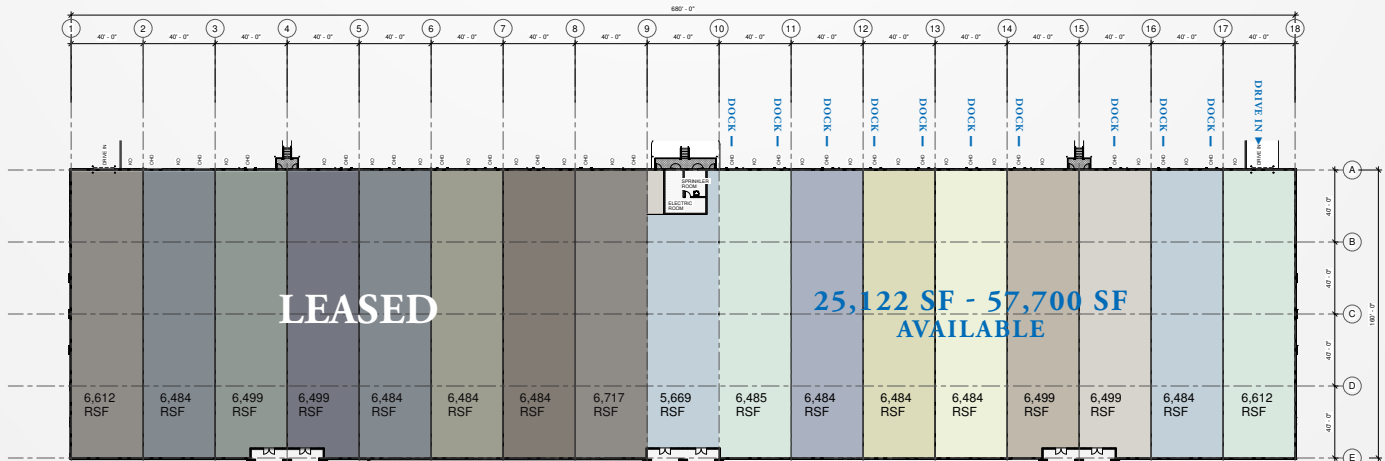
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Floor Plans

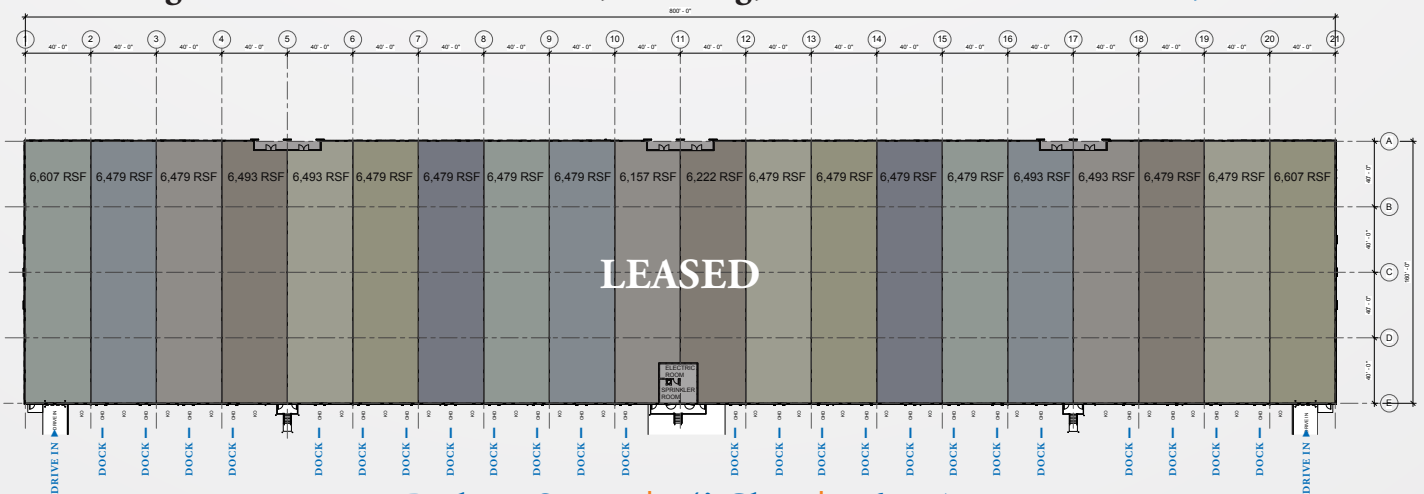
PHASE IV

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



Rate: \$9.75 NNN | 232 Parking Spaces | 24' Clear | 1,600 Amps
40x40 Column Spacing | 10 Docks | 1 Drive-In

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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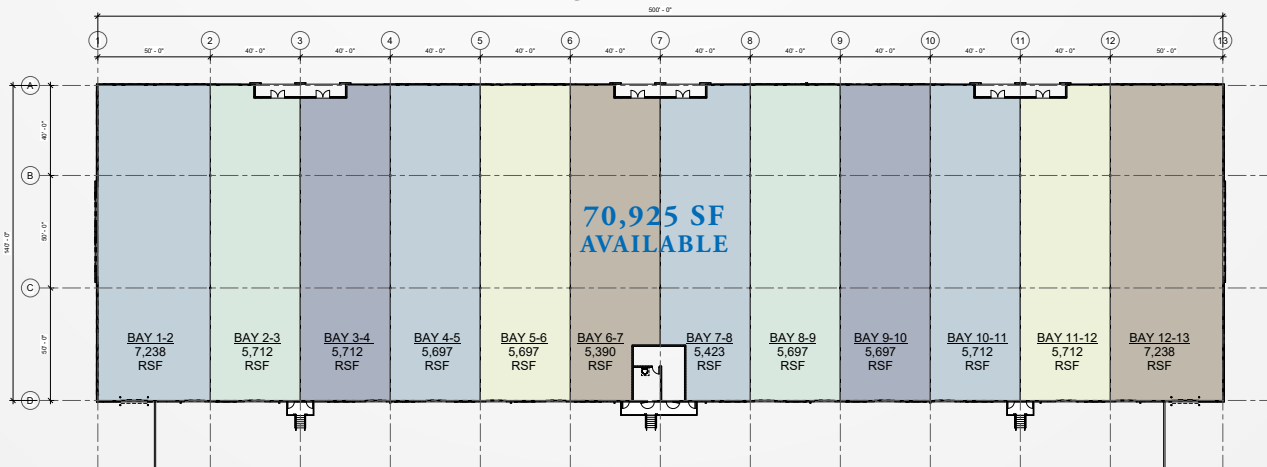
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Floor Plans

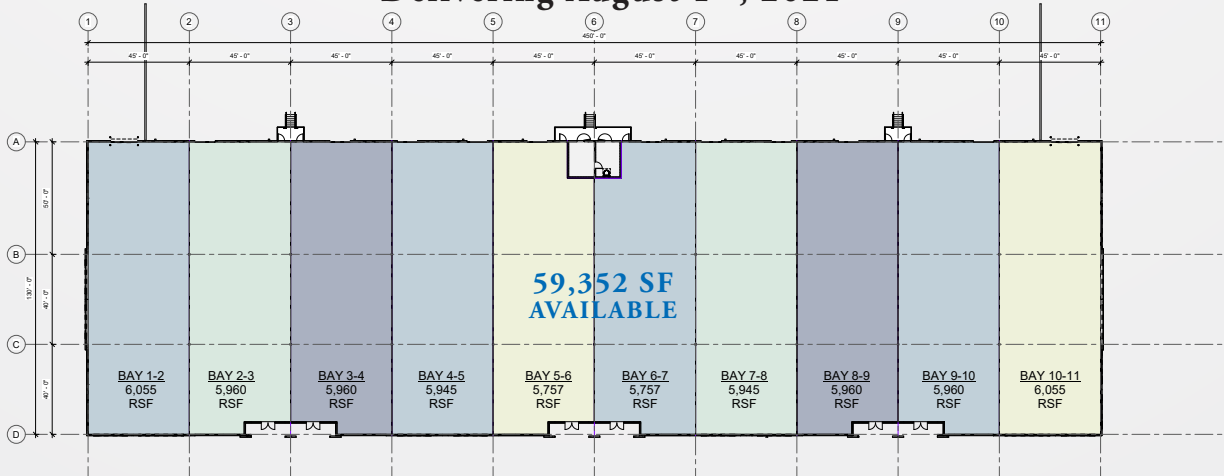
PHASE V

Building 17 - Ladbrook Dr, Sterling, VA 20166 - Total SF: 70,925 SF
Delivering October 1st, 2021



Rate: \$9.75 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 1st, 2021



Rate: \$9.75 NNN | 142 Parking Spaces | 24' Clear | 1,600 Amps
40x45 Column Spacing | 12 Docks

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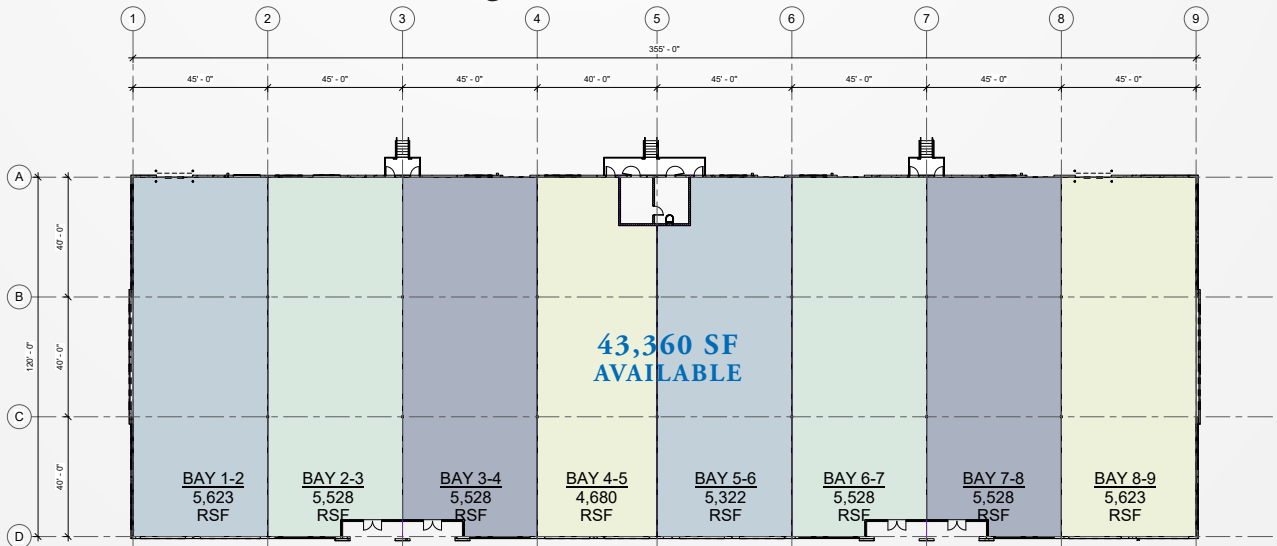
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Floor Plans

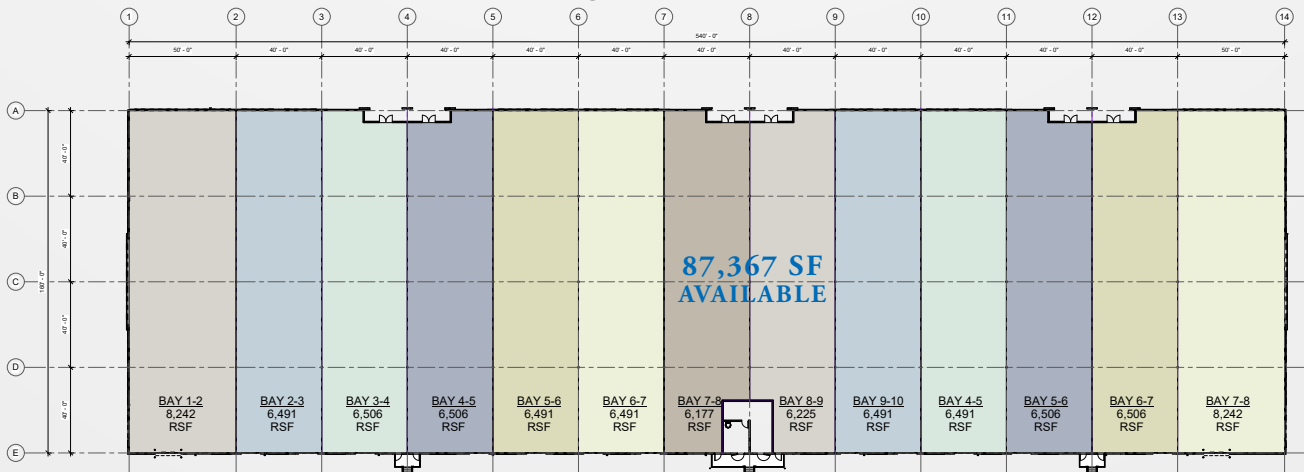
PHASE V

Building 24 - Ladbrook Dr, Sterling, VA 20166 - Total SF: 43,360 SF
Delivering November 1st, 2021



Rate: \$9.75 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 1st, 2022



Rate: \$9.75 NNN | 133 Parking Spaces | 24' Clear | 1,600 Amps
40x40 Column Spacing | 14 Docks

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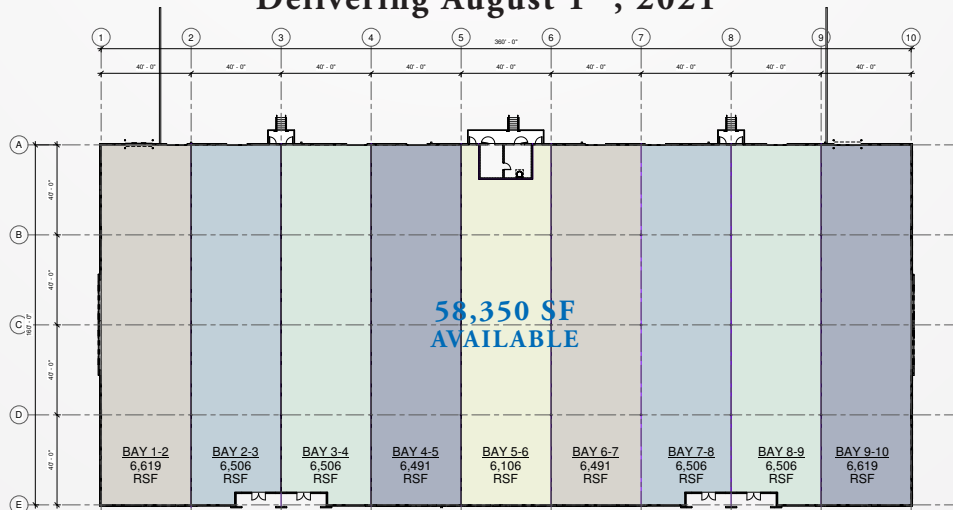


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Floor Plans

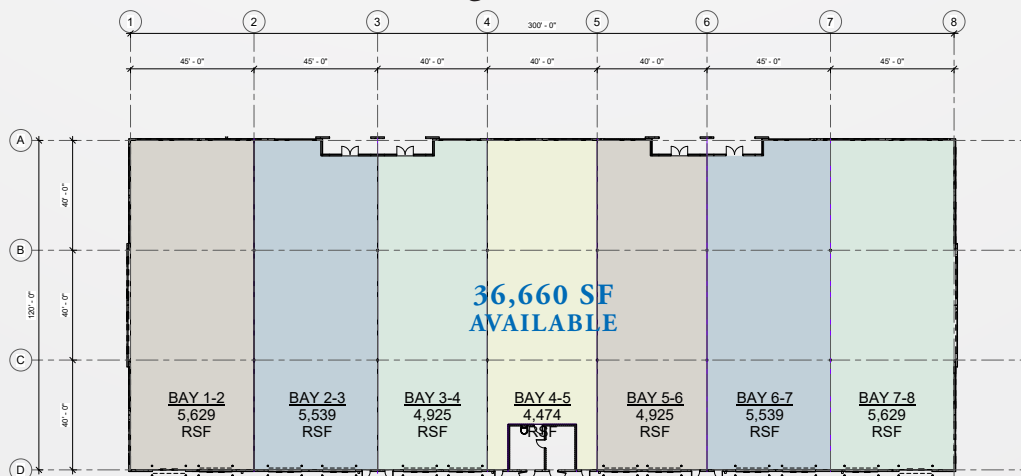
PHASE V

Building 28 - Ladbroke Dr, Sterling, VA 20166 - Total SF: 58,350 SF
Delivering August 1st, 2021



Rate: \$9.75 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 1st, 2021



Rate: \$9.75 NNN | 91 Parking Spaces | 24' Clear | 1,600 Amps
40x45 Column Spacing | 12 Docks

CBRE

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 bob.gibbs@cbre.com
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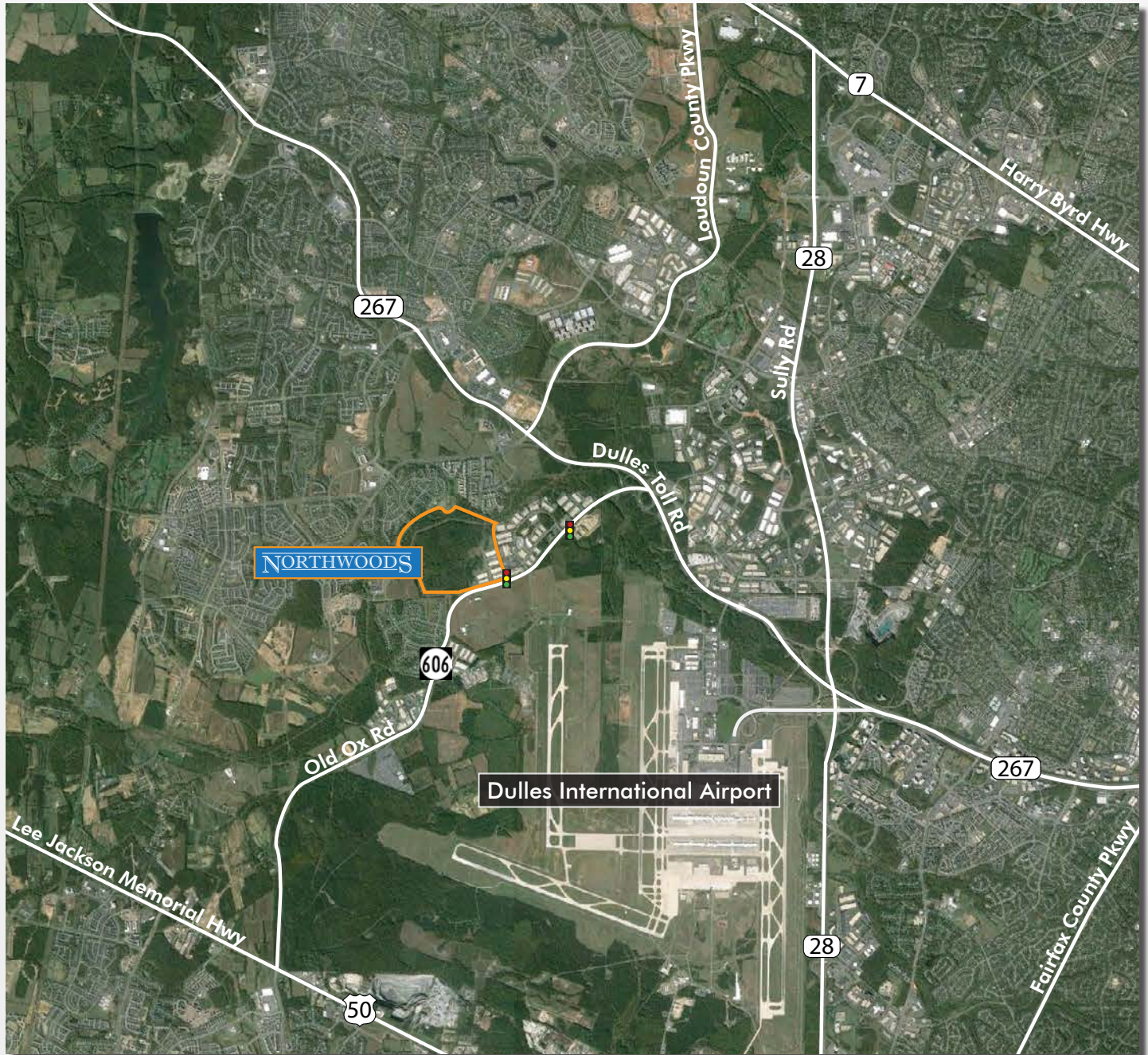
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Aerial View



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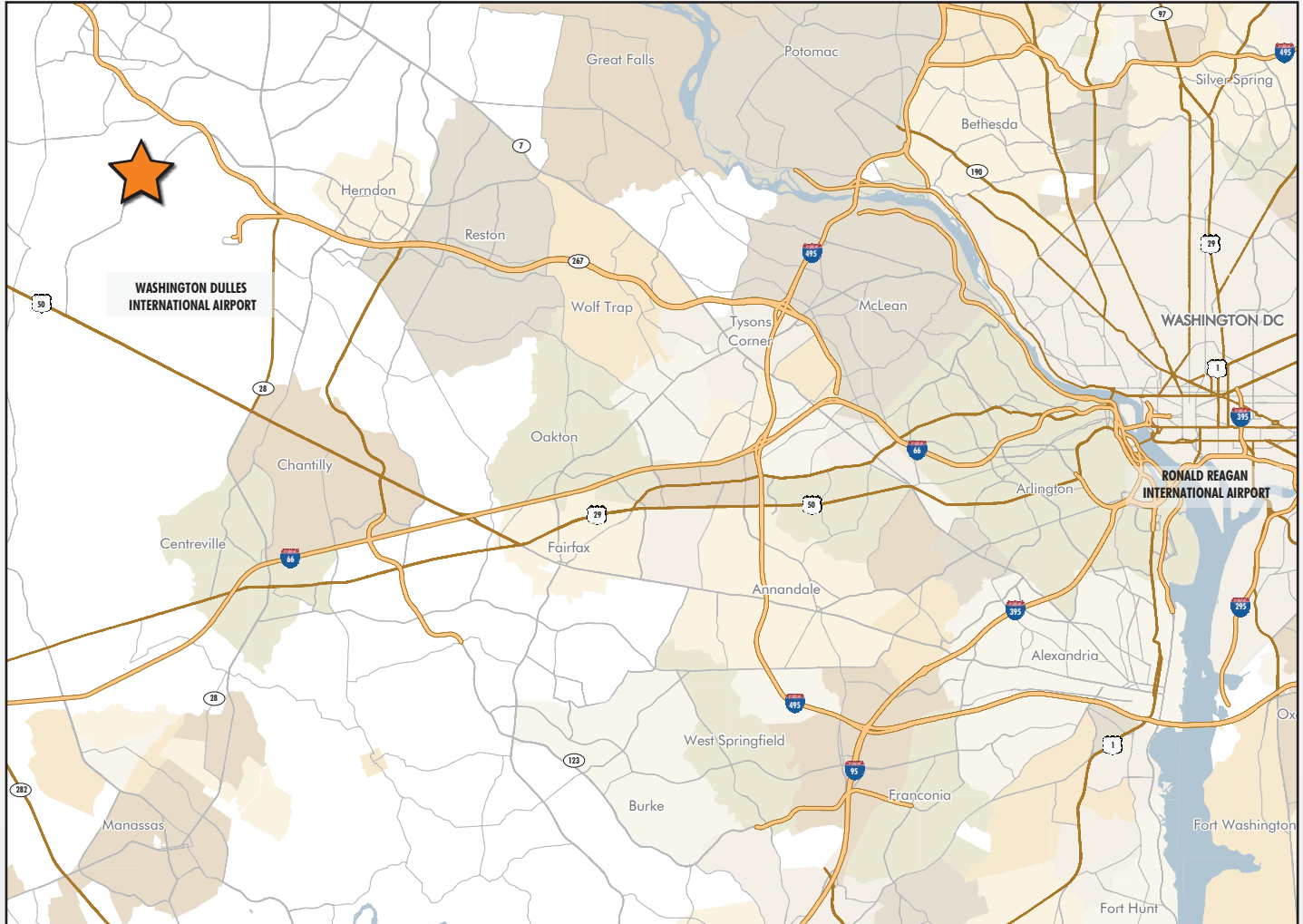
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Location Map



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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