

For Immediate Release

**Cushman & Wakefield | Thalhimer's Capital Markets Group Completes
\$8.8M Sale of Single Tenant, 171,000-SF Industrial Outdoor Storage
Investment in Richmond**

RICHMOND, VIRGINIA, December 8, 2023 – Cushman & Wakefield | Thalhimer's Capital Markets Group has advised both parties in the sale of 4700 Bethlehem Road in Henrico County, Virginia.

The property sits directly off Interstate 64 and is comprised of nine industrial buildings on approximately 12 acres with significant IOS yard space. The single-tenant property is fully occupied by a publicly traded building materials supplier on a long-term lease.

Sledd Properties acquired the portfolio for \$8,792,000 on December 8, 2023 from an affiliate of Brennan Investment Group. The transaction was completed by Bo McKown and Eric Robison of Cushman & Wakefield | Thalhimer's Capital Markets Group.

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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, Virginia. The company has nearly 100 broker professionals and employs nearly 425 associates. Thalhimer represents, on behalf of its clients, a property portfolio of nearly 55 million leasable square feet, and management of nearly 30 million square feet of commercial property, and over 9,000 multifamily units. In 2022, Thalhimer completed over 1,900 transactions with a transactional volume of more than \$2.3 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.

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 358 transactions totaling over \$5.34 billion and over 60



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 approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 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), Environmental, Social and Governance (ESG) and more. For additional information, visit www.cushmanwakefield.com.

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