

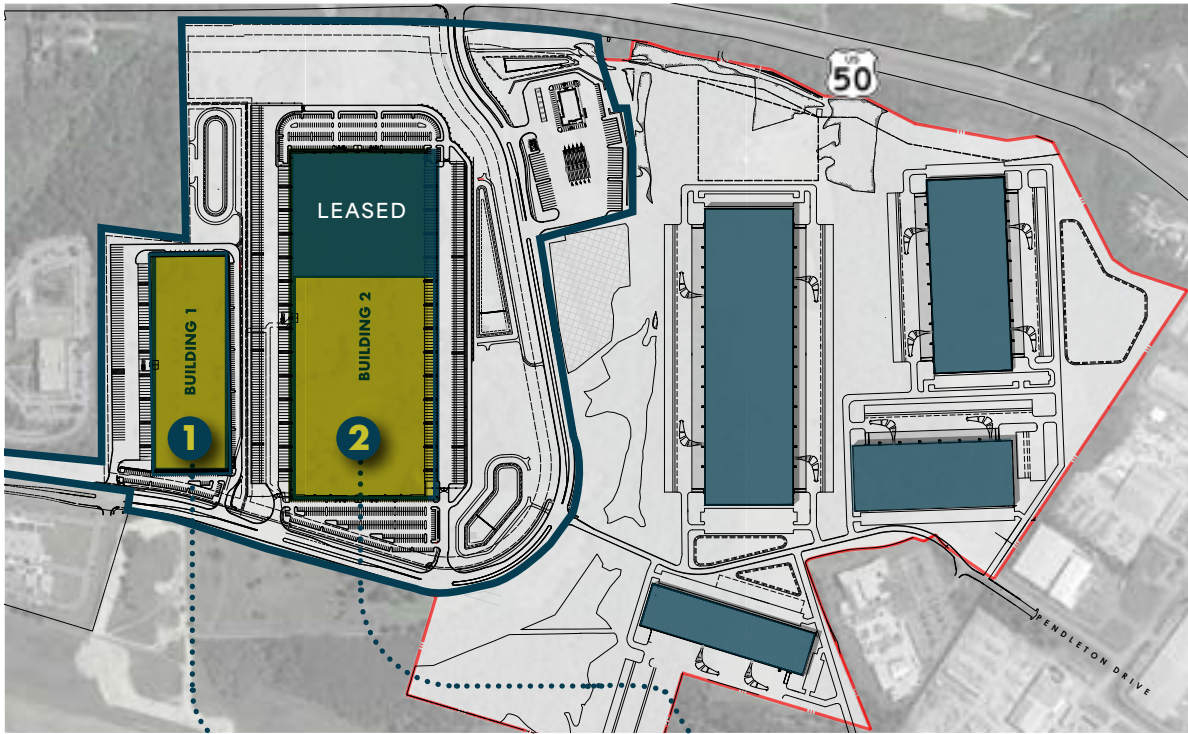


IMMEDIATELY AVAILABLE

635,040 SF Delivered & 364,934 SF Build-to-Suit Available

- Distribution Logistics Opportunities
- Data Center Opportunities
- Convenient Access to Interstate 81





BUILDING 1 (BUILD-TO-SUIT) **BUILDING 2 (DELIVERED)**

Total SF/Available SF	364,934 SF / 364,934 SF	1,023,120 SF / 635,040 SF
Building Dimensions	1,000' wide x 360' deep	1,624' wide x 630' deep
Construction/Roofing	Tilt concrete	Tilt concrete / .60 mil white TPO
Clear Height	Up to 40'	40' clear
Column Spacing	50' x 54' (typical) 60' x 54' (loading bay)	50' x 56' width 65' x 56' (Loading Bay)
Floor/Slab	7" thick reinforced concrete (or to suit)	8" unreinforced slab
Loading Available	Single-sided 48 loading docks 2 drive-in doors	Cross-docked 59 loading docks with 48 knock-outs 2 drive-in doors
Dock Equipment	To Suit	Assumed on 33%
Truck Court Depth	130' min (excludes trailer stalls)	190'
Trailer Parking Available	+/- 100 stalls	156 drops
Auto Parking Available	+/- 200 spaces	348 spaces
Sprinkler	ESFR (or to suit)	ESFR (or to suit)
Lighting	T5 fluorescent (or to suit)	LED
Electrical Service	4000 amp (w/ tenant dependent upgrades)	8000 amp, 480v services
Sustainability	To Suit	Designed to achieve LEED Silver; structural support for solar; reduced embodied carbon; EV charging stations

PHASE 1

OVERVIEW

A multi-phased, master-planned project, One Logistics Park has commenced Phase 1 construction with nearly 1.1 million SF of best-in-class industrial product spread across two facilities. In Building 2, 635,040 SF is immediately available with another pad site available for up to 364,934 SF. Both offering full-building circulation and top-of-the-line infrastructure and finishes, the building's initially planned specifications are outlined within but in many cases can also be "to suit" based on tenants' needs.

40'
CLEAR HEIGHT

50' x 56'
COLUMN SPACING

PLENTIFUL
AUTO & TRAILER PARKING

PREMIER ACCESS
VIA FOUR PARK ENTRANCES +
KEY HIGHWAY ARTERIES

STANDARDS **BEYOND** STANDARD

Your building is more than just an address...more than a place where you conduct business, manufacture goods, or implement distribution strategies. It is a critical variable for controlling expenses, supporting labor needs, maximizing efficiencies, and representing your brand.

One Logistics Park is in a class all its own, bringing the highest quality industrial product to a highly desirable logistics region.



**EXCEPTIONAL
TRANSPORTATION
DYNAMICS**



**SUPERIOR
LABOR POOLS**



**UNRIVALED BUILDING &
PARK INFRASTRUCTURE**

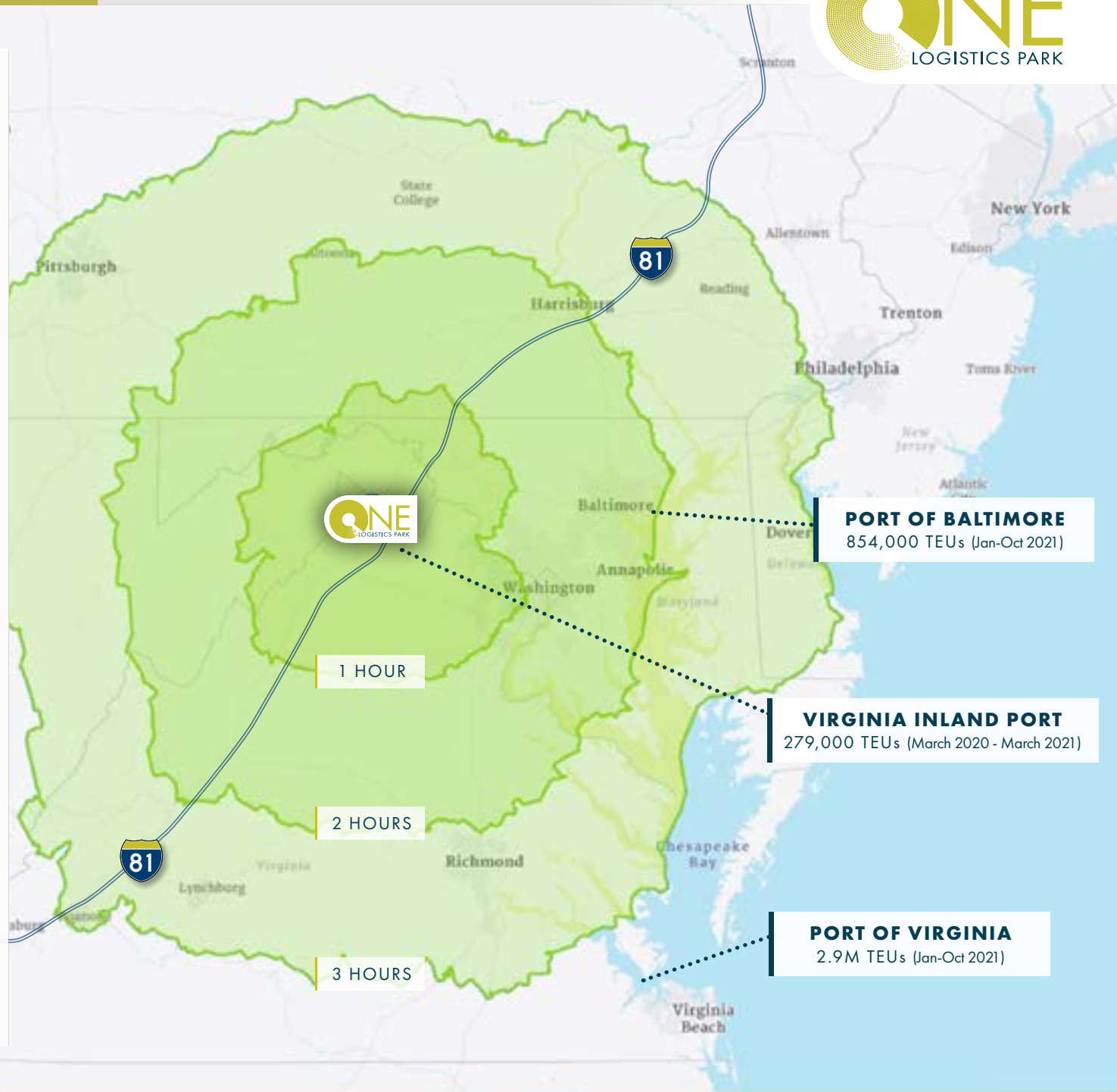



EXCEPTIONAL TRANSPORTATION DYNAMICS

Strategically located along I-81 – the transportation backbone of the east coast running from Watertown, New York to Morristown, Tennessee – Winchester, Virginia is home to major distribution hubs for Proctor & Gamble, Kraft Foods, Rubbermaid, The Home Depot, and Ford Motor Company, among other national/global flags. **One Logistics Park** provides a super-regional distribution solution combined with convenient access to the Baltimore-Washington D.C. mega-city (population of 10+ million) via I-66 and I-70 and close proximity to the Virginia Inland Port.

DRIVE TIMES

Virginia Inland Port	20 min
Washington D.C.	1 hr 30 min
Port of Baltimore	1 hr 40 min
Port of Virginia	2 hrs 20 min
Philadelphia	3 hrs 10 min
Pittsburgh	3 hrs 10 min
New York City	4 hrs 20 min
Columbus	5 hrs 30 min
Cincinnati	6 hrs 50 min
Toronto	7 hrs 30 min
Atlanta	8 hrs 40 min
Jacksonville	10 hrs 10 min



VIRGINIA... NOT JUST FOR LOVERS
 #1 Top State for Business (2020 & 2021 - CNBC)
 A standing "Right to Work" state

SUPERIOR LABOR POOLS

Favorable Labor Profile Compared to other Submarkets

QUALITY OF LIFE. Winchester outranks the majority of competing industrial markets in several key quality of life indicators sought after by that labor pool.

WORKFORCE CLUSTER. Nearly 75% of Winchester's current workforce within a 30-minute commute hold positions within the transportation, distribution, and/or warehousing industries.

SUPERIOR ECONOMICS. Winchester also has the lowest cost of labor among its competitors for positions in these industries, translating to a significant positive impact to employers' bottom lines.



2,526,236
 POPULATION
 WITHIN 160 MILES



4,485,847
 HOUSEHOLDS
 WITHIN 160 MILES



39
 MEDIAN AGE
 FOR THE AREA



UNRIVALED BUILDING & PARK INFRASTRUCTURE

With all the benefit of being situated in an established industrial area, One Logistics Park builds upon the assets of its amenity-rich surroundings with plans for on-site service and convenience amenities to immediately serve park occupants. Maximizing clear heights and floor loads, loading capacity and trailer stalls, you will find the buildings in One Logistics Park accommodating for complete diversity of uses. Park infrastructure in terms of access and circulation; security and public safety; natural gas, electric, and other utilities further support flexibility for users. For even more specialized tenant requirements, One Logistics Park's ownership can work to evaluate project scope and potentially build-to-suit options in alternative phases and areas of the project.



ACCESS & CIRCULATION

4 POINTS OF ENTRY, INCLUDING A LIGHTED INTERSECTION AT MAIN MILLWOOD PIKE ENTRANCE



UNLIMITED UTILITIES

PLENTIFUL NATURAL GAS AVAILABLE ON-SITE; AT LEAST 4,000 AMP ELECTRIC WITH AMPLE EXPANSION POTENTIAL



ON-SITE AMENITIES

FOOD, FUEL AND OTHER SERVICE RETAIL PLANNED RIGHT AT THE PARK'S MAIN ENTRANCE



SAFE & SECURE

ROUTE 50 NATURAL BARRIER, ADJACENT PUBLIC SAFETY, FIRE/RESCUE WITHIN ¼ MILE



ON-SITE AMENITY





LOCATION

WINCHESTER

Immediately off Interstate 81, **One Logistics Park** is located within the City of Winchester in the heart of Virginia's Shenandoah Valley. An established industrial market, major industrial occupiers like Rubbermaid, Rite Aid, Hood, and Kraft all call Winchester home and directly neighbor One Logistics Park.

EXIT 313

The I-81/Route 50 interchange at Exit 313 is an indisputable amenity mecca, providing immediate access to Apple Blossom Mall, big box retailers like Costco, Home Depot, Lowes, and Walmart, numerous hotel establishments, and Shenandoah University's College Park.



IMMEDIATE NEIGHBORS



FOREIGN TRADE ZONE (FTZ)

WITHIN FTZ #137

Due to its location in Winchester, VA, **One Logistics Park** falls within FTZ #137, which is designated around Washington Dulles International Airport.

Foreign trade zones allow businesses to defer paying U.S. Customs duties on imported goods held within the zones until the goods enter the United States for domestic consumption. No duties are paid if goods are re-exported. Companies also receive the benefit of not having to pay duties on broken or scrapped product. Businesses are allowed to store goods within FTZs for an unlimited period of time. They are also allowed to manufacture products within FTZs and pay duties at the duty rate of either the foreign parts used or on the finished product, whichever is most advantageous to the company.

Each of Virginia's six FTZs are Alternative Site Framework (ASF) designated, which allows greater flexibility when adding new zone operations as well as expedited FTZ Board applications. Any property

within the ASF-designated area of a particular FTZ can obtain status as a usage-driven FTZ site. All zones provide space for storage, distribution, and light assembly operations.

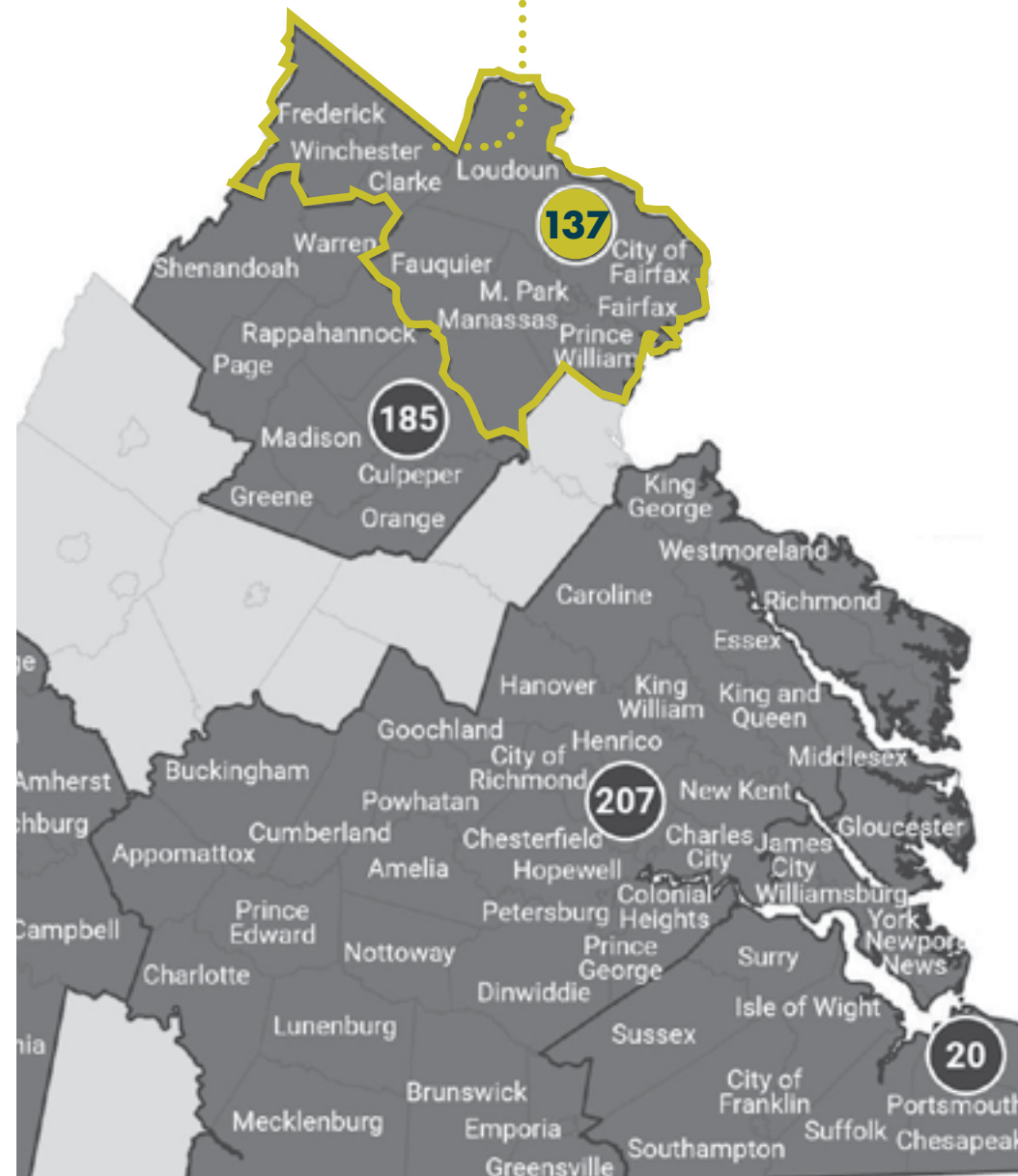
Virginia offers six foreign trade zones designated by the U.S. Department of Commerce:

- Washington Dulles (FTZ #137)
- Suffolk (FTZ #20)
- Culpeper (FTZ #185)
- Tri-Cities TN/VA (FTZ #204)
- Richmond (FTZ #207)
- New River Valley Airport (FTZ #238)

#137 Washington Dulles Includes:

- Alexandria
- Arlington
- Clarke
- Fairfax
- City of Fairfax
- Falls Church
- Fauquier
- Frederick
- Loudoun
- Manassas
- Manassas Park
- Prince William
- Winchester

Source: VEDP





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