

# NORTHWOODS

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:** \$9.75 - \$9.95 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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## Floor Plans

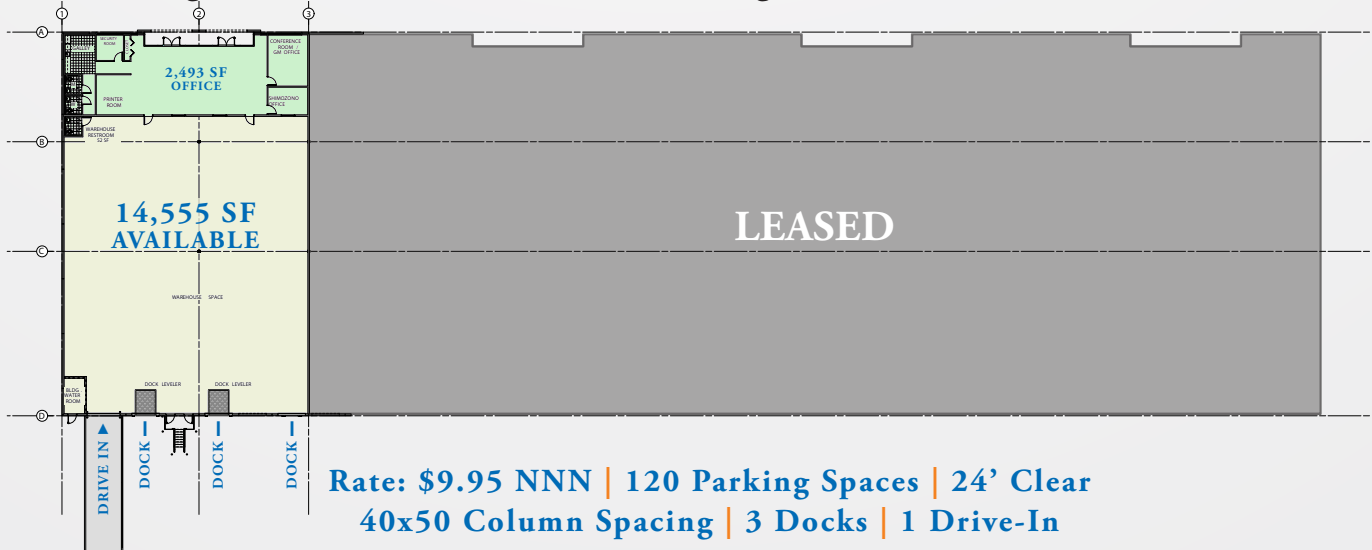
### PHASE I

**Building 3 - 23000 Ladbroke 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**

**Building 20 - 23011 Ladbroke Dr, Sterling, VA 20166 - Total SF: 62,829 SF**



**Rate: \$9.95 NNN | 120 Parking Spaces | 24' Clear  
40x50 Column Spacing | 3 Docks | 1 Drive-In**

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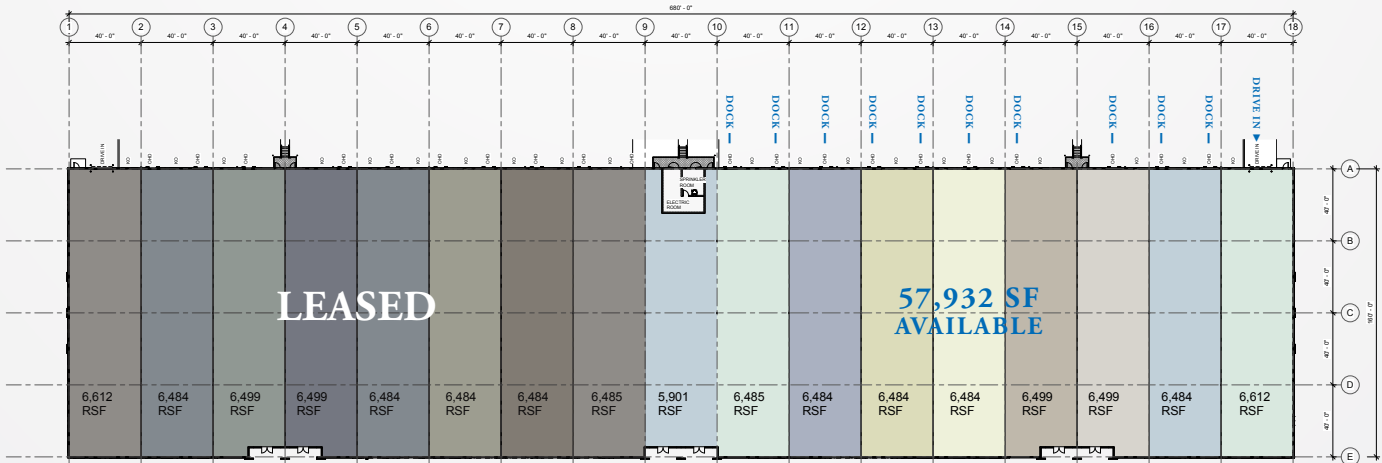
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## Floor Plans

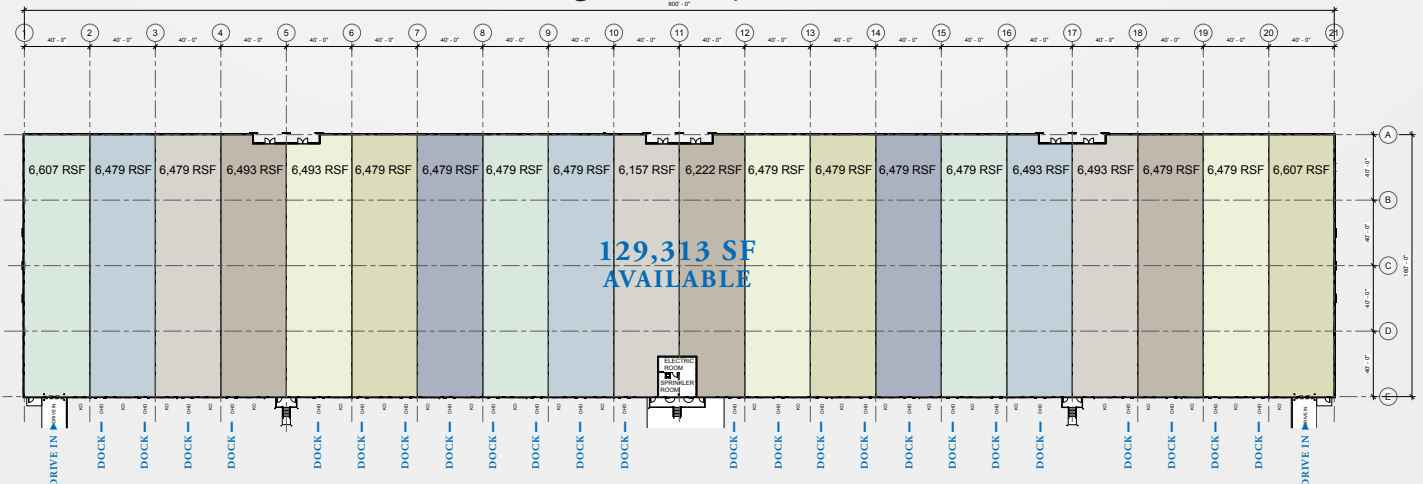
### PHASE IV

**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  
Delivering February 28<sup>th</sup>, 2020**



**Rate: \$9.75 NNN | 170 Parking Spaces | 24' Clear | 1,600 Amps  
40x40 Column Spacing | 24 Docks | 2 Drive-Ins**

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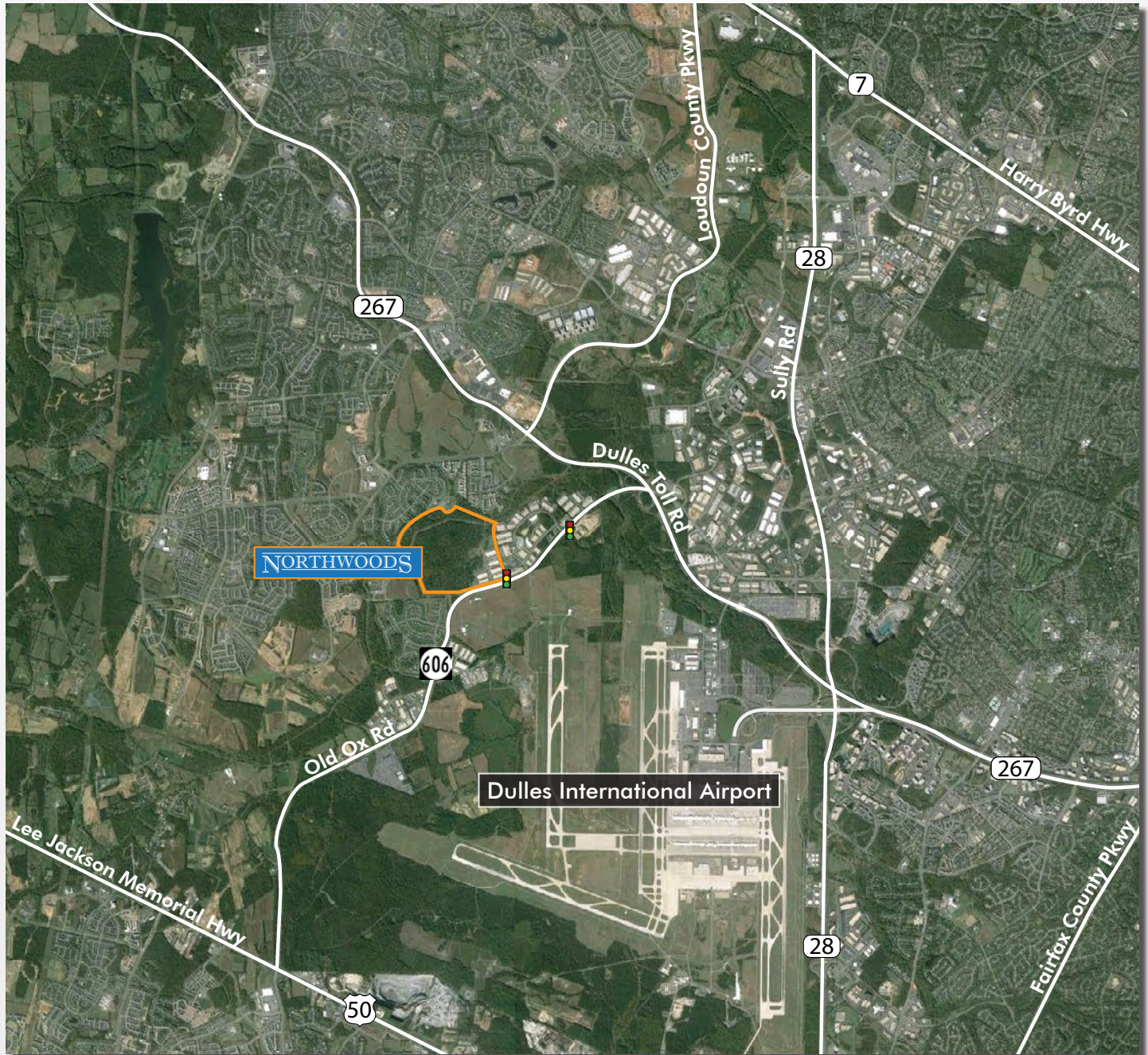
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## Aerial View



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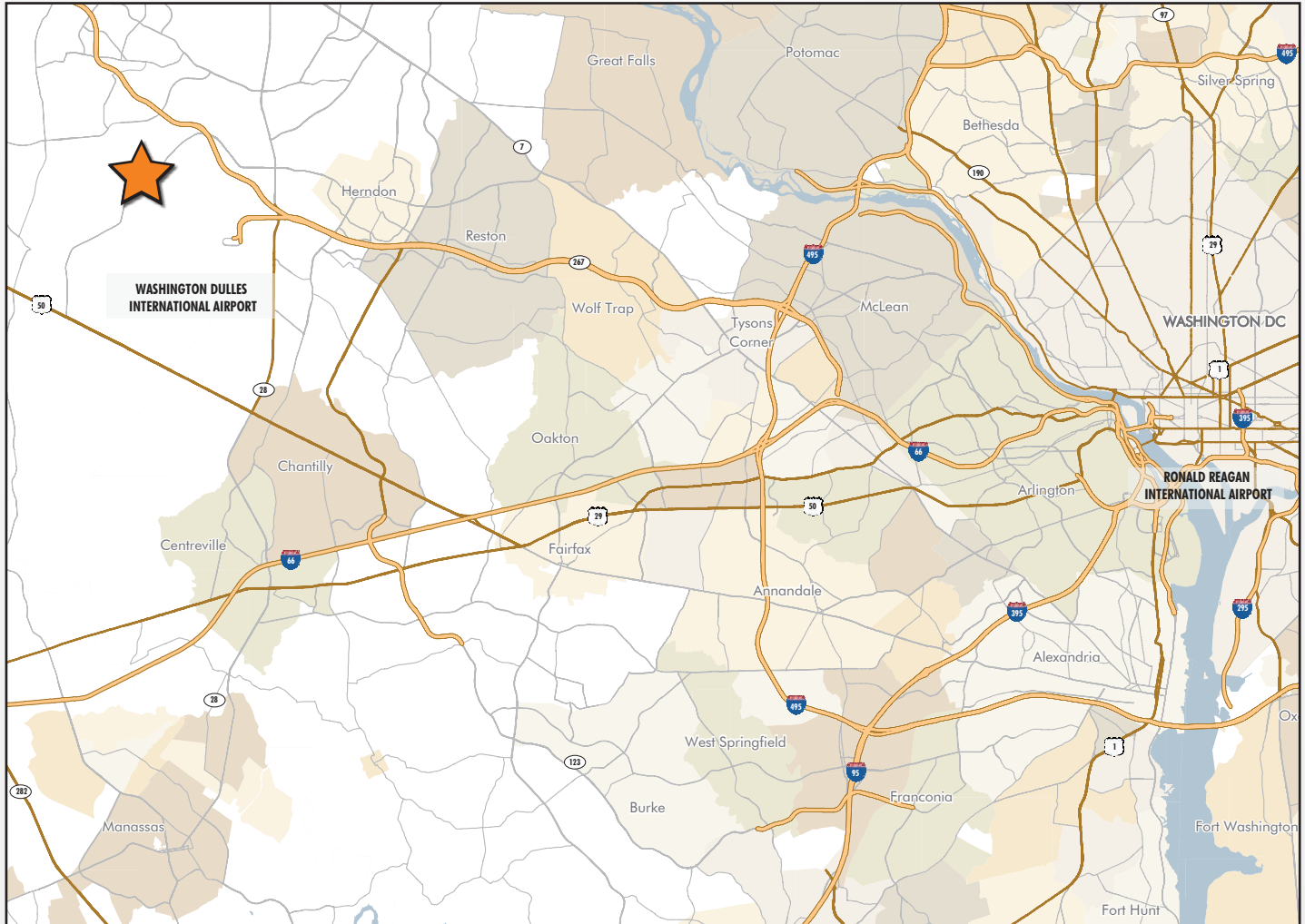
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## Location Map



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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