



1-3 ACRES OF OUTDOOR STORAGE

10,000 - 30,000 sf built-to-suit opportunity



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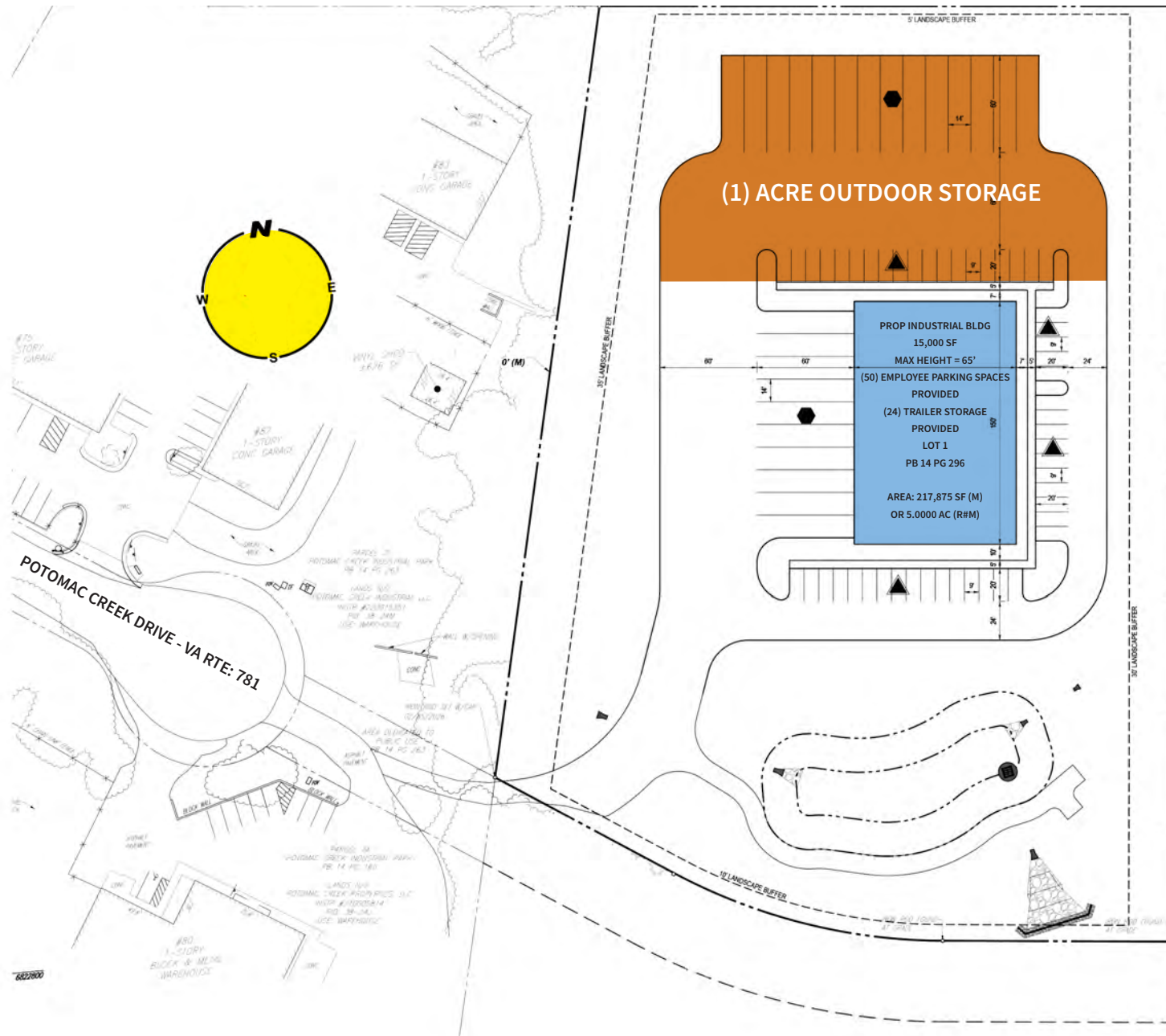
POTOMAC CREEK DRIVE, FREDERICKSBURG, VA 22405

AERIAL

 **STACK**
INFRASTRUCTURE

 **JLL**

BUILD-TO-SUIT CONCEPT PLAN



NEIGHBORING OCCUPIERS



A BURGEONING DATA CENTER MARKET

IN THE NORTHERN VIRGINIA REGION, OVER 7 MILLION SF OF EXISTING INDUSTRIAL PRODUCT IS BEING CONVERTED TO DATA CENTERS

WITHIN A 2.5-MILE RADIUS OF POTOMAC CREEK DRIVE, NEARLY 2,000 ACRES OF LAND REPRESENTING OVER 18.7 MILLION SF OF DEVELOPMENTS APPROVED OR PROPOSED FOR DATA CENTER USE

GWV DATA CENTER
1,042 Acres
7.9MM SF Data Proposed

POTOMAC CHURCH TECH CENTER
50 Acres; 510,000 SF

ACCOKEEK CENTER
80 Acres; 520,000 SF Data Proposed

VANTAGE DATA CENTER
82 Acres; 1.4MM SF Data Proposed

STAFFORD TECHNOLOGY CAMPUS
524 Acres; 1.1 GW & 5.5 MM SF

POTOMAC CREEK DRIVE

ENON ROAD TECHNOLOGY CENTER
162 Acres; 2MM SF

CRANES CORNER DATA CENTER
46 Acres; 900,000 SF Data Proposed

LOCATION



DESTINATION	DRIVE TIMES	DISTANCE
STAFFORD REGIONAL AIRPORT	5 MINUTES	2 MILES
RONALD REGAN NATIONAL AIRPORT	45 MINUTES	47 MILES
WASHINGTON, DC	50 MINUTES	47.6 MILES
DULLES INTERNATIONAL AIRPORT	1 HOUR	61.7 MILES
RICHMOND, VA	1 HOUR, 5 MINUTES	67.6 MILES
RICHMOND MARINE TERMINAL	1 HOUR, 10 MINUTES	74.3 MILES
RICHMOND INTERNATIONAL AIRPORT	1 HOUR, 15 MINUTES	74.8 MILES
VIRGINIA INLAND PORT	1 HOUR, 20 MINUTES	79.9 MILES
PORT OF BALTIMORE	1 HOUR, 25 MINUTES	86 MILES
PORT OF VIRGINIA	2 HOURS, 20 MINUTES	155 MILES



For more information, please contact:



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