

AVAILABLE

4650 Oakleys Lane, Richmond, VA 23231



Exclusive Agents:

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com

4801 Radford Avenue
P.O. Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

PORTER
REALTY

Working Hard, Working Smart... For Our Customers

Click Here To View Video

- 229,829 Total SF, 23.37 ± AC | Building Expandable
- Includes 17,944 SF office; M1-C Industrial Zoning Includes manufacturing and R&D type uses
- 11 loading docks, 3 drive-ins | 198 parking spaces
- Column Spacing: 40' x 43' (mfg.) & 36' x 48' (dist.)
- Electrical: 4,000 Amps/480 Volts/3 Phase
- Floors: 6" reinforced (mfg.) & 8" reinforced w/ post tension (dist.)
- Ceilings: Manufacturing: *Up to 22' w/ 16' drop ceiling with A/C*
Distribution: *Up to 38' w/ ESFR sprinkler system & in-floor forklift wire guidance system*
- Available: Call for Information



This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



OFFERING SUMMARY

Available SF:	229,829 SF
Lot Size:	23.37 Acres
Docks:	11



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,413	16,209	40,583
Total Population:	6,292	41,527	103,172
Average HH Income:	\$48,895	\$52,208	\$53,173

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com

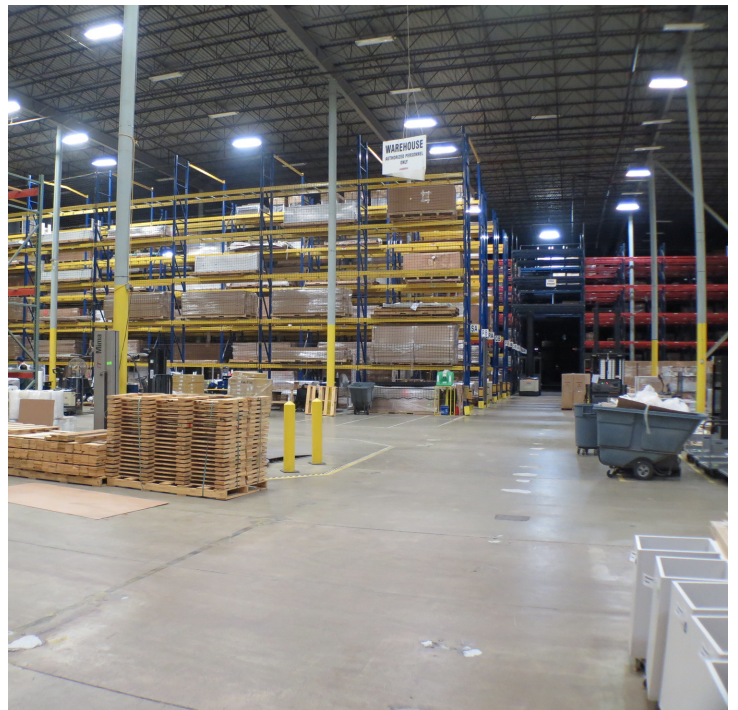


4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com



4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com



4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com

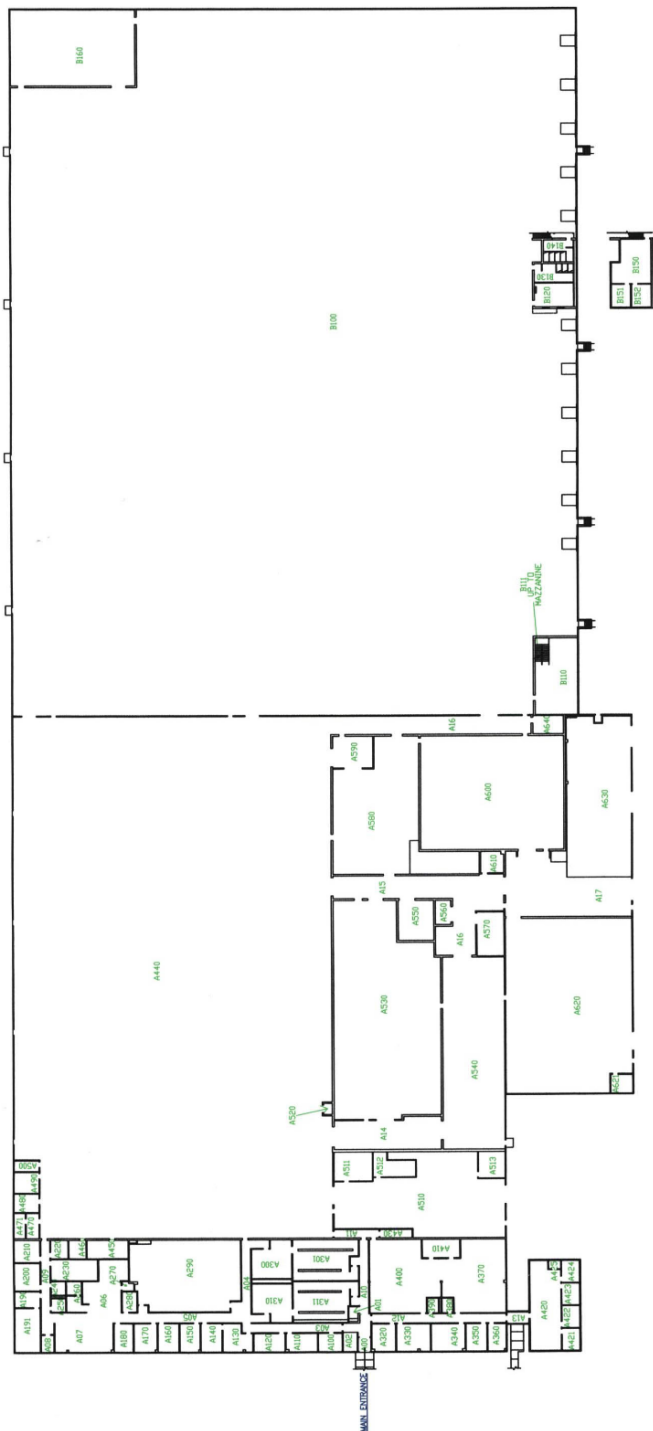


4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com

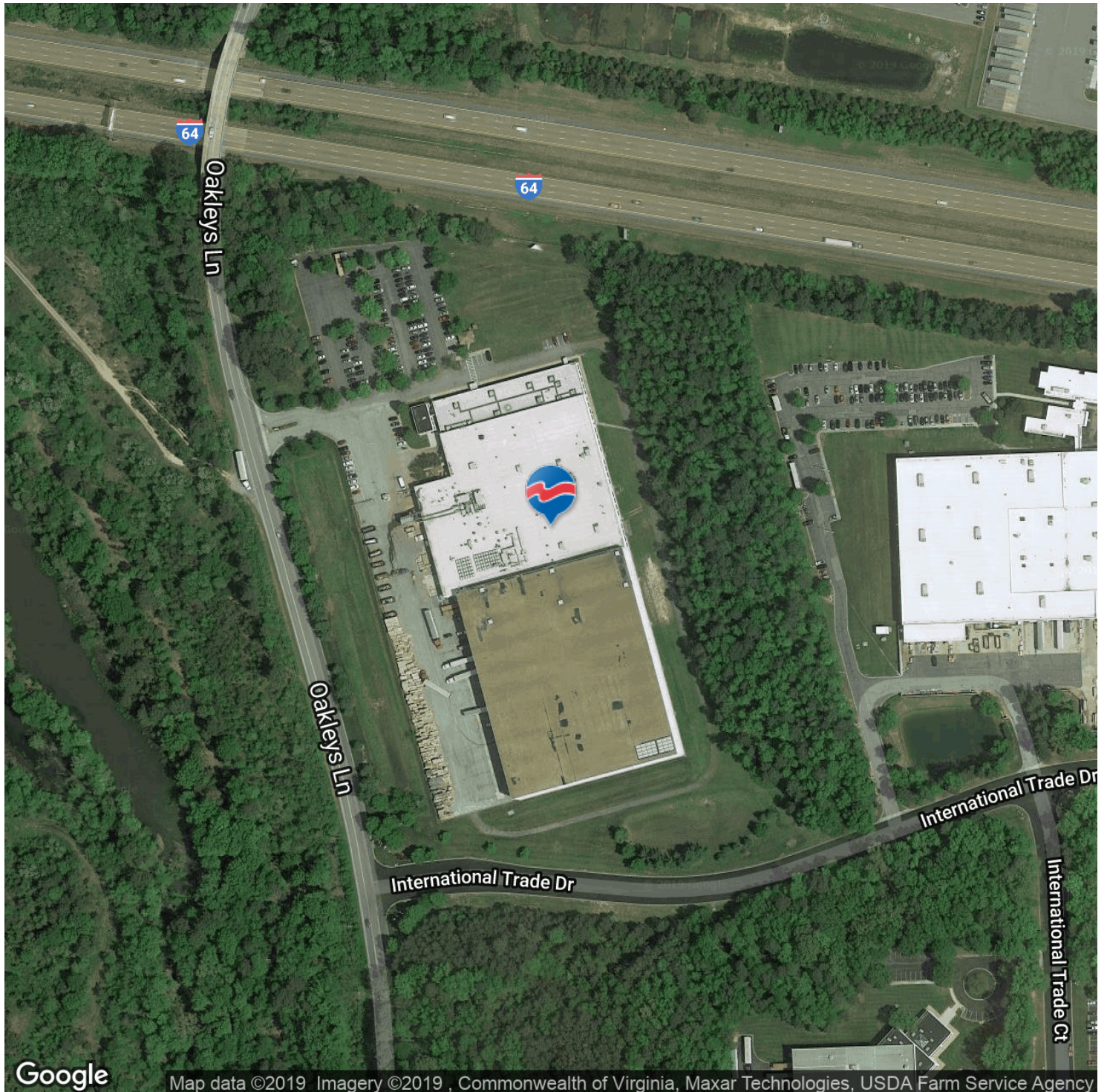


4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com

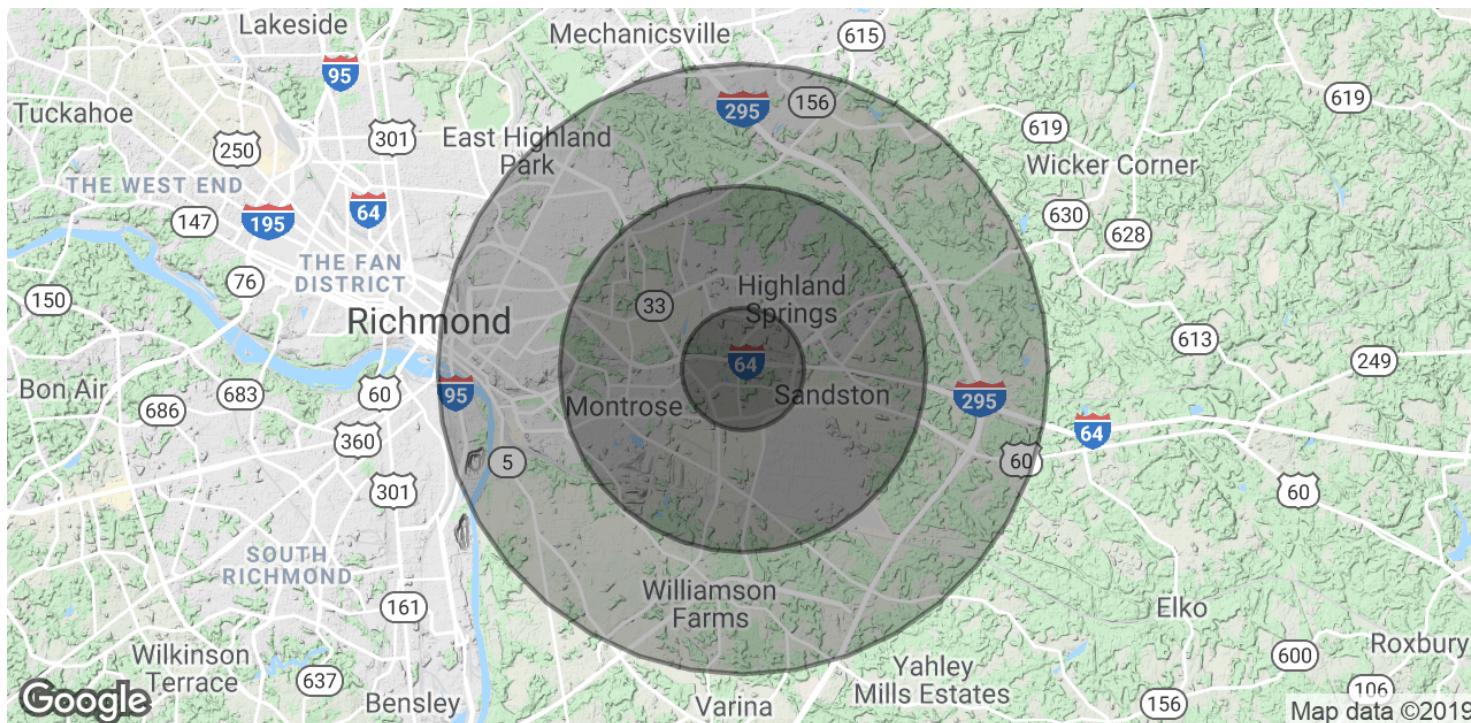
PORTER
REALTY

4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4650 Oakleys Lane, Richmond, VA 23231

Industrial Property Available



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,292	41,527	103,172
Median age	30.3	33.5	34.7
Median age (Male)	27.2	30.8	32.3
Median age (Female)	33.8	35.5	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,413	16,209	40,583
# of persons per HH	2.6	2.6	2.5
Average HH income	\$48,895	\$52,208	\$53,173
Average house value		\$270,843	\$209,187

* Demographic data derived from 2010 US Census

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

Robert E. Porter, III
804.521.1455
rep3@porterinc.com



4801 Radford Avenue, P.O. Box 6482, Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.