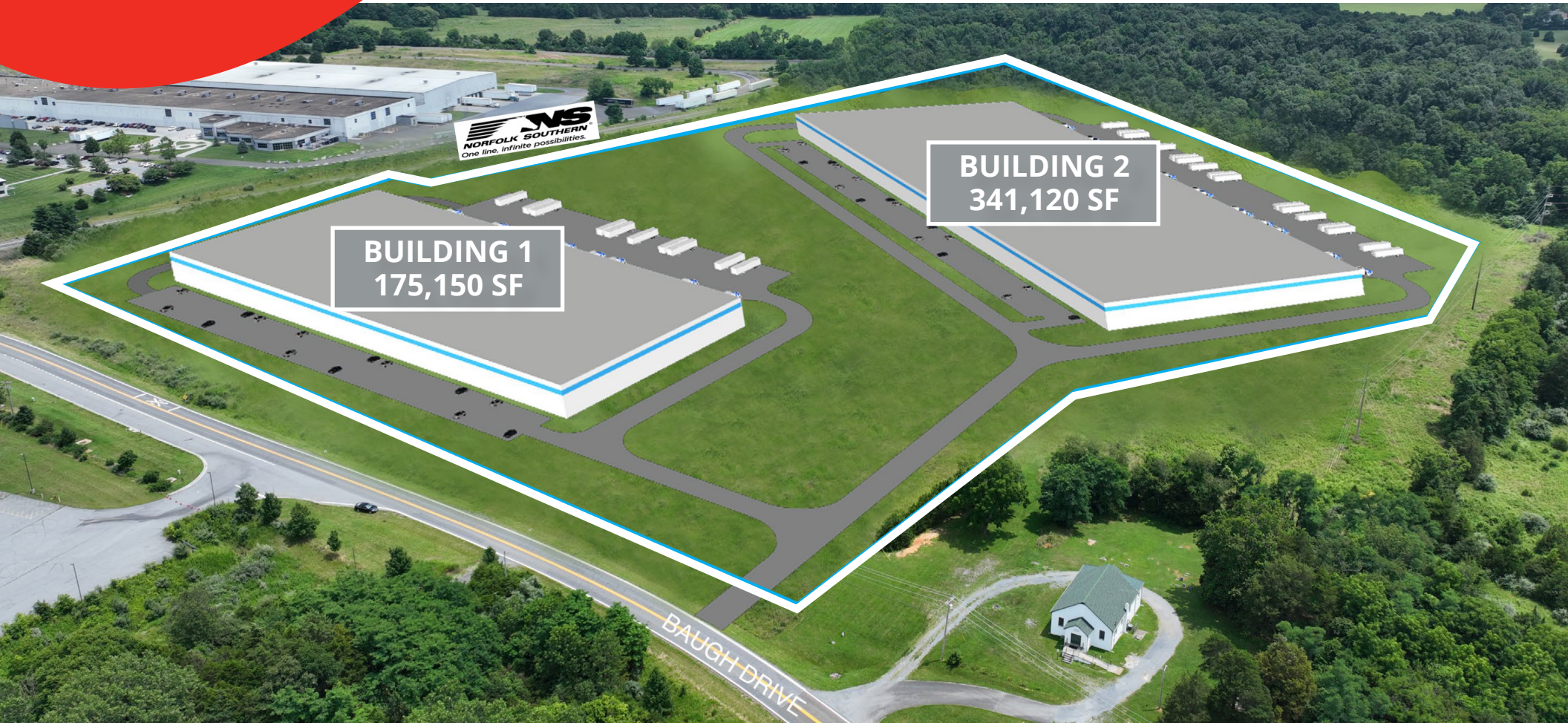


**COMING
SOON!**

INTERSTATE 66 INDUSTRIAL PARK
Front Royal, Virginia



**BUILDING 1
175,150 SF**

**BUILDING 2
341,120 SF**

Two Facilities Totaling 516,270 Square Feet of Class A Industrial/Logistics Space

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Area Map



MAJOR TENANTS

1. Family Dollar
2. Ferguson
3. Warren County EDA
4. Hearthside Food Services
5. Baugh Sysco
6. Toray Plastics
7. Axalta Coating Systems
8. WCS/Home Depot
9. IT Renew (Iron Mountain)
10. Baugh Logistics Center
11. US Foods
12. McLane Foodservice
13. GSA

DATA CENTERS

- | | |
|-------------------------|--------------------------|
| 1. Amazon | 14. QTS Realty Trust |
| 2. QTS Manassas | 15. Equinix |
| 3. Iron Mountain | 16. Amazon |
| 4. Stack Infrastructure | 17. Stack Infrastructure |
| 5. Equinix | 18. AmazonWeb Services |
| 6. Digital Realty Trust | 19. Cyrus One, Inc. |
| 7. Amazon Data Services | 20. Vadata, Inc. |
| 8. Vadata, Inc. | 21. Amazon |
| 9. QTS Realty Trust | 22. Vantage Data Centers |
| 10. Google | 23. Equinix |
| 11. Microsoft | 24. Amazon |
| 12. Amazon | 25. Amazon |
| 13. Amazon | 26. CoreSite |



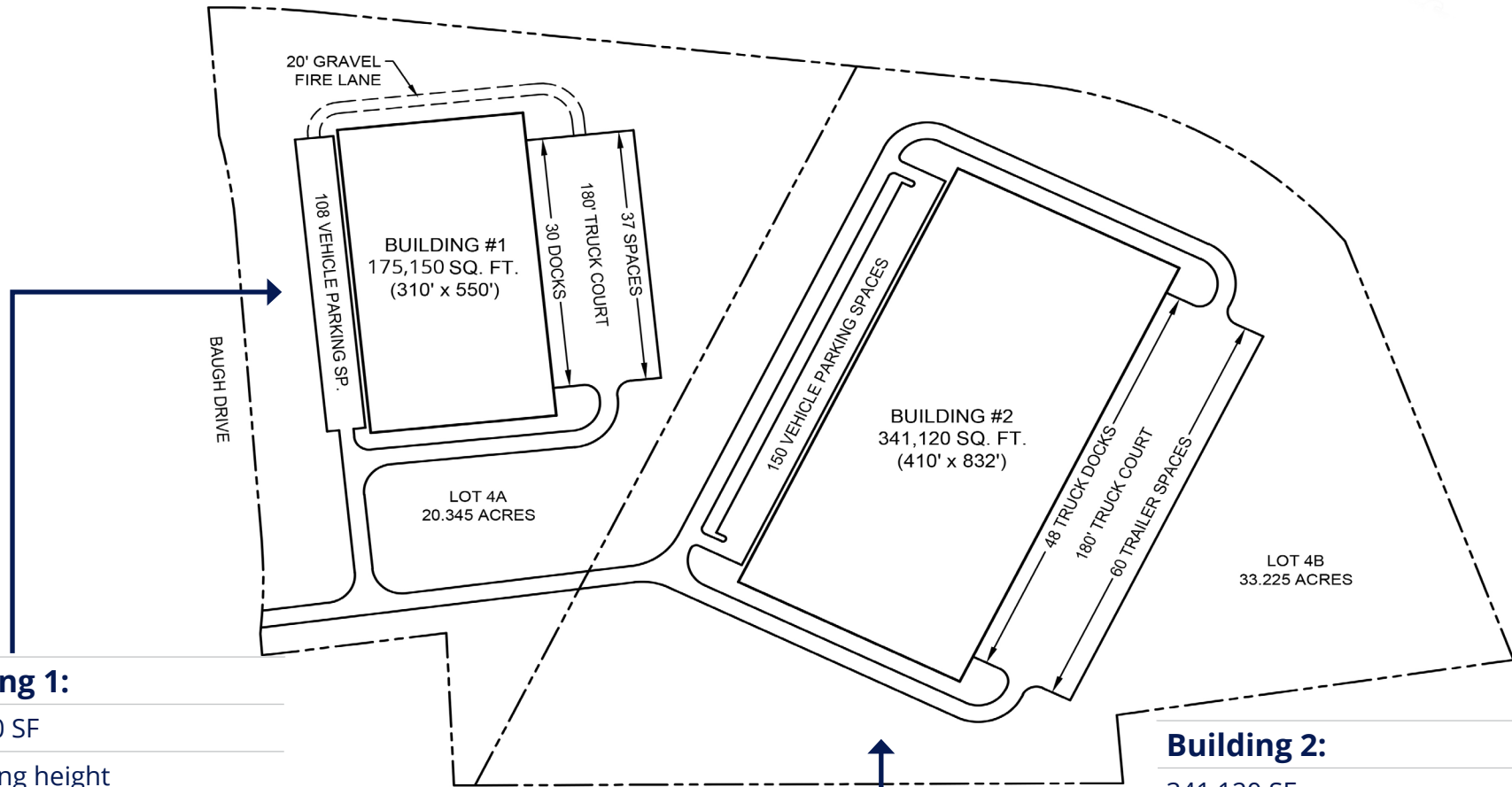
Class A Industrial/Logistics Space Available for Pre-Lease

Interstate 66 Industrial Park is a 53.57 acre site located in Warren County, VA capable of supporting up to 516,270 square feet of Class A industrial/logistics facilities. The site is located just outside the Town of Front Royal less than 2 miles to the Virginia Inland Port, a substantial intermodal facility and free trade zone that acts as a market driver for the entire region. Located just 3 miles from Interstate 66 and 10 miles east of Interstate 81, the Interstate 66 Industrial Park is uniquely positioned to offer multiple logistic avenues and transportation options. Neighboring occupiers include Family Dollar (900,000 SF), Baugh-Sysco (800,000 SF), and Ferguson Enterprises (630,000 SF).

Highlights:

- Excellent access from I-66 via Route 522
- Less than 2 miles to Virginia Inland Port in Front Royal, VA
- Build-to-suit lease opportunity with an experienced, well-capitalized developer
- Industrial-grade utilities to site (sewer, water, electric, and natural gas)

Site Plan



Building 1:

- 175,150 SF
- 32' ceiling height
- 550' Wide x 310' Deep
- 30 Loading Docks
- 108 Employee Parking Spaces
- 37 Trailer Drops
- 50 x 50 Column Spacing
- ESFR Sprinklers
- 180' Truck Court
- Rail-Access

Building 2:

- 341,120 SF
- 32' ceiling height
- 832' Wide x 410' Deep
- 48 Loading Docks
- 150 Employee Parking Spaces
- 60 Trailer Drops
- 50 x 50 Column Spacing
- ESFR Sprinklers
- 180' Truck Court
- Rail-Access

Recent Improvements to the Virginia Inland Port

Virginia Inland Port (VIP)



\$15M Investment

Expanding on-terminal track capacity by 40%

Addition of 4 x rubber-tire gantry cranes to increase efficiency of rail loading/unloading










Reconfiguring and expanding the terminal's container yard capacity

Virginia Inland Port Features

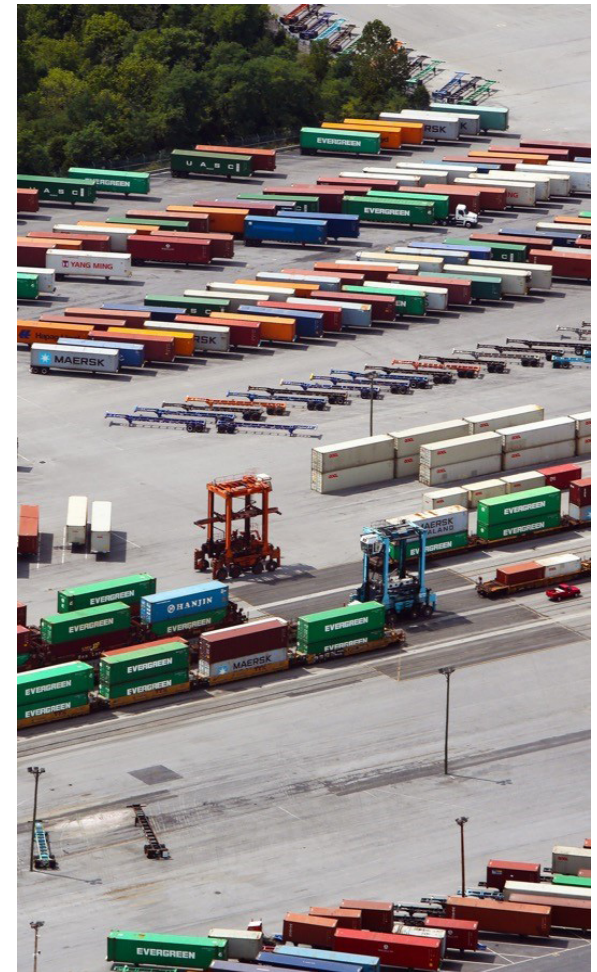
Virginia Inland Port (VIP)



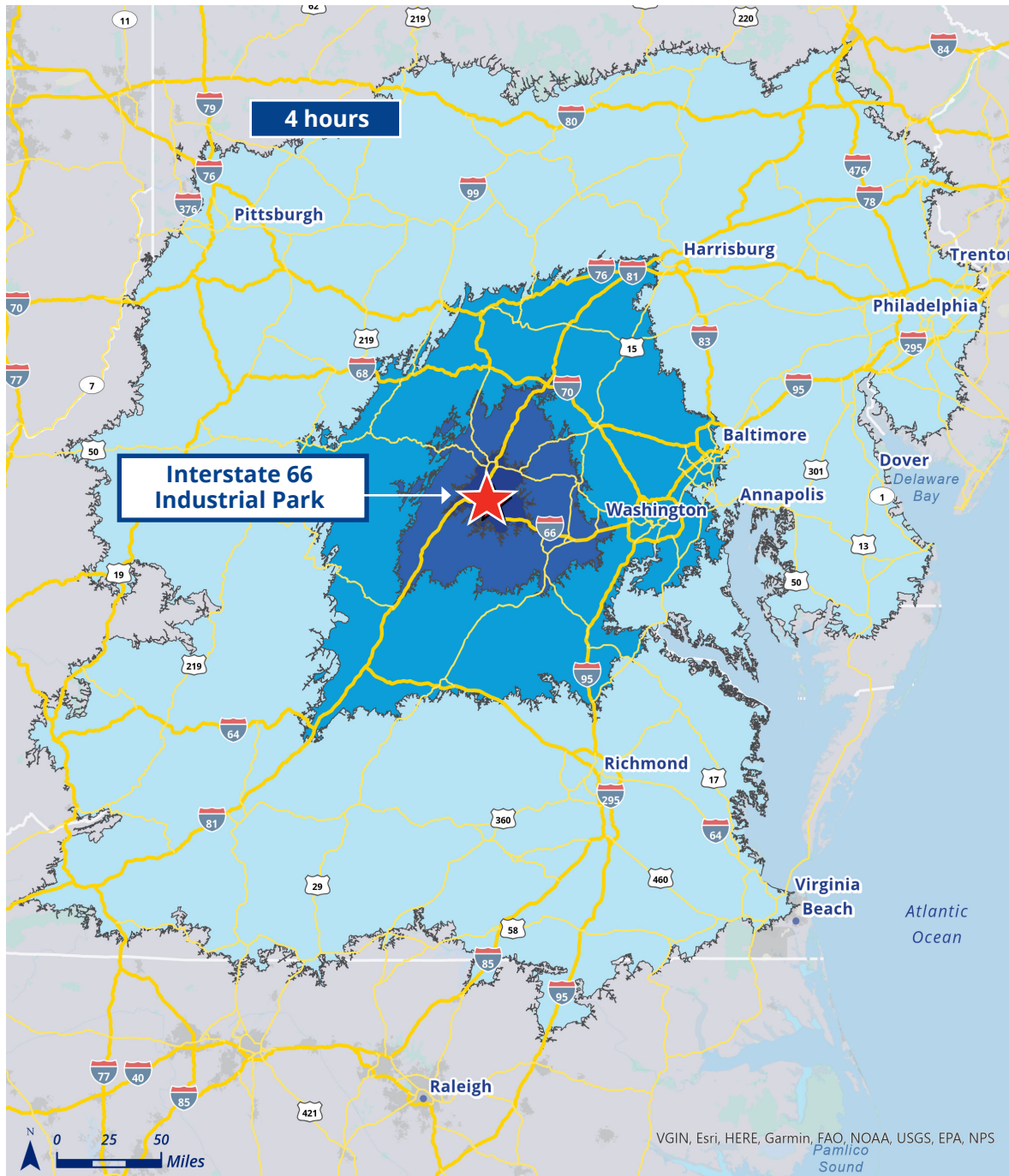
TERMINAL SPECS

-  161 Acres
-  78,000 TEU Capacity
-  Rail Service via NS
-  24/7 Container Availability
-  24 Reefer Plugs & Servicing On Terminal
-  17,820' Rail Track
-  HRCP Chassis Supply On Terminal
-  Up to 13k Forklift
-  Onsite Log-Stuffing Operation

- Strategic location to serve the U.S. Mid-Atlantic, Northeast & Midwest
- Frequent and streamlined rail service connecting to ocean terminals
- Efficient truck turn times
- Ease of accessing and terminating empty containers
- Ability to move higher-weighted containers
- Available port-provided chassis supply on terminal
- Substantial CO2 emission savings
- US Customs-designated port of entry



4-Hour Drive Time



Uniquely Positioned to Offer Multiple Logistic Avenues and Transportation Options.

Interstate 66 Industrial Park, located at the intersection of Interstates 66 and 81, provides the ideal logistical position for companies seeking to service the DC Metropolitan area and the dense Mid-Atlantic markets in the US.

Tenants in the I-66 Industrial Park will have immediate access to the adjacent Virginia Inland Port and can access nearly 30 million people within a 4-hour drive.

DRIVE TIME TO CITIES

Washington, DC	1 hour 22 minutes
Harrisburg, PA	2 hours 10 minutes
Baltimore, MD	2 hours 12 minutes
Richmond, VA	2 hours 36 minutes
Pittsburgh, PA	3 hours 56 minutes
Philadelphia, PA	4 hours 12 minutes
Norfolk, VA	4 hours 20 minutes
Greensboro, NC	4 hours 32 minutes
Raleigh, NC	5 hours 3 minutes

DRIVE TIME POPULATION

30 minutes	179,750
1 hour	1,039,646
2 hours	8,307,032
4 hours	29,923,948

Hearthside Foods

Interstate 66 Industrial Park



BUILDING 1
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BAUGH DRIVE



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