

April 16, 2018

Equus Capital Partners, Ltd. Announces 287,000 SF Warehouse Industrial Lease with Rubbermaid Commercial Products

Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity real estate fund managers, announced that it has entered into a lease agreement with Rubbermaid Commercial Products for 287,000 SF of warehouse distribution space in the Stonewall Industrial Park in Winchester, Virginia.

The Stonewall Industrial Park is located off of Exit 317 along the Interstate 81 (“I-81”) corridor in Frederick County, Virginia, approximately 70 miles west of Washington, D.C. Equus broke ground on the 287,000 SF Class A speculative industrial project in September 2017, where Rubbermaid will soon occupy

100% of the building. Equus will complete the development by June 2018 and Rubbermaid will take occupancy in August. Rubbermaid Commercial Products, which is owned by Newell Brands, manufactures and distributes commercial products in the categories of food service, sanitary maintenance, waste handling, material transport, away-from-home washroom, and safety.

For Rubbermaid Commercial Products, the 287,000 SF lease at Equus’ Stonewall Industrial Park facility is a consolidation of two temporary warehousing spaces and represents a commitment to support their Winchester, VA based manufacturing operations.

Equus’ 287,000 SF Class A industrial building possesses the following attributes: 32’ clear height, energy efficient T5 interior lighting, 50’ x 50’ column spacing, ESFR sprinkler system, 7” concrete floors and a 180’ truck court. The new building sits on a 19-acre parcel within the Stonewall Industrial Park which possesses immediate access to and from Exit 317 of I-81.

“Equus Capital Partners, Ltd. is excited to accommodate Rubbermaid Commercial Products at our new Stonewall facility,” stated Dan DiLella Jr., Senior Vice President of Equus Capital Partners. “Rubbermaid Commercial Products has a long-standing presence in the Winchester region and this transaction will enhance their ability to service their customers efficiently. The lease also demonstrates the pent-up demand for quality warehouse/logistics space along the I-81 corridor in Virginia.”

Rubbermaid Commercial Products was represented in the transaction by Jim Silberfein and Bob Gibbs of CBRE. Equus was represented by John Lesinski and Ben Luke of Colliers International.

Equus has completed numerous other Class A industrial projects in the region. In 2016, Equus developed 730,000 SF in two buildings within the Stonewall Industrial Park (across the street from the Rubbermaid Commercial Products project). Those facilities are 100% leased to Fiat Chrysler America and Home Depot. In late 2017, Equus signed a 182,000 SF lease with Procter & Gamble Manufacturing Company in Berkeley County, West Virginia; 14 miles north of Winchester. P&G will occupy 182,000 SF within a 356,700 SF facility that will be delivered in 4th Quarter 2018.

With more than \$4 billion of assets under management, Equus is an experienced real estate development firm and fund manager with significant equity and debt resources. In addition to FCA, Equus has completed build-to-suit industrial projects for Mercury Paper and McKesson Corporation along I-81 in Virginia.



WINCHESTER (FREDERICK COUNTY), VIRGINIA

About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation's leading private equity real estate fund managers. Equus' diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Boston, Atlanta, and Raleigh-Durham. For additional information, please visit the company's website at www.equuspartners.com.

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