



**EXTRAORDINARY DELIVERED**

## **SHIRLEY INDUSTRIAL**

Springfield, VA  
Capital Markets

---

### **OPPORTUNITY**

Fernau LeBlanc Investment Partners hired Transwestern to represent them in the sale of 6707 and 6714 Electronic Drive, two industrial buildings totaling 120,661-square-feet. The two warehouses each contained a credited, full-building tenant with long lease terms. The properties are in the most sought-after industrial distribution location in the Washington D.C. marketplace.

### **SOLUTION**

Transwestern leveraged the quality, long-term leases in place plus the extraordinary location against the strong institutional demand for core-income industrial properties. There were multiple offers produced and an auction like pricing exercise to determine the final buyer.

### **RESULTS**

After four rounds of bidding, the Donohoe Companies and affiliates acquired the properties for \$17.75 million.