








NORTHERN VIRGINIA GATEWAY

**112,000 SF to 446,000 SF
IMMEDIATE
AVAILABILITY**

ADVANCED MANUFACTURING & LOGISTICS

-  4 MW Available Now – 60 MW by 2028
-  Strong Incentives & Labor Demographics
-  3 Mins to I-95 between DC and Richmond
-  112,000 - 446,000 SF Available Immediately
-  Adjacent to Stafford Regional Airport
- 60%** 1 day's drive to 60% of the US Population

 **PETERSON**
COMPANIES.



LOCATION

Northern Virginia Gateway is located on I-95 between Washington DC and Richmond, directly adjacent to the Stafford Regional Airport and within 55 minutes to Dulles Airport.

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ABOUT NORTHERN VIRGINIA GATEWAY

Northern Virginia Gateway is located off I-95 less than an hour to Washington DC and Richmond, Virginia, adjacent to Stafford Regional Airport. The project is located within a day's drive of 60% of the U.S. population and is near the Port of Virginia, the third largest port on the East Coast and fastest growing port in the United States. Virginia is the northern-most Right-to-Work state along the East Coast, and Stafford County has strong manufacturing workforce demographics.

In partnership with Peterson Companies, Stafford County formally eliminated tax rates for manufacturing operations to attract more of these businesses. (No Gross Revenues Tax or tax on machinery or tools)

The project includes three phases of industrial development.

- Phase 1 (630,000 SF) 100% Leased & Occupied (Amazon)
- **Phase 2 (559,480 SF) Available Immediately (lease or sale, sub-dividable)**
- Phase 3 (530,000 SF) Under Construction (O'Reilly Auto Parts)

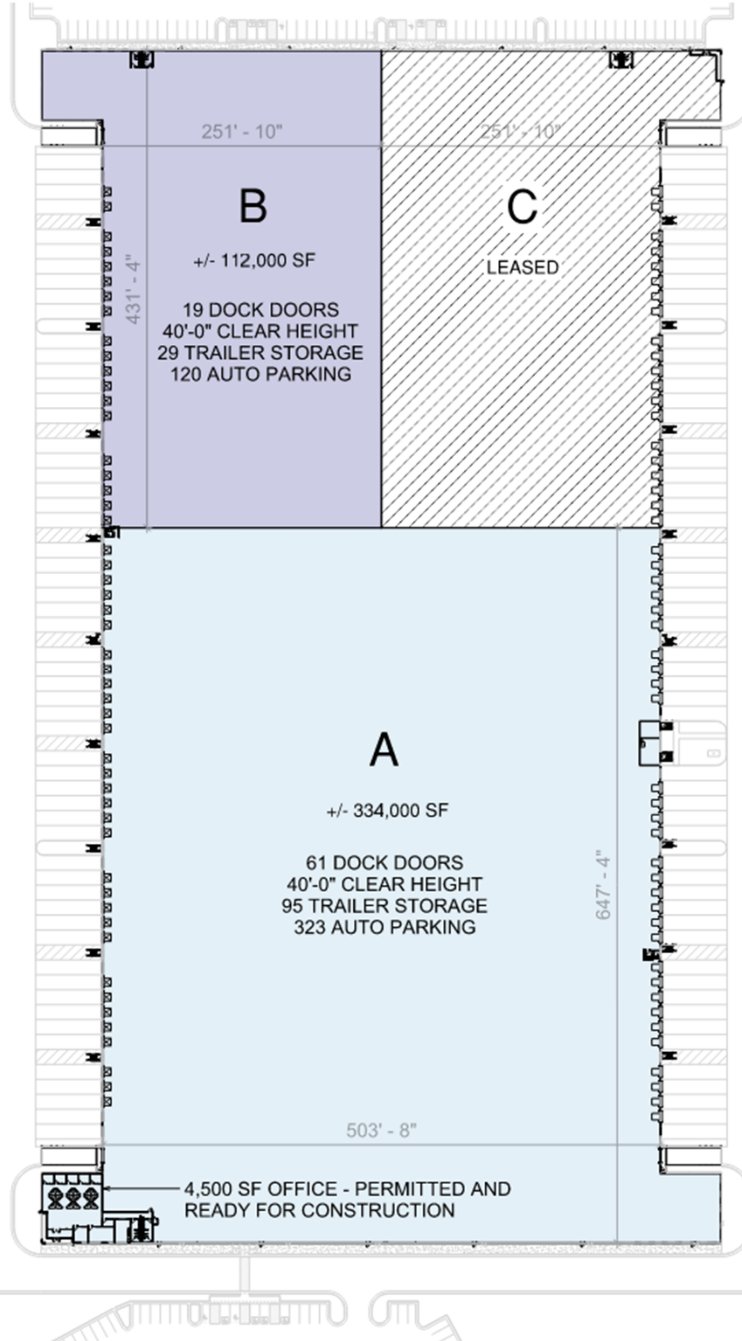
This Grade A+ development offers trophy-quality tilt-wall construction, 40' clear heights, and heavy utilities, making the development "incredibly desirable" for the next generation of manufacturing occupiers. Enhanced wet utilities are available with options for green energy. 4MW is available today, 10MW is available in Q3 2025, 25MW is available Q1 2027 and 60MW is available in 2028 from an approved Dominion substation.

PROPERTY DESCRIPTION

PARCEL ID:	37 39; Alternate ID/PIN: 23626
ZONING:	M1
SITE AREA (ACRES):	36
SCHEDULED DELIVERY:	Warm Lit Shell Complete
DEVELOPER:	The Peterson Companies
RENTABLE BUILDING AREA:	559,480 SF
STRUCTURE:	Tilt-up concrete
DIMENSIONS:	+/- 505' X +/- 1,080' (4) bump outs at +/- 55' X +/- 64'
CONFIGURATION:	Cross Dock
CLEAR HEIGHT:	40'
COLUMN SPACING:	54' x 48' with 60' speed bays
AUTO PARKING:	564 spaces (including 14ADA)
LOADING DOCKS:	(100) exterior dock doors; (50) Dock positions with premium dock packages (4) drive-in doors (12' x 14'), (12) knockout panels for future dock door locations.
TRUCK STORAGE:	156 Spaces
ROOF:	60-mil mechanically fastened TPO membrane
FLOOR:	8" thick unreinforced
FIRE PROTECTION:	ESFR
INTERIOR LIGHTS:	LED High Bay Fixtures with motion sensors (1 per bay)
EXTERIOR LIGHTING:	Beacon Viper LED (400 watt)
ELECTRICAL:	(1) 5,000-amp service, 480/277-volts, three phase (4MW available today, 10MW available Q4 2025, 30MW available in 2027, 60MW available in 2028)
SOLAR:	Rooftop solar array option available / 100% green energy available through Dominion



DEMISING PLAN



Customizable Space to Match Operational Needs

Demising Options:

- Space A
 - +/-334,000 SF Cross-Dock
 - 4,500 SF Office permitted and ready for construction
 - Ample parking
- Space B
 - +/-112,000 SF Front Loaded
 - Ample parking
- Space C
 - LEASED

STAFFORD COUNTY – STRONG INCENTIVES AND WORKFORCE DEMOGRAPHICS

INCENTIVES

In partnership with Peterson Companies, Stafford County formally eliminated tax rates for manufacturing and large distribution operations to attract more of these businesses. Additional benefits include:

- Stafford In Sync Program
- Tax Advantages
- Expedited Permitting / Priority Project Status
- Technology Zones
- Opportunity Funds
- State Incentives:
 - Commonwealth Development Opportunity Fund
 - Major Eligible Employer Grant Program
 - Virginia Jobs Investment Program
 - Virginia Talent Accelerator Program
 - Major Business Facility Job Tax Credits

<https://www.gostaffordva.com/incentive-programs/>

STAFFORD ECONOMIC DEVELOPMENT

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VIRGINIA ECONOMIC DEVELOPMENT

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WORKFORCE

Virginia is the northern-most Right-to-work state along the East Coast, and Stafford County has strong manufacturing and logistics workforce demographics as well as workforce training programs and grants.

Workforce highlights include:

- DC MSA totaling 6.5M people
- Richmond MSA totals 1.3M people
- Over 15,000 industrial workers within DC-Richmond Corridor
- 41% have Bachelor's degree or higher
- 25% of the region's population has high school diploma or GED



***No Gross Revenues Tax
or tax on machinery or tools***

**NVG PHASE I
AMAZON
COMPLETE**

**NVG PHASE II
560K SF
AVAILABLE NOW**

**NVG PHASE III
O'REILLY
COMPLETE**

7-ELEVEN



MCGRATH RENTCORP

STAFFORD REGIONAL AIRPORT

FEDEX

AMAZON



CENTREPORT PARKWAY

**DATA CENTER DEVELOPMENT
1.4 MSF TOTAL DEVELOPMENT**

FEDEX

MOUNTAIN VIEW ROAD



50 MINUTE DRIVE TO WASHINGTON, DC



55 MINUTE DRIVE TO RICHMOND



**Less than 3 Minutes to I-95
@ Exit 136
Quick access to new
I-95 Speed Lanes**

STRATEGICALLY LOCATED	DRIVE TIMES
Ronald Reagan National Airport	45 Minutes
Washington, DC	50 Minutes
Dulles International Airport	55 Minutes
Richmond, VA	55 Minutes
Richmond International Airport	1 Hour, 5 Minutes
Richmond Marine Terminal	1 Hour, 5 Minutes
Virginia Inland Port	1 Hour, 20 Minutes
Port of Baltimore	1 Hour, 25 Minutes
Port of Virginia	2 Hours, 20 Minutes
Norfolk, VA	2 Hours, 20 Minutes

PETERSON COMPANIES®

DEVELOPER OVERVIEW: PETERSON COMPANIES

Peterson Companies is one of the largest privately-owned real estate development companies in the Washington, DC region.

Founded by Milt Peterson nearly 60 years ago, the company has created some of the most prominent and successful mixed-use, residential, industrial and office developments in Northern Virginia and Maryland including: Virginia Gateway, National Harbor, Downtown Silver Spring, Rio Washingtonian Center, Fairfax Corner, Fair Lakes, Burke Centre and Tysons McLean Office Park. Peterson Companies' belief in responsible land use is a core value and they have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

Peterson Companies offers a fully integrated real estate platform with in-house expertise on all aspects of land-use and development including land acquisition, planning and zoning, design and construction, property management, leasing and asset management.

CORPORATE RESPONSIBILITY



**600 ACRES
WETLANDS
CREATED**



**RANKED #1 IN GIVING
MIDSIZE COMPANY
CORPORATE PHILANTHROPY**



**9 MILES
STREAM
RESTORATION**

INDUSTRIAL PORTFOLIO



**1.8 MILLION SF
DEVELOPED &
UNDER MGMT**



**2.9 MILLION SF
IN
DEVELOPMENT**



**4.7 MILLION SF
TOTAL
PORTFOLIO**



NORTHERN VIRGINIA GATEWAY PHASE I



ABERDEEN LOGISTICS CENTER



COMMONWEALTH SELF STORAGE



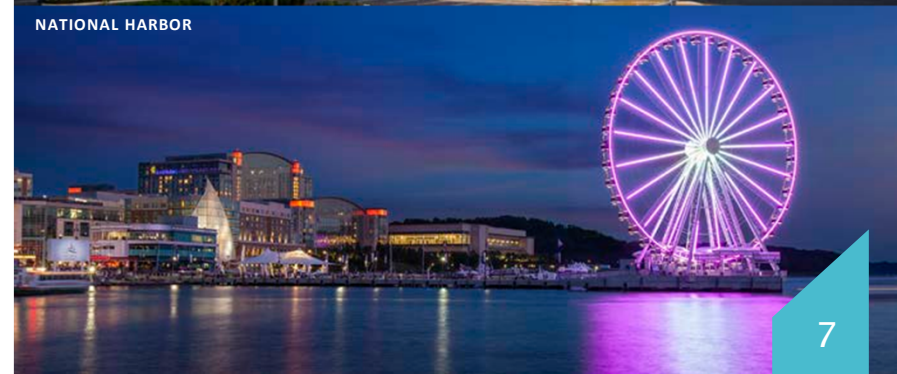
DOWNTOWN SILVER SPRING



POTOMAC OVERLOOK



DULLES DISCOVERY 3



NATIONAL HARBOR