



EXTRAORDINARY DELIVERED

13600, 13610 DABNEY ROAD

Woodbridge, Virginia
Capital Markets

OPPORTUNITY

Dennis Flynn of Transwestern's Mid-Atlantic region was retained by Universal Dynamics to sell 13600 and 13610 Dabney Road, a 78,684-square-foot industrial portfolio in Woodbridge, Virginia. Universal Dynamics, which owned and occupied the property, was vacating the property to relocate to a larger facility.

SOLUTION

Transwestern marketed the property as a rare opportunity to acquire a well-located industrial portfolio along Northern Virginia's I-95 corridor, where the supply of industrial properties is dwindling, as many are being redeveloped for other uses, like multifamily, office and retail. Marketing materials also emphasized the portfolio's excellent parking capabilities, with 230 parking spaces.

RESULTS

International Real Estate LLC purchased the portfolio for \$5.25 million in mid-2018.