

Goodwill to Lease 74% of New Industrial Development in Northern Virginia

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REPRINTS



13600 DABNEY ROAD.

RENDERING: TRANSWESTERN



Goodwill of Greater Washington has inked a 10-year, 83,753-square-foot lease at **95 East Distribution Center**, an industrial building under construction in Woodbridge, Va.

A joint venture between **Cannon Hill Capital Partners** and **The Pinkard Group** acquired the site in 2021 and demolished a vacant warehouse on the site to make way for the last-mile distribution facility currently under construction.

Located at **13600 Dabney Road**, the 113,490-square-foot industrial building will feature expansive loading courts, a 32-foot clear height, and outdoor truck and storage areas. The Goodwill lease will take up 74 percent of the project, which is slated to be delivered in September.

“As one of the largest leases in Northern Virginia’s 95 Corridor in years, this transaction speaks to the quality of this strategically located development in meeting the demands of today’s tenants and is a testament to the continued strength of the region’s industrial market,” **Caulley Deringer**, an executive vice president at **Transwestern**, which represented the joint venture in the deal, said in a prepared statement.

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The project will include approximately 40 percent more square feet than the original zoning allowed, with the developers capitalizing on the E-Commerce Overlay District zoning designation adopted by the Prince William County Board of Supervisors in September 2021.

Joining Deringer in representing the landlord was Transwestern’s **Steve Cloud** and **Andrew Hassett**. **H&R Retail**’s **Austin Hersh** and **Bradly Buslik** represented the tenant.

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