

For Immediate Release

## Longwood Industrial Portfolio in Fredericksburg Sells for \$38M

**FREDERICKSBURG, VIRGINIA, April 18, 2025** – Cushman & Wakefield | Thalhimer is pleased to announce the sale of the Longwood Industrial Portfolio located in Four Mile Fork Industrial Park in Spotsylvania County, Virginia at US Rt. 1 and Rt. 208 (Courthouse Road). Four Mile Fork Industrial Park is the largest light industrial park in Spotsylvania County.

The portfolio is situated on 35.67 acres and consists of a total of 221,000 square feet in four light industrial/warehouse buildings to include:

- Longwood 1, 230 Industrial Drive, 63,000 sq. ft., 21 units
- Longwood 2, 11001 Houser Drive, 88,689 sq. ft., 27 units
- Longwood 3, 10934 Houser Drive, 5,400 sq. ft., 2 units
- Longwood 5, 11200 Houser Drive, 64,100 sq. ft., 21 units

The properties are 100% leased to tenants such as Flowers Bakery, Midsouth Building Supply, F.H.Furr, Capital Electric, Lennox, and Blossman Gas.

Longwood Owner, LLC purchased the portfolio from Longwood Holdings, LLC for \$38 million as an investment.

Virgil G. Nelson, CCIM of Cushman & Wakefield | Thalhimer handled the sale negotiations on behalf of the seller.

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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 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. To learn more, visit [www.thalhimer.com](http://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](http://www.cushmanwakefield.com).

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