

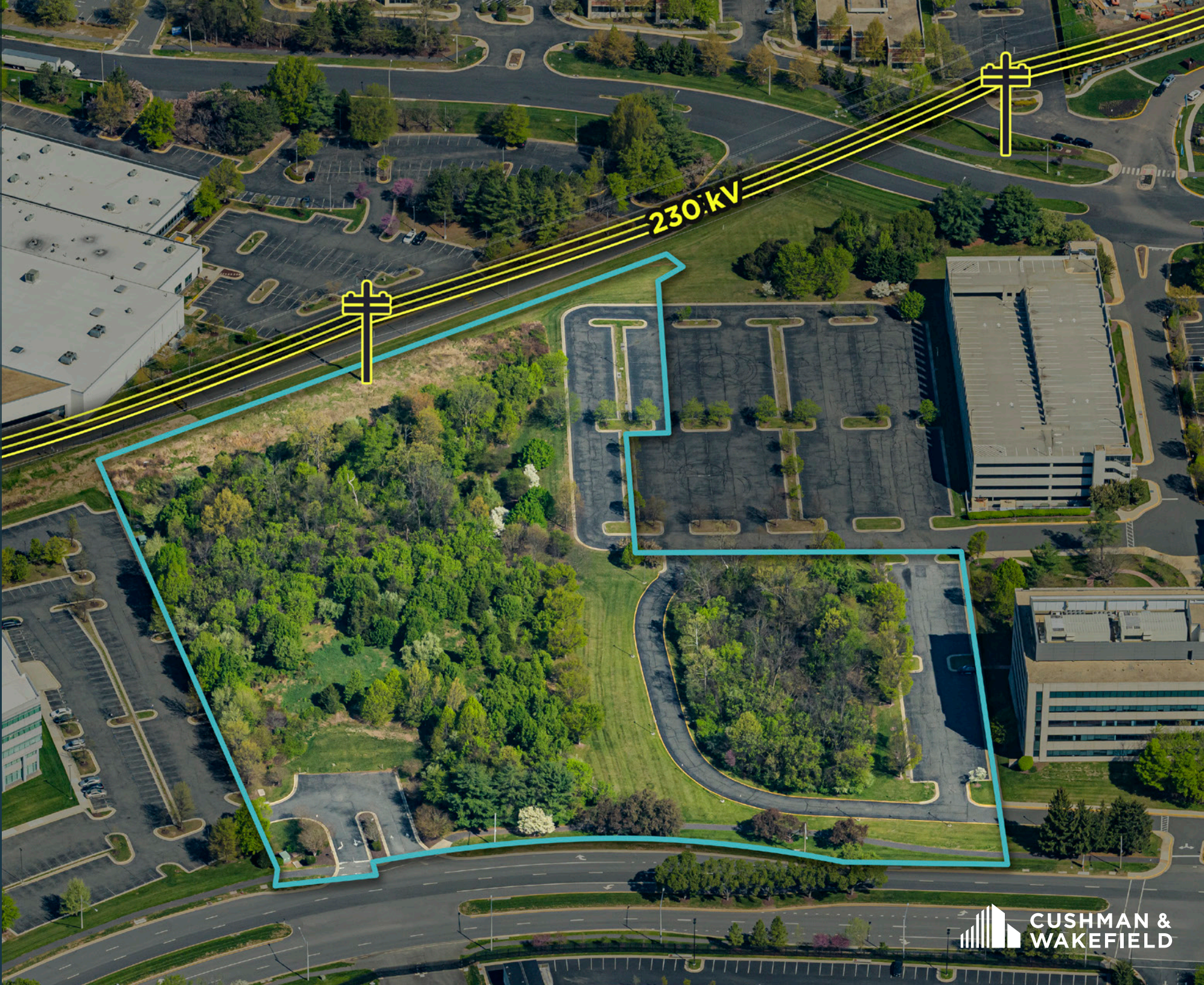


8.4 Acres

in the World's Biggest
Data Center Market

230 kV

Transmission Lines
On Site



The OFFERING

Cushman & Wakefield is pleased to offer for sale **Independence Center III** (the “property”), an 8.4-acre vacant land parcel with parallel 230 kV transmission lines bisecting the backside of the property. Situated in Chantilly, VA, the property lies within the world’s most concentrated data center market.

Existing I-4 zoning allows for by-right data center development up to 80,000 square feet. A special exception can be filed to allow for greater density, which unlike a rezoning, only requires an administrative review rather than a legislative act.



Cub Run Substation



Substation



**Independence Center III
only requires a special exception
for greater data center density
or substation use**



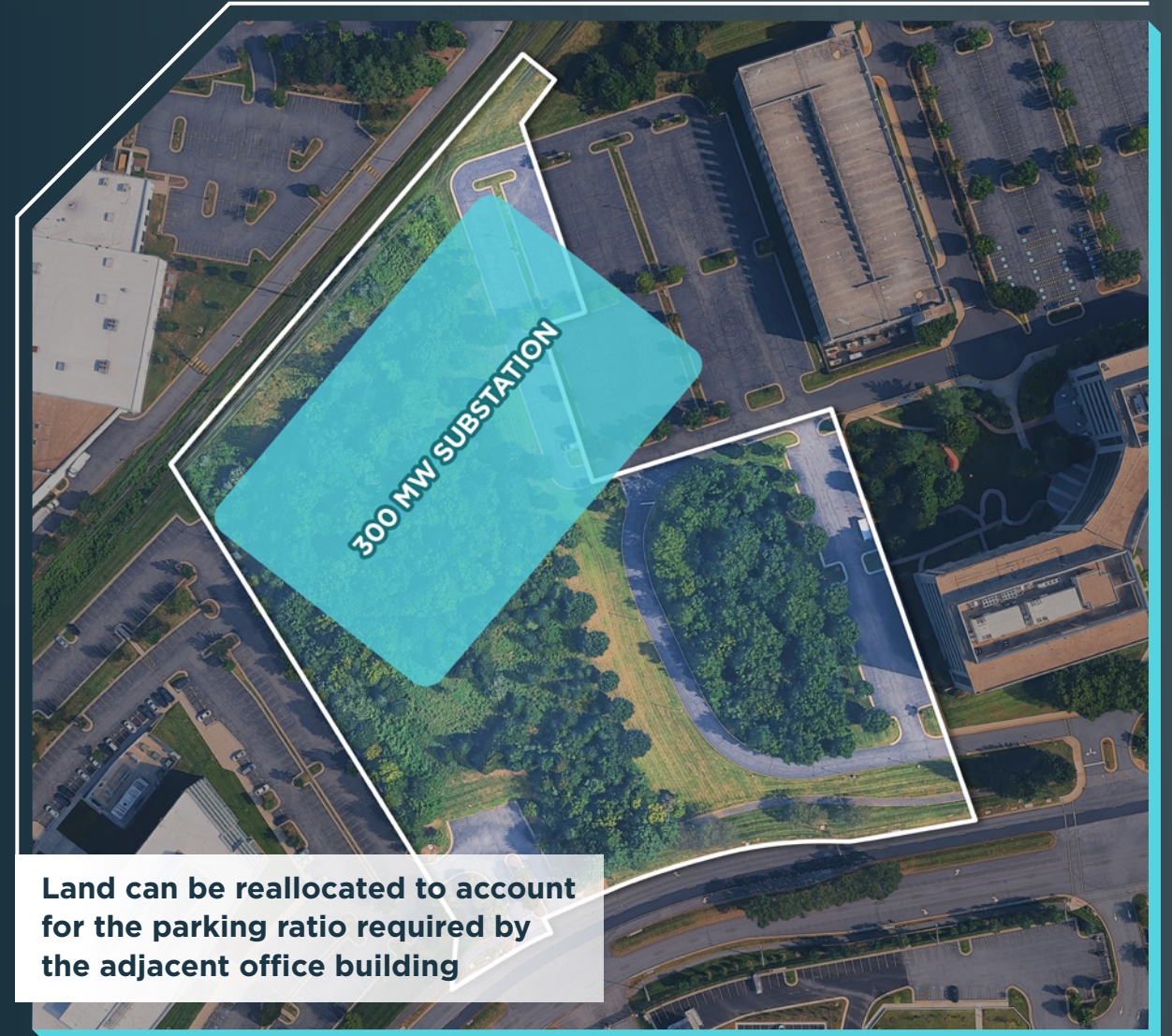
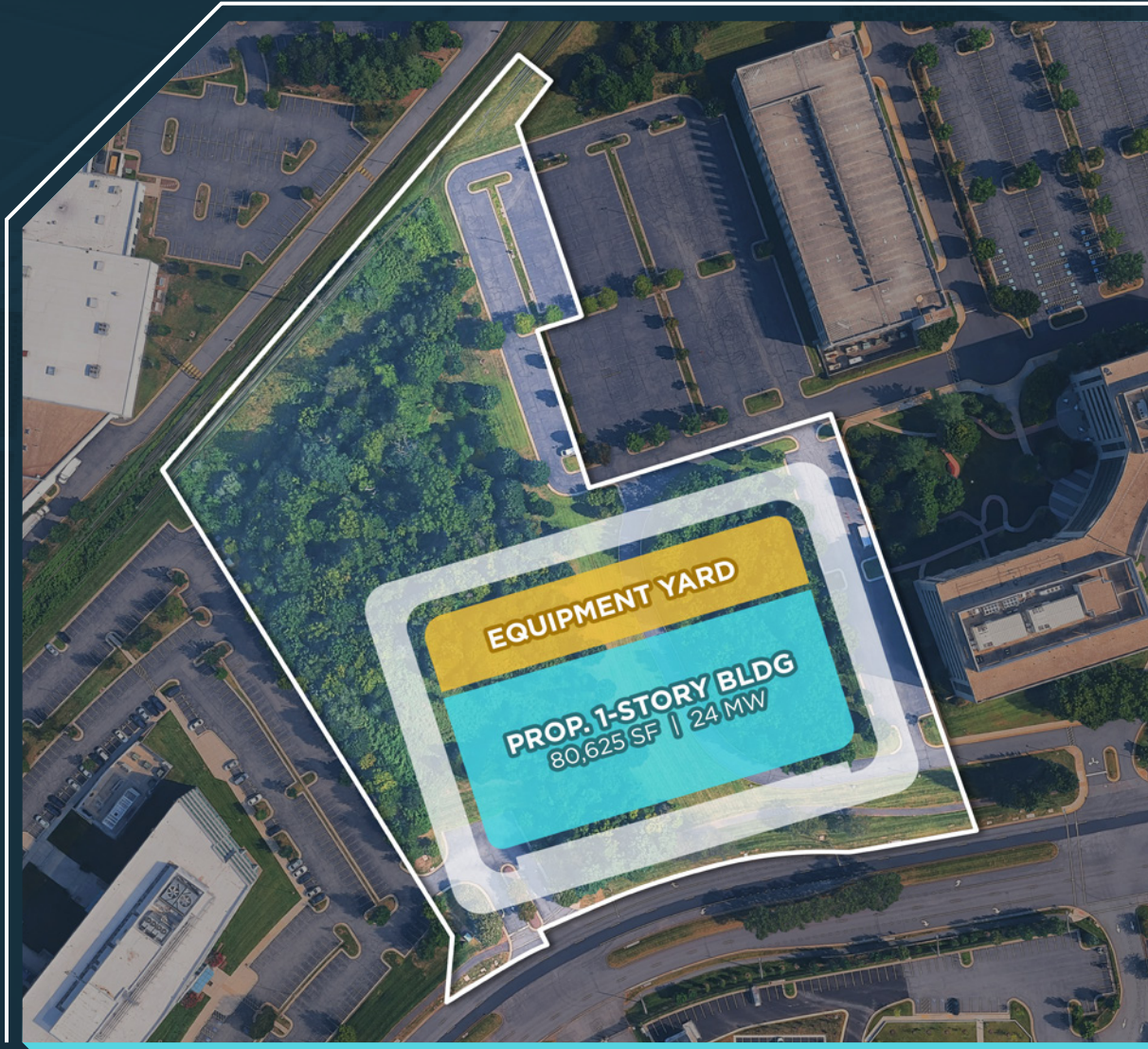
By-Right Zoning IN PLACE

The property sits within the I-4, medium intensity industrial zoning district which permits by-right data center development up to 80,000 square feet of gross floor area. Greater density and substation use requires a special exception which is an administrative review rather than legislative approval. The special exception process is a quicker and less scrutinized process compared to a full rezoning.

FAIRFAX COUNTY
SPECIAL EXCEPTION VS REZONING

	Special Exception	Rezoning
Timeline	8 to 15 Months	15 to 24 Months
Review Process	Administrative	Legislative

Flexibility for DATA CENTER OR SUBSTATION



Excellent CONNECTIVITY

METRO NETWORKS

- AiNet
- Arelion
- Atlantech Online
- Breezeline - Leased
- Crown Castle
- Dark Fiber & Infrastructure
- FiberLight
- Glo Fiber
- Harbor Link - Engineered
- Harbor Link - Right of Way
- IENTC Telecommunications
- LIT Networks
- NOVEC
- Rally Networks
- Segra
- Summit IG
- Uniti
- Yellow Fiber
- Zayo Metro

LONG HAUL NETWORKS

- Arelion - North America
- EXA Infrastructure
- EXA Infrastructure - Leased
- Extenet Systems - Leased
- Summit IG - Dark
- Telxius
- Uniti
- Zayo North America

SUBMARINE CABLES

- Zayo - Int. Long Haul

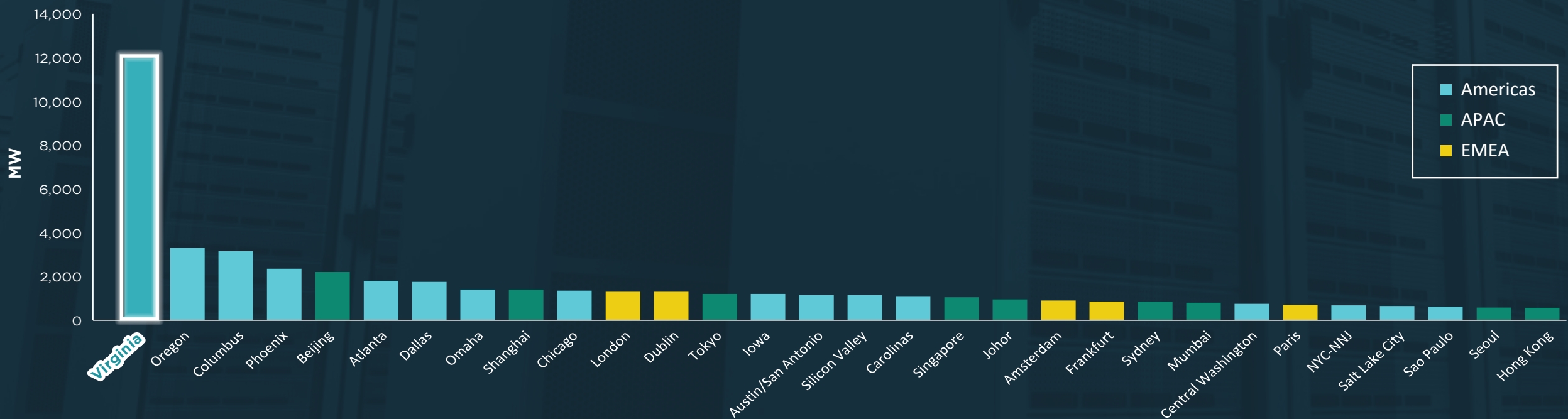


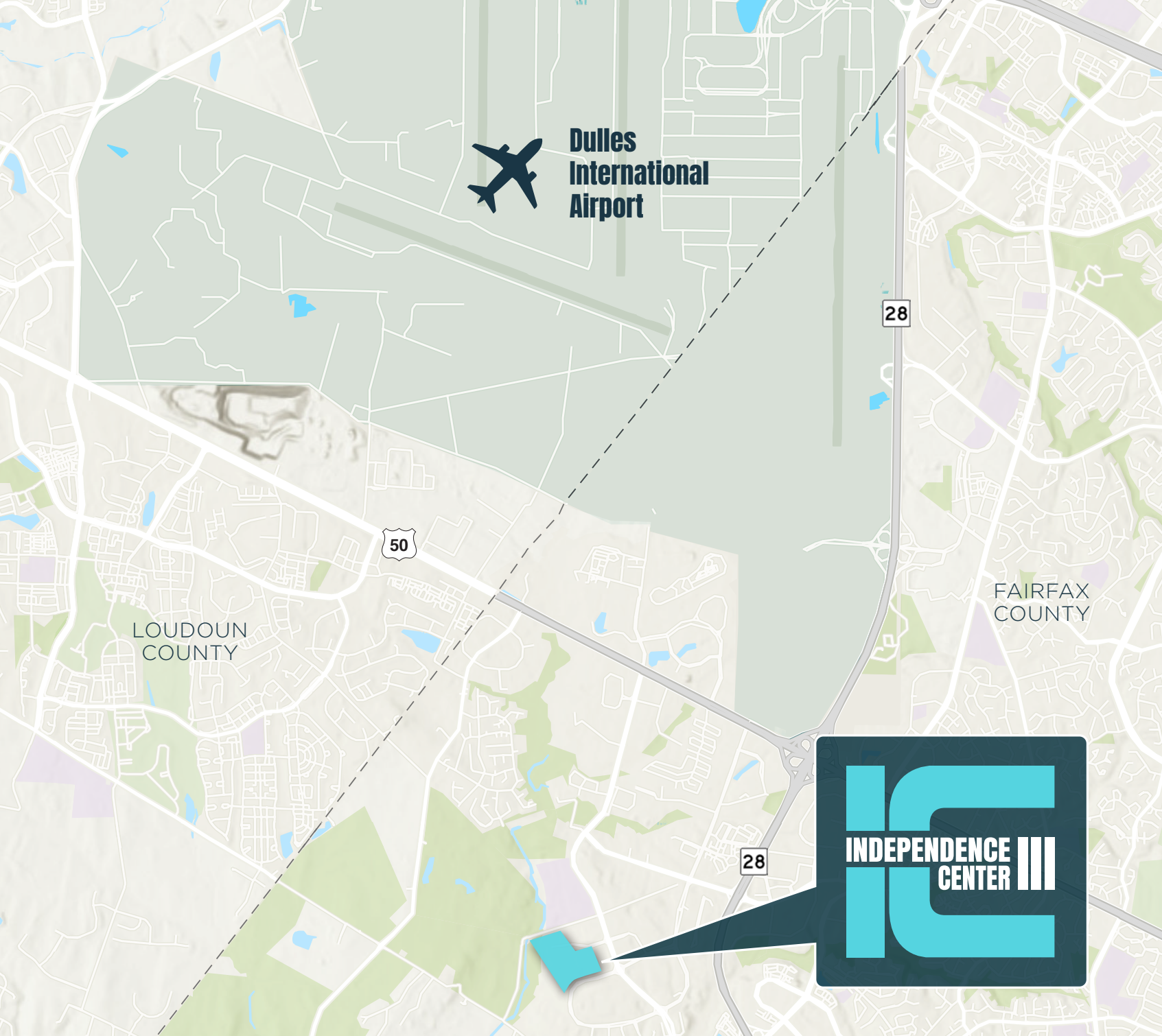
Rare Opportunity in the World's LARGEST DATA CENTER MARKET

Northern Virginia continues to strengthen its position as the world's most important data center market with over 12 GW of inventory and a 0.3% vacancy rate. 96% of the market's 2026 deliveries are pre-leased as power and land availability continue to be increasingly constrained.

Independence Center III is a rare opportunity to acquire an unencumbered land parcel in the most desirable market in the world. As political pushbacks continue to limit data center development in Northern Virginia, the property is situated in a unique position allowing an investor to build by-right up to 80,000 SF or forgo legislative approval and achieve an administratively issued special exception for increased density or substation use.

TOP MARKETS BY OPERATIONAL IT LOAD





Data Center Capital Markets

INVESTMENT SALES

Shaun Collins

Managing Director

S.Collins@cushwake.com

+1 202 495 7055

Drew Flood

Vice Chair

drew.flood@cushwake.com

+1 202 463 1108

William “Bill” Collins

Executive Vice Chair

William.Collins@cushwake.com

+1 202 463 1102

Ben Mann

Vice President

ben.mann@cushwake.com

+1 202 266 1141

Luke Marchand

Managing Director

Luke.Marchand@cushwake.com

+1 617 219 6401

Kip Soltesz

Senior Director

Kip.Soltesz@cushwake.com

+1 202 721 2359

Ryan Shure

Associate

Ryan.Shure@cushwake.com

+1 202 471 3594

FINANCING

Michael Zelin

Executive Director

Michael.Zelin@cushwake.com

+1 202 463 1109

Marshall Scallan

Executive Director

Marshall.Scallan@cushwake.com

+1 202 463 1118

Bindi Shah

Managing Director

Bindi.Shah@cushwake.com

+1 202 266 1177