



Stream Northern Virginia
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FOR IMMEDIATE RELEASE

Stream Realty Partners Secures Lease with Zippy Shell at 95 East Distribution Center in Northern Virginia

TYSONS, VA – May 27, 2025 – [Stream Realty Partners](#), a national commercial real estate firm offering an integrated platform of services, on behalf of property ownership, a joint venture between [Cannon Hill Capital Partners](#) and [The Pinkard Group](#), has executed a new lease at 95 East Distribution Center, a newly delivered industrial facility located at 13600 Dabney Road in Woodbridge, Virginia.

Zippy Shell, a national portable storage and moving company, will occupy 29,737 square feet of the 113,490-square-foot building after relocating from the Dulles area. The company is expected to take occupancy by the third quarter of 2025. With the remainder of the building leased to Goodwill Industries, the property is now 100% leased.

Located in the Woodbridge submarket along the Interstate 95 corridor, 95 East Distribution Center is the first new industrial development delivered in this area in more than two decades. The project offers 32-foot clear heights, 27 loading docks, outdoor storage capabilities, and immediate access to Interstate 95, making it a premier option for distribution and logistics users.

“Zippy Shell’s decision to relocate to 95 East is a strong endorsement of the property’s quality and strategic location,” said [Caulley Deringer](#), Managing Director at Stream. “This lease represents more than just square footage—it reflects the momentum we’re seeing from users seeking modern industrial space close to Northern Virginia’s growing residential base and major transportation routes.”

Deringer, along with Stream Executive Vice President [Steve Cloud](#) and Vice President [Andrew Hassett](#), handles the leasing for the property on behalf of ownership. Dan Brennan of Larsen Commercial represented Zippy Shell in the transaction.

For more information, contact [Stream Northern Virginia](#) at 703.997.2200.

The Pinkard Group

The Pinkard Group is a private real estate company that invests across the spectrum of property types in the Washington, D.C. metropolitan area. The company seeks to acquire and strategically reposition properties to generate attractive risk-adjusted returns for the firm’s investors.

About Cannon Hill Capital Partners

Cannon Hill Capital Partners is a privately held, vertically integrated real estate operator, developer, and investment manager headquartered in New York City with offices in Washington, D.C., Boston, MA, and New Jersey. Cannon Hill creates value through owning, operating, and developing Class-A office, life science, multifamily, and industrial properties in high-barrier U.S. markets across the Northeast and Mid-Atlantic. Please visit www.cannonhillcap.com and [LinkedIn](#) for more information.

About Stream Realty Partners

Stream Realty Partners is a national commercial real estate firm offering an integrated platform of leasing, investment and development services. This includes tenant and landlord representation, Legendary CX property

management, capital markets, investment management and sales, construction, construction management, national program management, workplace strategies, strategic marketing, and dedicated research. The company is headquartered in Dallas with operations in core markets coast to coast. Since 1996, Stream has grown to more than 1,550 professionals and now completes annual transactions valued at more than \$8.9 billion in office, industrial, retail, healthcare, land, and data center properties. For information, visit www.streamrealty.com and follow Stream on [LinkedIn](#), [Instagram](#), [X](#), and [Facebook](#).

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95 East Distribution Center (Photo courtesy of Stream Realty Partners).