

December 15, 2021

## Equus Acquires Two Class A Industrial Buildings on Southern I-81 Corridor

70 Shady Elm Road, Winchester, VA



16507 Hunters Green Pkwy, Hagerstown, MD



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading real estate investment managers, announced today that on December 2, 2021, an affiliate completed an acquisition of two class A industrial properties in Hagerstown, Maryland and Winchester, Virginia totaling 758,003 square feet. The acquisition was made on behalf of a joint venture that focuses on Core Plus industrial investments.

The properties are located at 170 Shady Elm Road in Winchester, Virginia and 16507 Hunters Green Parkway in Hagerstown, Maryland. 170 Shady Elm Road is fully occupied by Ford Motor Company and serves as a distribution center supplying its network of East Coast dealerships with auto parts. 16507 Hunters Green Parkway is leased to Lenox Corporation and is the company’s primary U.S. distribution center.

Built between 2003 and 2004, the buildings offer 30’ and 36’ foot minimum clear heights, minimum column spacing of approximately 50 feet by 50 feet, and truck court depths of 136 to 160 feet. Both buildings can be expanded by 100,000-200,000 square-feet.

“This transaction provided us with an excellent opportunity to expand our portfolio on Southern I-81 with two institutional quality assets occupied by tenants with long standing commitments to the properties,” commented Tim Feron, Vice President, who along with Joe Felici, Vice President, oversaw the acquisition for the firm. “The acquisition further diversifies our already well-balanced portfolio on Southern I-81,” added Felici.

### About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation’s leading real estate investment managers. Equus’ diversified portfolio consists of office, multi-family, and industrial properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Atlanta, Arizona, Raleigh-Durham, and South Florida. For additional information, please visit the company’s website at [www.equuspartners.com](http://www.equuspartners.com).

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