

Commercial Real Estate

# Massive warehouse park in Prince George's County lands major tenant



Image: Manekin/Tumbridge Equities

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The new National Capital Business Park will contain 13 buildings on 442 acres near Upper Marlboro.

MANEKIN/TURNBRIDGE EQUITIES

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National Capital Business Park, a massive warehouse and distribution campus under construction in Prince George's County, has snagged its first big tenant.

The project's developers, Manekin LLC and Turnbridge Equities, announced Wednesday that Ferguson Enterprises, a distributor of plumbing and construction

supplies, has signed a lease to occupy 358,400 square feet in one of the park's 13 buildings.

It is the largest lease to date at the planned \$1 billion campus, which, when completed, could contain as much as 5.5 million square feet of warehouse, distribution and light manufacturing space. The project's first phase is expected to be completed in mid-2023.

Based in Newport News, Virginia, Ferguson Enterprises (NYSE: FERG) is one of North America's leading suppliers of building materials to stores and contractors, distributing everything from pipes and valves to heating and cooling equipment to fireplaces and appliances. The company, which also operates hundreds of kitchen, bath and lighting showrooms across the U.S., reported revenue of more than \$23 billion in 2021.

Its National Capital Business Park warehouse would be its 11th in the U.S. and provide next-day deliveries to its stores and customers within a 100-mile radius of the D.C. area, according to a news release. Once completed, the warehouse will have 36-foot high ceilings and 56 truck doors, as well as roughly 3 acres of outdoor storage space.

National Capital Business Park was represented in the lease transaction by NAI Michael. Ferguson was represented by CBRE.

National Capital Business Park sits on roughly 442 acres in Prince George's County's central west portion, between Bowie and Upper Marlboro, just west of U.S. Route 301. When it was first [unveiled in 2020](#), the project was initially slated to contain about 3.5 million square feet of space, but the developers earlier this year petitioned the county for permission to add [another 2 million square feet](#), primarily by increasing the height of some of the warehouses.

"When we started the project, we planned it with all one-story warehouse space. We now have no signed deals but many interested parties, some of whom want multistory warehouse space," Cole Schnorf, Manekin's chief operating officer and director of development, told Washington Business Journal in March.

The surrounding area is already home to scores of logistics users, including Amazon.com Inc., Nordstrom, H Mart and FedEx. Target Corp. is also [looking to add to](#) its already sizable warehouse presence in the area.

The buildings at National Capital Business Park are designed with solar panels on their rooftops, which the developers say will generate enough clean energy to power more than 1,100 homes with clean energy. The project, when completed, will also include a 20-acre multipurpose park for the community.