

For Immediate Release

Cushman & Wakefield | Thalhimer's Capital Markets Group Arranges \$7+M Sale of Four-Building Industrial Outdoor Storage Portfolio in Virginia and North Carolina

RICHMOND, VIRGINIA, January 21, 2025 – Cushman & Wakefield | Thalhimer's Capital Markets Group and Industrial Services Group are pleased to announce the sale of a four-building IOS portfolio comprising 64,190 square feet on ±7.7 acres. The four properties are 100% leased to two tenants and benefit from their high-growth industrial locations, expansive yard space, and surging IOS market fundamentals. The locations include:

- 5808 Midlothian Turnpike, Richmond, VA
- 3608 Koppens Way, Chesapeake, VA
- 712 N. Kent Street, Winchester, VA
- 2745 N. Wesleyan Blvd., Rocky Mount, NC

Open Industrial Acquisitions LLC acquired the portfolio from CDC Properties LLC on January 21, 2025, for \$7,257,500. Bo McKown of Thalhimer's Capital Markets Group and Gregg Beck with Thalhimer's Industrial Services Group represented the seller.

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5808 MIDLOTHIAN TURNPIKE | RICHMOND, VA



3608 KOPPENS WAY | CHESAPEAKE, VA



712 N. KENT STREET | WINCHESTER, VA



2745 N. WESLEYAN BLVD. | ROCKY MOUNT, NC

About Cushman & Wakefield | Thalhimer

Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Charlottesville, and Lynchburg, Virginia. The company has nearly 100 broker professionals and employs approximately 530 associates. Thalhimer represents, on behalf of its clients, a property portfolio of 54 million leasable square feet, management of more than 28 million square feet of commercial property, and nearly 12,000 multifamily units. In 2024, Thalhimer completed over 1,800 transactions with a transactional volume of more than \$1.96 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services, including corporate services, investment sales, tenant representation, project management, asset management, and the sale and leasing of office, industrial and retail properties.

Thalhimer's Capital Markets Group is the region's leading investment sales team made up of professionals focused solely on capital markets and the sale of income producing properties throughout Virginia. The team is experienced in office, industrial, retail and multi-family dispositions and since 2012 has completed 424 transactions totaling over \$6.2 billion and over 66



million square feet.

To learn more, visit www.thalhimer.com.

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About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

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