



For Immediate Release

**Cushman & Wakefield | Thalhimer Awarded Exclusive  
Sale Assignment for 98-Acre Former Philip Morris Operations  
Center Site in Richmond**

*Site is Located in the Heart of Richmond's I-95 Corridor*

**RICHMOND, VIRGINIA, March 20, 2024** – Altria Client Services, Inc. has selected Cushman & Wakefield | Thalhimer for the exclusive sales assignment of the 98-acre former Philip Morris Operations Center site located at 2001 Walmsley Blvd. in the City of Richmond, Virginia.

The 98+ acre site in the City of Richmond Enterprise Zone is a prime opportunity for industrial development on the I-95 industrial corridor, five miles south of the Richmond CBD and adjacent to the Port of Virginia Richmond Marine Terminal. Formerly the Philip Morris USA Operations Center site, the property is just off the I-95 Bells Road Interchange (Exit 69). Situated near the center of the Richmond metro area, the property has easy access to major interstate highway systems, including I-95, I-64, and I-85. The nearby expressway I-895 offers direct 15-minute access to Richmond International Airport.

In addition to industrially zoned land, the property is improved by a 1982 office and laboratory building containing +/- 463,786 square feet. The building has three levels above grade and one level below grade. The building structure is a steel frame with tilt-up wall panels and metal and glass storefront systems.

Jeffrey A. Cooke, SIOR of Cushman & Wakefield | Thalhimer is the exclusive sales representative on behalf of Altria Client Services, Inc.

**For Further Information Contact:**

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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 more than 450 associates. Thalhimer represents, on behalf of its clients, a property portfolio of 54 million leasable square feet, management of more than 27 million square feet of commercial property, and 10,000 multifamily units. In 2023, Thalhimer completed over 1,800 transactions with a transactional volume of more than \$1.7 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. To learn more, visit [www.thalhimer.com](http://www.thalhimer.com).

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*



#### **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](http://www.cushmanwakefield.com).

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