

For Immediate Release

**Cushman & Wakefield | Thalhimer's Capital Markets Group Completes  
\$8.8MM Sale of Windsor Business Park II Flex Industrial Building in  
Henrico County, Virginia**

**RICHMOND, VIRGINIA, August 29, 2022** – Cushman & Wakefield | Thalhimer's Capital Markets Group has represented Magellan Investors, LLC in the sale of Windsor Business Park II, located at 8570 Magellan Parkway in Henrico County, VA. Windsor Business Park II is a 53,009 square foot Class A flex industrial asset located off of Interstate-95 within the highly sought-after Windsor Business Park – a 40-acre, six-building, 340,000 square foot business park fully leased to medical users, technology companies and a diverse group of industrial service providers. The Property is 100% leased to five tenants including Southern Glazer's Wine & Spirits (#11 on Forbes Private Company List), GPM Investments (6th largest convenience store operator in the U.S.) and Bon Secours Health System, Richmond's largest healthcare provider.

Windsor II Investment Company L.P. acquired the asset on August 29, 2022, for \$8,888,888. Sale negotiations were handled by Bo McKown and Eric Robison of Cushman & Wakefield | Thalhimer's Capital Markets Group, while the purchaser was represented by Gregg Beck, also with Thalhimer.

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#### **About Cushman & Wakefield | Thalhimer**

Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Charlottesville, and Lynchburg, VA. The company has nearly 100 broker professionals and employs over 425 associates. Thalhimer represents, on behalf of its clients, a property portfolio of over 55 million leasable square feet, and management of over 30 million square feet of commercial property, and over 10,000 multifamily units. In 2021, Thalhimer completed over 2,300 transactions with a transactional volume more than \$2.2 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers 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.

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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 313 transactions totaling over \$4.96 billion and over 57.4 million square feet.

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Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and approximately 60 countries. In 2021, the firm had revenue of \$9.4 billion across core services of property, facilities and project management, leasing, capital markets, and valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow [@CushWake](https://twitter.com/CushWake) on Twitter.

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