

Marcus & Millichap Closes \$42 Million Two-Property Industrial Sale in Northern Virginia's Data Center Corridor

MANASSAS, Va.--(BUSINESS WIRE)-- [Marcus & Millichap \(NYSE:MMI\)](#), a leading commercial real estate brokerage firm specializing in investment sales, financing, research and advisory services, announced today the sale of two adjacent industrial properties in Manassas, Virginia for \$42 million.

Located within Northern Virginia's data center corridor, the properties comprise approximately 14 acres of industrial-zoned land with long-term data center redevelopment potential. The transaction included the sale of Goode Business Center, a two-building, roughly 135,000-square-foot industrial storage and manufacturing complex located on 10 acres at 12269 Livingston Road, and Atlantic Building Supply, an approximately 18,000-square-foot industrial warehouse facility located on nearly four acres at 12249 Livingston Road.

"Northern Virginia remains the largest and most active data center market in the world, and infrastructure-sensitive industrial land in this corridor continues to attract significant interest," said Robert Filley, senior managing director investments with Marcus & Millichap. "This transaction reflects the continued convergence of industrial real estate, power availability, land scarcity, and long-term data center demand." Robert Filley, Haris Hanifi, and Adrian Mendoza of Marcus & Millichap, in association with Brian Hosey, the firm's broker of record in Virginia, represented the seller and procured the buyer.

"What made this transaction unique was the strategic assemblage of the two adjacent parcels," said Hanifi, associate director investments with Marcus & Millichap. "The original 10-acre site alone had limitations, but by incorporating the neighboring four-acre parcel, the combined 14-acre site created a stronger long-term redevelopment opportunity in one of the country's most competitive data center markets."

The properties are located near the Route 29/Interstate 66 corridor, Interstate 81, and State Route 294/Prince William Parkway, providing access to major regional transportation routes within Northern Virginia's industrial and data center ecosystem.

"Manassas has an inventory of approximately 10 million square feet of industrial properties and a current vacancy of approximately 2%," added Filley. "Rents have been rising, and with data center competition, industrial-zoned land is increasingly scarce."

About Marcus & Millichap, Inc. (NYSE: MMI)

Marcus & Millichap, Inc. is a leading brokerage firm specializing in commercial real estate investment sales, financing, research and advisory services with offices throughout the United States and Canada. Marcus & Millichap closed 8,818 transactions with a sales

volume of \$50.8 billion in 2025. The company had 1,808 investment sales and financing professionals in more than 80 offices who provide investment brokerage and financing services to sellers and buyers of commercial real estate at year end. For additional information, please visit www.MarcusMillichap.com.

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