

THE PORTER REPORT

Q2 2021 | RICHMOND, VA INDUSTRIAL MARKET REVIEW

➡ At the mid-year mark, the **combined overall industrial market occupancy** has increased to **93% (Q2 2021)** up from 91% (Q1 2021), attributed in part to the lease of 405,000 square feet in Scannell's Willis Commerce Center to iFIT Health & Fitness. **Class A occupancy** has increased from 93% to **96%** overall while **Class B occupancy** has decreased from 92% to **91%**. Speculative warehouse construction remains active with a \$60 million construction project in Hanover County that will add five spec industrial buildings ranging in size from 91,000 to 192,000 square feet as well as a 560,000-square-foot spec building planned in the Deepwater Industrial Park in the City of Richmond.

➡ Construction is underway on **Amazon's** new 650,000-square-foot robotics fulfillment center located in eastern Henrico County, on a 119-acre site sold by Richmond Raceway to Dallas-based **Hillwood Partners** for \$7.73 million last month. The multi-story center will create 1,000 new jobs and will use robotic technology to help pick and sort orders. The company operates ten fulfillment and sortation centers in Virginia and employs more than 27,000 full- and part-time employees statewide. **Amazon** has also announced a new last-mile delivery location in Louisa County's Ferncliff Business Park with plans to utilize an existing facility. No announcement has been made to date regarding the number of employees or the date the facility will be operational.

➡ Used car retailer **Carvana** has announced plans to break ground on a \$25 million 191,000-square-foot vehicle inspection and reconditioning facility in Chesterfield County after temporarily putting its plans on hold due to the pandemic. The company closed on the \$2.77 million purchase of 183 acres on Woods Edge Road, just east of Interstate 95, with plans to begin construction of the regional distribution facility in July 2021 and an estimated completion date of spring 2022. The location is expected to create more than 400 jobs. **Carvana** is also in the process of completing its first area vending machine tower with adjoining customer center in Henrico County across from TopGolf. No projected opening date has been announced.

➡ Private equity giant **Blackstone** is in the process of acquiring QTS Realty Trust in a deal valued at \$10 billion. QTS provides data centers in North American and Europe, including 7 million square feet of owned data center space which includes the 1.3-million-square-foot complex in the White Oak Technology Park in eastern Henrico County. The transaction is expected to close in the second half of 2021, subject to shareholder approval. The Richmond area property, the largest of QTS' holdings, is approximately 85% occupied and collects annual rents of approximately \$35 million.

FEATURED PROPERTY

AIRPORT LOGISTICS CENTER

High Bay Distribution Space • New Construction

Building 1: 246,760 SF - Fully Leased

Building 2: 96,574 SF Available, 10 Docks & 1 Drive-In

Building 3: 129,750 SF Shell Complete Q4 2021

Building 4: 187,500 SF Planned Q4 2022

Pre-Cast Concrete • 32' High Bay • ESFR Sprinklers • Offices to Suit

Dock Package: Seals/Bumper Lights, Vision Panel, Levelers

80 Miles from Port of VA + 2 Days' Drive to 55% of Nation's Consumers

Contact Exclusive Agent:

Clifford B. Porter, CCIM, SIOR

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INDUSTRIAL CONSTRUCTION PIPELINE

- ➡ 650,250 SF Southpoint Business Center
- ➡ 560,837 SF Deepwater Industrial Park
- ➡ 405,000 SF Willis Commerce Center
- ➡ 353,044 SF Meadowville Technology Park
- ➡ 260,000 SF Cardinal Commerce Center, Phase I
- ➡ 241,180 SF Airport Logistics Center (2)
- ➡ 202,500 SF North Richmond Industrial
- ➡ 194,880 SF Southpoint Business Center
- ➡ 133,039 SF James River Logistics Center
- ➡ 129,750 SF Airport Logistics Center (3)
- ➡ 100,000 SF Winding Brook Industrial Park
- ➡ 91,000 SF Northlake II (Building 1)

- Delivery Q4 2021 (Prince George Co)
- Delivery Q2 2022 (Richmond City)
- Delivery Q4 2020 (Chesterfield Co)
- Delivery Q4 2021 (Chesterfield Co)
- Delivery Q4 2020 (Hanover Co)
- Delivery Q4 2020 (Henrico Co)
- Delivery Q3 2021 (Hanover Co)
- Delivery Q4 2020 (Prince George Co)
- Delivery Q3 2021 (Chesterfield Co)
- Planned Q1 2022 (Henrico Co)
- Delivery Q3 2021 (Hanover Co)
- Planned Q2 2022 (Henrico Co)

- Hollingsworth
- Hourigan
- Scannell
- Red Rock
- Scannell
- Becknell
- MacKenzie
- Hollingsworth
- Devon
- Becknell
- Holladay
- Matan

- No Preleasing Announced
- No Preleasing Announced
- 100% Leased
- No Preleasing Announced
- No Preleasing Announced
- 96,574 SF Remaining For Lease
- 125,500 SF Remaining For Lease
- No Preleasing Announced
- 100% Preleased
- No Preleasing Announced
- 100% Preleased/BTS
- 5-Building Complex Planned

FEATURED PROPERTIES

Q2 2021



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Airport Area Industrial



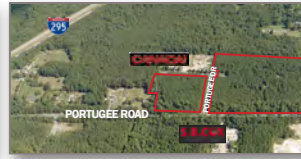
Airport Logistics Center (2)
96,574 SF Available
16.2 Acres Zoned M-2C
32' Clear Ceilings, Office to Suit
135' Truck Court Depths
60' Loading Bay, Trailer Parking
Multiple Drive-In Doors
For Lease: Call for Information

High Bay Industrial



Airport Logistics Center (3 & 4)
Building 3: 129,750 SF Q1 2022
Building 4: 187,500 SF Q4 2022
Pre-Cast Concrete, 7" Floor Slab
LED Lighting, ESFR Sprinkler
Rail Potential, All Utilities On Site
RIC International Airport Area
For Lease: Call for Information

East End Henrico County



1600 Portugee Road
From 5 to 27.5 Acres Available
Zoned M-2 Industrial
8" & 12" Water Lines Installed
Septic Installation Needed
Dual Feed 230 KV Electric Lines
RIC Airport Area Location
For Sale: Call for Information

Ellerson Industrial Park



8407 Erle Road
18,677 SF Total Available
Includes 5,533 SF Office &
13,144 SF Warehouse
2 Drive-Ins, Heavy Electrical
20' to 22' Ceilings, Zoned M-2
Immediate I-295 Access
For Lease: \$4.50/SF Gross



Byron Holmes
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Pad Sites Available



1754 & 1800 Oak Lake Blvd
Site Plan Approved
Site Work Complete
Site 1: 2.6 Acres (24,600 SF)
Site 2: 4.2 Acres (57,764 SF)
Zoned I-1: Outside Storage
Proposed Buildings: Sale/Lease
For Sale: \$210,000/Acre

Investment Offering



12141 Wilfong Court
24,000 SF Facility 100% Leased
Anchored by National Credit
Tenant: Wesco Distribution (WCC)
Built in 2007, Proximate to Rt. 288
& Powhite Parkway
NOI: \$207,000
For Sale: \$3,575,000

Moorefield Office Park



9701 Metropolitan Court
14,283 SF Office Available
Spaces from 3,000 SF
Single Story Building
Storage Options Available
Professional Brick/Glass Exterior
Chesterfield County Location
For Lease: \$10 to \$12/SF Gross

Near West End Location



7807 West Broad Street
2,262 SF Freestanding Retail
Signalized Intersection
West Broad & Hungary Spring Rd
40,000 Vehicles Per Day
Pylon Sign Available, Zoned B-3
Location on GRTC Bus Line
For Lease: \$6,500/Month NNN



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Hanover Air Park Location



10054 Whitesel Road
2,500 SF Office/Warehouse
Includes 1,000 SF Office
Newly Renovated
1 Drive-In Door, Zoned M-3
3 Phase Electrical
I-95 Access @ Sliding Hill Rd
For Lease: \$2,300/Mo NNN

Hanover Location Off Rt. 1



10385 Wood Park Court
1,800 to 18,000 SF Units Available
Warehouse Storage, Zoned M-2
16' to 20' Ceilings, 3 Phase Power
Units Include Restroom &
1 Drive-In Door (12' x 12')
Available Q4 2020
For Lease: \$8.00/SF NNN

Hanover Industrial Air Park



11277 Air Park Road
12,000 SF 2-Story Office
Detached Warehouses:
1,800 SF + 6,100 SF
3.28 Acres, Zoned M-3
5 Drive-In Loading Doors
Immediate I-95 Access
For Sale: \$1,800,000

Industrial Investment



8433 Erle Road (Mechanicsville)
60,800 SF Office/Warehouse
Updated 2-Story Office, 3 Acres
5 Docks + 3 Drive-In Doors
Sprinklers, 3 Phase Electrical
Ellerson Industrial Park Location
9-Year Lease: 7.3% Cap Rate
For Sale: \$3,300,000



1201 Old Francis Road
5,885 SF 2-Story Office Building
Additional 2,142 SF Basement
22 Parking Spaces on 1.24 Acres
Zoned B-3, Convenient to I-95/I-295
Available: Call for Information
Co-Listed with: Cliff Porter
CONTACT: WILSON FLOHR
804.521.1458



23025 Airpark Drive (Dinwiddie)
11,120 SF 2-Building Complex
Located on 2.86 Acres, Zoned M-2
Fenced & Graveled Yard Area
Investment Sale: 100% Leased
For Sale: \$638,000
Co-Listed with: Cliff Porter
CONTACT: ROBERT PORTER III
804.521.1455



Anderson Highway/Route 60
31.48 Acres Available
Zoned Commercial, Over 700' Frontage
Served by Two Crossovers
Water & Sewer Available
Interim Tenant Income
For Sale: \$1,490,000
CONTACT: BYRON HOLMES
804.521.1448



10991 Richardson Road
Hanover Industrial Air Park
40,000 SF Industrial Facility
12,025 SF Office Available
3 Acres Total, Zoned M-3
Potential 7.5% to 8% Cap Rate
For Sale: \$2,950,000
CONTACT: KEVIN COX
804.521.1468

FEATURED PROPERTIES

Q2 2021

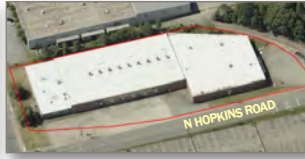


Proximate to RIR Raceway



3801 Carolina Avenue
30,000 SF Warehouse Available
2 Docks + Additional Available
Mechanical Dock Levelers/Seals
Zoned M-2, Substantive Electrical
New Roof, Wet Sprinklers
For Lease: \$10,500/Mo Gross
Fenced Lot Priced Separately

Enterprise Zone & HUB Zone



1306 Jefferson Davis Hwy
30,000 to 46,500 SF Available
Potential Storefront + Drive-In
78,000 SF Total Facility
3.2 Acres Zoned M-1
Wet Sprinklers, Heavy Electrical
Lease: \$3.50/SF Base
Sale Possible: Call for Information

I-95 Access @ Rives Road



3800 Corporate Road
6.515 Acres Outside Wetlands
Zoned M-1/B-2
Water/Sewer Available
Immediate I-95 & I-295 Access
4 Miles to I-85/Petersburg VA
~875' Frontage of Rives Road
For Sale: \$300,000

Manchester Portfolio



Maury Street & Marx Street
4.54 Acres + Office/Shop
Redevelopment Potential
Zoned M-2 Industrial
Opportunity Zone & Enterprise
Zone Location
Immediate I-95 Access
For Sale: Call for Information



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71,000 Vehicles Per Day



13204 Hull Street Road
2,785 SF Available for Lease
Ample Parking, Zoned C-2
Convenient & Highly Visible
Brandermill Location
Building + Pylon Signage
For Lease: \$25.00/SF NNN
Owner/Agent

Multi-Family Potential



2190 Westwood Avenue
4.61 Acres Zoned M-2
Highly Visible Location Proximate
to Diamond, Dabney & Scott's
Addition Opposite Carvana &
Proximate to TopGolf
Call for Pricing Information
Owner/Agent

39,000 Vehicles Per Day



8400 West Broad Street
7,998 Available Immediately
Free-Standing Retail Building
Excellent Signage & Visibility
Ample Parking, Located
Near Broad St & Parham Rd
Available: Call for Information
Owner/Agent

Hanover Industrial Air Park



10990 Air Park Road
29,090 SF Industrial Facility
5.6 Acres Zoned M-3
18 Drive-In Doors, 24' Ceilings
800 Amp 120/280 Volt 3 Phase
Ample Parking, Paved Yard
Sale/Lease: Call for Information
Co-Listed with: Kevin Cox



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New Flex Construction!



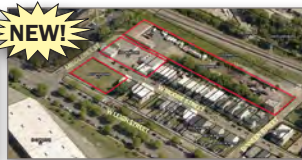
219 Turner Road
82,000 SF Office/Warehouse
Suites from 2,500 SF
18' Ceilings, Drive-In Loading
Zoned C-4, Opportunity Zone
Located Near Chesterfield Mall
Delivery Fall 2020
For Lease: \$10.00/SF IG

Near West End Office



8500 Mayland Drive
3,461 SF Office Building
Office Furnishings Negotiable
19 Parking Spaces
Henrico County Location
Immediate I-64 Access
Newly Updated Roof & HVAC
For Sale: \$625,000

Diamond Area Development



West Moore Street Portfolio
2.1 Acres Total (4 Parcels)
Zoned M-1/R-6
Prime Scott's Addition &
Diamond Area Location
High Growth Corridor
Located Off Hermitage Road
For Sale: \$3,500,000

Carytown Investment



3325-3331 West Cary Street
14,535 SF Retail Building
14 Parking Spaces, Zoned UB-PO2
Outdoor Patio Area, Fully Sprinklered,
Commercial Kitchen &
Restaurant Space
Income Producing
For Sale: \$2,350,000



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Investment Offering



706 S Main Street
1727 Lawrenceville Plank Road
2-Building Office Portfolio
Emporia & Lawrenceville, VA
Long-Tenured Tenants in Place
Separate Sales Possible
8.1% Cap (11% Cap Fully Leased)
For Sale: \$1,075,000

Enterprise Zone Location



8706 Old Mountain Road
18.64 Acres Zoned M-1
Henrico County, Access on Old
Mountain Rd, Blackstone Ave &
Brook Rd/Rt 1, Utilities Proximate
Adjacent Land Available
For Sale: Call for Information
Co-Listed with: Wilson Flohr

Automotive Complex



601 East Nine Mile Road
1,311 SF Facility Includes
250 SF Office on 0.45 Acre
2-Bay Garage + Lifts
Existing Mechanic On-Site
Existing U-Haul Dealership
I-64 Access @ Airport Drive
For Sale: \$275,000

I-64 @ Mechanicsville TnPk



Glenfield Business Center
Suite 2501: 21,175 SF Available
7,645 SF Office, 5 Docks
2541-2555 Mechanicsville TnPk
12,000 SF Office/Warehouse
8 Drive-Ins & 1 Dock, Zoned M-1
For Lease: Call for Information
Co-Listed with: Cliff Porter



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No warranty or representation is made as to the accuracy of the foregoing information.

INDUSTRIAL MARKET VACANCY

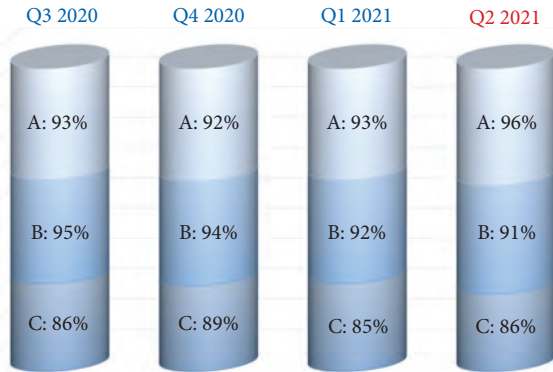
Q2 2021



VACANT & INVESTOR-OWNED INDUSTRIAL PRODUCT*

40K SF MIN RBA* EXCLUDING FLEX & OWNER-OCCUPIED PROPERTIES | *RBA Total: 32.9MM SF in 197 Existing Buildings

OCCUPANCY RATES & NET ABSORPTION



Class A/B Combined Occupancy: 94%

Net Absorption from Q1 2021:

Class A/B: +429,235 SF

Class C: +85,866 SF

CoStar reports an industrial occupancy rate of 94.7%, a slight decrease from 95.0% at the end of the 1st quarter of 2021, based on a total 118.6 million square feet RBA in 2,822 existing warehouse properties, and a negative net absorption of 343,314 square feet for the quarter. CoStar's industrial RBA includes both owner-occupied and investor-owned properties, but excludes flex space, defined as 50% minimum office.

Vacancy Rate & Trends

40k < 75k SF RBA

RBA: 2.83MM SF (53 Buildings)

RBA: 8.6% of Total Market

	Class A	Class B	Class C
Total Bldgs	4	27	22
Total RBA	226,043	1,460,660	1,143,807
Vacant SF	0	134,350	164,315
Vacancy Rate	0%	9%	14%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	0	2	1	1
Total RBA	0	132,000	54,000	40,043
Vacant SF	0	0	0	0
Vacancy Rate	0%	0%	0%	0%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	10	8	6	3
Total RBA	528,518	421,522	356,820	153,800
Vacant SF	69,000	58,500	6,850	0
Vacancy Rate	13%	14%	2%	0%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	10	5	5	2
Total RBA	538,333	259,850	237,704	107,820
Vacant SF	114,353	49,962	0	0
Vacancy Rate	21%	19%	0%	0%

Vacancy Rate & Trends

75k < 150k SF RBA

RBA: 7.27MM SF (68 Bldgs)

RBA: 22.1% of Total Market

	Class A	Class B	Class C
Total Bldgs	25	29	14
Total RBA	2,913,070	3,029,253	1,323,501
Vacant SF	65,479	200,331	85,000
Vacancy Rate	2%	7%	6%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	5	11	3	6
Total RBA	514,065	1.31MM	331,460	760,358
Vacant SF	35,252	0	30,227	0
Vacancy Rate	7%	0%	9%	0%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	2	13	10	4
Total RBA	209,546	1.36MM	1.10MM	363,200
Vacant SF	0	134,521	65,810	0
Vacancy Rate	0%	10%	6%	0%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	4	2	7	1
Total RBA	377,305	147,405	675,993	122,798
Vacant SF	0	0	85,000	0
Vacancy Rate	0%	0%	13%	0%

Vacancy Rate & Trends

150k SF Min RBA

RBA: 22.81MM SF (76 Bldgs)

RBA: 69.3% of Total Market

	Class A	Class B	Class C
Total Bldgs	44	21	11
Total RBA	15,686,848	4,599,967	2,518,693
Vacant SF	710,052	497,031	429,250
Vacancy Rate	5%	11%	17%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	7	15	3	19
Total RBA	1.80MM	4.29MM	2.02MM	7.57MM
Vacant SF	260,000	110,374	0	339,678
Vacancy Rate	14%	3%	0%	4%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	3	9	7	2
Total RBA	786,826	1.82MM	1.34MM	653,684
Vacant SF	142,800	204,231	150,000	0
Vacancy Rate	18%	11%	12%	0%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	2	1	6	2
Total RBA	336,138	200,000	1.18MM	805,500
Vacant SF	0	0	221,250	208,000
Vacancy Rate	0%	0%	19%	26%

SELECTED SALE TRANSACTIONS

- ⇒ 246,615 SF Investment | 3000 Cofer Road (Richmond City)
- ⇒ 238,718 SF Owner/User | 2901 Byrdhill Road (Henrico Co)
- ⇒ 82,344 SF Investment | 3008 Mechanicsville TnPk (Henrico Co)
- ⇒ 80,513 SF Investment | 2001 Bellwood Road (Chesterfield Co)
- ⇒ 68,900 SF Investment | 2250 Dabney Road (Henrico Co)
- ⇒ 56,869 SF Owner/User | 15801 Happy Hill Road (Chesterfield Co)

SELECTED LEASE TRANSACTIONS

- ⇒ 405,000 SF Willis Commerce Center (Chesterfield Co)
- ⇒ 83,217 SF Interchange at Northlake (Hanover Co)
- ⇒ 55,957 SF 4300 Carolina Avenue (Henrico Co)
- ⇒ 32,600 SF 5701 Midlothian Turnpike (Richmond City)
- ⇒ 21,175 SF Glenfield Business Center (Henrico Co)

INDUSTRIAL MARKET NEWS

Warehouses Look to Robots to Fill Labor Gaps, Speed Deliveries.

By Jennifer Smith | May 24, 2021 | The Wall Street Journal

The robots are coming to labor-strapped North American warehouses.

Growing numbers of self-driving machines are shuttling clothing and sports equipment down warehouse aisles, pulling bins of groceries, cosmetics and industrial parts from high stacks and handing off goods to human workers to help deliver orders faster. Some logistics operators are testing forklifts that can be operated from remote locations, allowing employers in tight labor markets to draw from a geographically broader pool of workers.

The push toward automation comes as businesses say they can't hire warehouse workers fast enough to meet surging online demand for everything from furniture to frozen food in pandemic-disrupted supply chains. The crunch is accelerating the adoption of robots and other technology in a sector that still largely relies on workers pulling carts.

"This is not about taking over your job, it's about taking care of those jobs we can't fill," said Kristi Montgomery, vice president of innovation, research and development for Kenco Logistics Services LLC, a third-party logistics provider based in Chattanooga, Tenn.

Kenco is rolling out a fleet of self-driving robots from Locus Robotics Corp. to bridge a labor gap by helping workers fill online orders at the company's largest e-commerce site, in Jeffersonville, Ind. The company is also testing autonomous tractors that tow carts loaded with pallets.

To save on labor and space at a distribution center for heating, ventilation and air-conditioning equipment, the company is installing an automated storage and retrieval system set to go online this fall that uses robots to fetch goods packed closely together in dense rows of stacks.



Kenco and France-based logistics provider Geodis SA are also testing remote-operated forklifts equipped with technology from startup Phantom Auto that drivers can operate remotely using real-time video and audio streams.

The technology allows operators to switch between vehicles in different locations depending on demand, opening up those jobs to workers in various regions. It could also let Kenco access untapped sections of the labor market, such as people who are physically disabled, Ms. Montgomery said.

Logistics-automation companies say demand for their technology has grown during the pandemic as companies look for ways to cope with big swings in volume when workers are scarce and social distancing requirements limit building occupancy.

"Robots are beginning to fill that void," said Dwight Klappich, a supply-chain research vice president at Gartner Inc. The technology-research firm forecasts that demand for robotic systems that deliver goods to human workers will quadruple through 2023.

"We have been benefiting from that significantly since the second half of last year," said Jerome Dubois, co-founder and co-chief executive of robotics provider 6 River Systems, which is owned by Shopify Inc. "The driver here is not to reduce costs, but simply to serve the customer's needs. They simply cannot hire." The growth of e-commerce demand during the coronavirus pandemic added strains to what was already a tight labor market for logistics and distribution work.

INDUSTRIAL MARKET NEWS

U.S. warehousing and storage companies added nearly 168,000 jobs between April 2020 and April of this year, federal figures show, a rise of 13.6%. But sector payrolls contracted by 4,300 jobs from March to April, according to a preliminary report by the Labor Department.

Many logistics employers say they can't add enough staff to keep pace with strong demand as the U.S. economy emerges from the pandemic.

The staffing shortfall is driving up wages as logistics operators compete with heavyweights including Amazon.com Inc., which plans to hire another 75,000 warehouse workers this year. Logistics-staffing firm ProLogistix, which works with companies including Walmart Inc. and Target Corp., said its average starting pay for warehouse workers was \$16.58 an hour in April, up 8.9% from the same month in 2020.

Users say mobile robots and other logistics technology can also boost output and efficiency, helping businesses handle sudden spikes in demand without investing millions of dollars in fixed infrastructure.

XPO Logistics Inc. said its use of robots in warehousing operations increased efficiency by as much as six times in some cases. The company plans to roughly double the number of robots in its warehouses this year.

Crocs Inc., whose foam-plastic footwear is riding a wave of resurgent popularity, set up a pop-up e-commerce fulfillment operation over last year's holiday sales season that used 83 mobile robots from 6 River Systems to assist 55 workers. Post-peak, the company now has 51 robots supporting 30 people. The robots have nearly tripled productivity, according to Crocs, which said the move to automate was driven largely by the rapid growth in demand.

Seattle-based sports gear and apparel retailer evo, which generates 70% of its business from online sales, had been considering automation before the pandemic made hiring even tougher. The company used Locus robots to support higher order volumes last year and added units during the 2020 peak, reducing congestion in the warehouse and taking the pressure off labor recruitment.

"Now, as we get ready for peak season, we won't be as challenged to find the same number of workers we would typically need to meet the seasonal volume demands," evo said in a statement.

Capital-Spending Surge Further Lifts Economic Recovery.

Businesses are pouring money into equipment and technology, a boon to economic growth.

By Sarah Chaney Cambon | June 27, 2021 | The Wall Street Journal

Business investment is emerging as a powerful source of U.S. economic growth that will likely help sustain the recovery. Companies are ramping up orders for computers, machinery and software as they grow more confident in the outlook.

Nonresidential fixed investment, a proxy for business spending, rose at a seasonally adjusted annual rate of 11.7% in the first quarter, led by growth in software and tech-equipment spending, according to the Commerce Department. Business investment also logged double-digit gains in the third and fourth quarters last year after falling during pandemic-related shutdowns. It is now higher than its pre-pandemic peak.

Orders for nondefense capital goods excluding aircraft, another measure for business investment, are near the highest levels for records tracing back to the 1990s, separate Commerce Department figures show.

"Business investment has really been an important engine powering the U.S. economic recovery," said Robert Rosener, senior U.S. economist at Morgan Stanley. "In our outlook for the economy, it's certainly one of the bright spots."

Consumer spending, which accounts for about two-thirds of economic output, is driving the early stages of the recovery. Americans, flush with savings and government stimulus checks, are spending more on goods and services,

INDUSTRIAL MARKET NEWS

which they shunned for much of the pandemic.

Robust capital investment will be key to ensuring that the recovery maintains strength after the spending boost from fiscal stimulus and business reopenings eventually fades, according to some economists. Rising business investment helps fuel economic output. It also lifts worker productivity, or output per hour. That metric grew at a sluggish pace throughout the last economic expansion but is now showing signs of resurgence.

The recovery in business investment is shaping up to be much stronger than in the years following the 2007-09 recession. “The events especially in late ’08, early ’09 put a lot of businesses really close to the edge,” said Phil Suttle, founder of Suttle Economics. “I think a lot of them said, ‘We’ve just got to be really cautious for a long while.’”

Businesses appear to be less risk-averse now, he said. After the financial crisis, businesses grew by adding workers, rather than investing in capital. Hiring was more attractive than capital spending because labor was abundant and relatively cheap. Now the supply of workers is tight. Companies are raising pay to lure employees. As a result, many firms have more incentive to grow by investing in capital.

Economists at Morgan Stanley predict that U.S. capital spending will rise to 116% of prerecession levels after three years. By comparison, investment took 10 years to reach those levels once the 2007-09 recession hit.

Company executives are increasingly confident in the economy’s trajectory. The Business Roundtable’s economic-outlook index—a composite of large companies’ plans for hiring and spending, as well as sales projections—increased by nine points in the second quarter to 116, just below 2018’s record high, according to a survey conducted between May 25 and June 9. In the second quarter, the share of companies planning to boost capital investment increased to 59% from 57% in the first.

“We’re seeing really strong reopening demand, and a lot of times capital investment follows that,” said Joe Song, senior U.S. economist at BofA Securities.

Mr. Song added that less uncertainty regarding trade tensions between the U.S. and China should further underpin business confidence and investment. “At the very least, businesses will understand the strategy that the Biden administration is trying to follow and will be able to plan around that,” he said.

Some of the recent increases in capital spending reflect a silver lining to the shortages of raw materials that many manufacturers have faced in recent months.

“The flip side of the supply-chain bottlenecks that we’re seeing right now is that order backlogs are building,” said Mr. Rosener, which he said in turn has led to higher manufacturing activity.

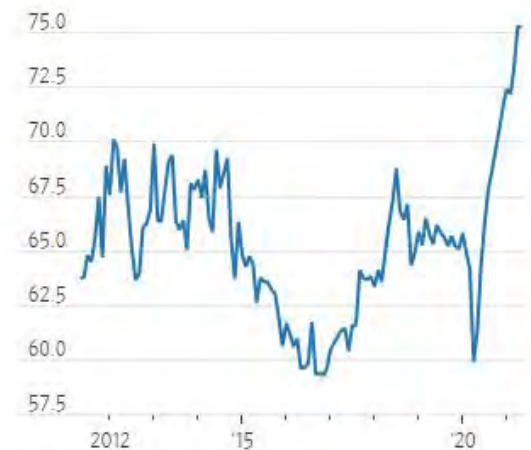
Demand for manufactured goods strengthened in May, while customer inventories hit an all-time low, according to the Institute for Supply Management’s manufacturing survey. Manufacturing is a particularly capital-intensive industry. It requires more spending to build a car than to serve a restaurant meal, Mr. Rosener said. Production could remain strong for several quarters as companies rebuild inventories, he said.

The longer-term outlook for capital spending is bright. Though economic uncertainty tends to damp capital spending, an economic disruption such as Covid-19 can support investment. The pandemic forced companies to minimize contact between consumers and workers, resulting in a rapid increase in spending on productivity-enhancing digital technology that many economists predict will endure.

Capital Lift

Orders for nondefense capital goods excluding aircraft

\$77.5 billion



Source: Commerce Department

INDUSTRIAL MARKET NEWS

“Every part of the service economy is using technology more aggressively,” said Mr. Suttle. “Obviously it’s hard to do that without buying more product.”

Back to the Future: Semiconductor Factory in Henrico?

By Michael Martz | May 24, 2021 | Richmond Times-Dispatch

The road to restoration of semiconductor chip manufacturing in the United States — and potentially Henrico County — leads through the U.S. Senate.

Henrico already is working with state economic development officials to position the county to take advantage of opportunities created by the CHIPS for America Act, co-sponsored by Sen. Mark Warner, D-Va., to create a multi-billion-dollar federal investment in a domestic supply chain of semiconductor chips that are essential to a digitally driven, high-tech economy.

The legislation, pending in the Senate for a potential vote this week, would devote up to \$39 billion for federal incentives to spur investments by private businesses, state and local governments to develop seven to 10 new semiconductor manufacturing facilities in the U.S. to cultivate a domestic supply of computer memory chips for automobiles and many other uses. The legislation would include \$13 billion for research and development in the semiconductor industry.

Henrico Manager John Vithoukas said the county has “enough land for five” new semiconductor factories at the White Oak Technology Park, but he added, “We’ll take just two.”

In 2008, Qimonda operated a semiconductor chip factory at White Oak that employed 2,500 people, but the jobs disappeared during the Great Recession as the manufacturing of chips moved offshore. The U.S. share of the semiconductor market has plummeted from 37% to 12%, with China’s share rising proportionately in an industry centered in the Pacific Rim. Now, Raimondo said, “Micron is the only American manufacturer of memory chips — the only one.”

The Virginia Economic Development Partnership has approached Henrico about the possible return of semiconductor manufacturing to the White Oak park in the county’s eastern end. VEDP also has spoken with other localities in the state.

“The reason White Oak is such a strong candidate is the infrastructure,” Henrico Economic Development Director Anthony Romanello said in an interview on Monday. “They need a lot of water, and they need a lot of power.” White Oak, after losing the Qimonda factory in the recession, has turned into a high-technology oasis, with connections to undersea telecommunications cables that have attracted Facebook to establish a data center there that the social media company already is expanding.

QTS, as Qimonda is now known, leases the 1.3 million-square-foot former semiconductor factory to data centers of all sizes, including one serving state government agencies through the Virginia Information Technologies Agency.

“This is far from a vacant building,” Romanello said. “This is one of the largest data centers in the world.” But the technology park has plenty of vacant land around the former factory and the public utilities to serve a large manufacturing facility, which Stephen Moret, president and CEO of the economic development partnership, said Warner’s legislation could help attract.

The importance of bringing semiconductor manufacturing back to the U.S. has become apparent in the COVID-19 pandemic and its aftermath. Critical supplies of personal protective equipment for health care workers became scarce and costly because China and other countries dominated those markets. A scarcity of semiconductor memory chips has hampered the U.S. auto industry, which needs the chips to power the digitally controlled vehicles produced here.



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Working Hard, Working Smart... For Our Customers

AVAILABLE INDUSTRIAL & OFFICE/SERVICE BUILDINGS, SITES & FACILITIES

BUILD TO SUIT SITES AVAILABLE 2ND QUARTER 2021

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
INVESTMENT				
1	Oakland Shopping Center: 100,586 SF Shopping Center on 10.2 Acres. 14 Tenants, Zoned for Community Shopping Center.	1110-1190 Julian R Allsbrook Hwy Roanoke Rapids, NC 27870	UNDER CONTRACT!	Byron Holmes
2	60,800 SF Office/Warehouse Facility, Updated 2-Story Office on 3 Acres. Zoned M-2. 5 Docks, 3 Drive-In Doors, 2000 Amp 3 Phase Service, Sprinklered.	8433 Erle Road (Mechanicsville, VA) Ellerson Industrial Park Location Convenient I-295 Access, Near I-95/I-64	Sale: \$3,300,000 Cap Rate: 7.3% (9-Year Lease)	Kevin Cox
3	40,000 SF Office/Warehouse Facility. 26,727 SF Occupied by Roofing Supply Group. 12,025 SF Office Available. 3 Acres Total Zoned M-3. Includes 1.13 Acres Concrete Yard Area. Wet Sprinkler System, 1600 Amp 3 Phase Service.	10991 Richardson Road (Ashland, VA) Hanover Air Park Location Immediate I-95/Sliding Hill Rd Access (Exit 86)	Sale: \$2,950,000 Cap Rate: 5% Potential 7.5 to 8% Cap Fully Leased	Kevin Cox
NEW!	Two-Tenant Industrial Investment: 24,000 SF Facility Built in 2007 on 2.29 Acres. Anchored by National Credit Tenant Wesco Distribution (Public - NYSE: WCC).	12141 Wilfong Court (Midlothian, VA) Oak Lake Business Center Near to Route 288 & Powhite Parkway	Sale: \$3,575,000 NOI: \$207,000	Byron Holmes
NEW!	Carytown Retail/Restaurant Building: 14,535 SF Total, Zoned UB-PO2, 14 Parking Spaces. Outdoor Patio, Commercial Kitchen, Fully Sprinklered.	3325-3331 West Cary Street City of Richmond Highly Trafficked Retail Corridor	Sale: \$2,350,000 Income Info Available by Request	Wilson Flohr
NEW!	2-Building Office Portfolio: 11,044 SF Total, Single Story Office Buildings. Long-Tenured Tenants, Recent Improvements, Well-Maintained, Contractor-Owned.	706 S Main Street (Emporia, VA) 1727 Lawrenceville Plank Road (Lawrenceville, VA)	Sale: \$1,075,000 Cap Rate: 8.1% (11.1% Fully Leased) Separate Sales Possible	Robert Porter III
7	Industrial Investment: 2-Building Complex 100% Leased. Building 1: 9,120 SF Office/Warehouse + Building 2: 2,000 SF. Fenced/Graveled Yard. Zoned M-2.	23025 Airpark Drive (Petersburg, VA) Dinwiddie Airport Industrial Park	UNDER CONTRACT!	Cliff Porter Robert Porter III
8	Fully Leased 8,916 SF Single Story Office/Condo Building. Built 2005, Zoned O-2C, Ability to Further Condo, Ample Parking. Shopping & Restaurants Nearby.	10160 Staples Mill Road (Glen Allen, VA) Crossridge Office Park	SOLD!	Cliff Porter Robert Porter III
9	100% Leased Office Investment. 6,432 SF Building. Offices Renovated, New Roof 2021. Three Tenants Total.	10045 Midlothian Turnpike Just West of Robious Road & Moorefield Park	UNDER CONTRACT!	Byron Holmes
10	Retail/Multi-Family Investment Opportunity. 4,560 SF Finished + 1,762 SF Unfinished Basement. 3-Story Building, Two 1-Bedroom + Two 2-Bedroom Units. Zoned B-6.	903 West Grace Street (City of Richmond) VCU Area Location off Broad Street	New Pricing! Sale: \$1,150,000	Wilson Flohr
NEW!	Fully Leased 2,500 SF Mixed Use Facility, Newly Renovated Inside & Outside. Parking in Front/Rear of Building. 0.17 Acre Site Zoned R-2.	1707 Commonwealth Avenue Proximate to All Major Interstates Located Between Broad St & Monument Ave	Sale: \$525,000	Wilson Flohr
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
12	Master Planned Industrial Park: Four Pad Ready Sites. Building 1: 246,760 SF Leased. Building 2: 96,574 SF Remaining. Building 3: 129,750 SF Planned. Building 4: 187,500 SF Planned.	AIRPORT LOGISTICS CENTER Seven Hills Boulevard (Henrico County) Proximate to Richmond International Airport	Lease: Call for Information Building 2: Ready	Cliff Porter Exclusive Agent
13	171,820 SF Manufacturing Facility Includes 18,415 SF Office & 153,405 SF Heated Warehouse. 5.85 Acres, Zoned M-1, 14 Docks, Wet Sprinklers, 3 Phase Electrical.	1609 Sherwood Avenue Proximate to Boulevard Corridor Immediate I-95/I-64 Access!	UNDER CONTRACT!	Bob Porter
14	165,000 to 250,000 SF Proposed Office/Service Distribution on 24.538 Acres. From 24' Clear. Zoned M-1.	Faces Entrance to RIC International Airport 5600 Audubon Drive (Henrico County)	Sale/Lease: Call for Information	Bob Porter Owner/Agent
15	Up to 150,875 SF Warehouse. Includes 8,610 SF Office. Multiple Dock & Drive-In Loading. Ceilings Up To 30'5", 2000 Amp 3 Phase Service, Zoned I-1. 442 Parking Spaces, Wet Sprinklers, LED Lighting. Gated Security & Guardhouse.	13721 Jefferson Davis Highway Technology Zone Location I-95 Access @ Woods Edge Road (Exit 58) Chesterfield County	Lease: Call for Information	Dick Porter Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
16	111,235 SF Facility Includes 65,000 SF Manufacturing, 42,000 SF Warehouse & 3,000 SF Office. 18.8 Acres Zoned M-2, Expandable. Fully Conditioned. 6 Docks, 3 Drive-In Doors, Wet Sprinkler System, Compressed Air.	1033 Church Street (Blackstone, VA) Nottoway County Location 30 Miles to Chesterfield County 35 Miles to Petersburg	SOLD!	Robert Porter III
17	10,000 to 58,000 SF Available, Includes 7,849 SF Office. 2.06 Acres Zoned M-1, Wet Sprinklers, 480 Amp 3 Phase Service, 2 Interior Docks, 2 Van Height Docks, 2 Covered Docks. Freight Elevator.	1700 Venable Street Downtown Richmond: Immediate I-95 Access Opportunity Zone Location	Lease: Call for Information	Robert Porter III Cliff Porter
 18	57,764 SF Building Proposed on 4.2 Acres. Zoned I-1 With Outside Storage. Site Plan Approved & Site Work Complete.	Oak Lake Business Park 1754 & 1800 Oak Lake Boulevard Midlothian, VA (Chesterfield County)	Sale/Lease: Call for Information Land Sites for Sale: \$210,000/Acre	Byron Holmes
19	56,869 SF 2-Building Industrial Complex on 4.61 Acres. Zoned I-2. Multiple Dock Doors + 1 Drive-In. Rear Building Includes 5,108 SF Climate Controlled. Wet Sprinklers, Natural Gas Available. Fenced Loading + Guardhouse.	15801 Happy Hill Road Chesterfield County Technology Zone Immediate I-95 Access @ Woods Edge Road	SOLD!	Dick Porter Cliff Porter
20	Up to 47,327 SF Available. Includes 5,698 SF Office With Front Counter. Majority Air Conditioned, 800 Amp 3 Phase Electrical, Wet Sprinklers, 8 Docks + Enclosed Dock Area. 14' Ceilings, 2.11 Acres, Fenced Outside Storage.	1601 Sherwood Avenue Enterprise Zone: Adjacent to The Diamond Proximate to I-95/I-64/I-295	LEASED!	Cliff Porter Owner/Agent
 21	30,000 to 46,400 SF Warehouse Available. Zoned M-1, 18' Ceilings, Wet Sprinkler System. CSX Rail Potential. 6 Docks, Substantial Electrical Service.	1306 Richmond Highway Central Location: Immediate I-95 Access Enterprise Zone & HUB Zone	Lease: \$3.50/SF Base + Pass Thrus	Dick Porter
22	37,500 SF Warehouse Facility, Includes 4,500 SF Office. 16.16 Acres Zoned I-2, Multiple Dock & Drive-In Doors, 1200 Amp Electrical Service, CSX Rail Spur, Fully Sprinklered. Multiple OH Cranes, Ceilings 16' to 28' Clear.	14500 Jefferson Davis Highway Immediate I-95 Access: Exits 58 & 61 Chester, VA (Chesterfield County)	Sale: Call for Information	Kevin Cox
23	32,600 SF Office/Warehouse + Retail Potential. 4 Acres Total, Ample Parking. 2 Docks & 1 Drive-In Door, Up to 18' Ceilings. Wet Sprinklers, 3 Phase Electrical, Fenced Yard.	5701 Midlothian Turnpike Highly Visible Corner Location City of Richmond Enterprise Zone	LEASED!	Dick Porter
24	32,000 SF Manufacturing/Distribution Facility. 2,000 SF Office, Backup Generator, 4 Docks, 1 Drive-In, 5.56 Acres Total Site. 100% HVAC, New Roof 2010.	133 Roxbury Industrial Center I-64 & Route 60 Access East of Richmond Charles City County, VA	Sale Possible: Call for Information Interim Tenant	Dick Porter Wilson Flohr
25	30,000 SF Warehouse Available. Office/Restroom & Locker Room. 2 Docks + Mechanical Levelers/Seals, Additional Available. Substantive Electrical, Zoned M-2. New Roof, Wet Sprinklers, Heated + Lighting.	3801 Carolina Avenue (Henrico County) Off Laburnum Ave Proximate to RIR Raceway Enterprise Zone + Opportunity Zone	Lease: \$10,500/Month Gross Priced Separately: 1.5 Acres Paved & Fenced Lot	Dick Porter
26	PAD READY: 30,000 SF Building, Zoned I-1.	8951 Whitepine Road Chesterfield Air Park Location	Lease: Call for Information	Byron Holmes
27	29,090 SF Office/Warehouse Facility on 5.6 Acres, Zoned M-3. Metal Construction, 18 Drive-In Doors. 800 Amp 3 Phase Electrical, 24' Ceilings, 55 Parking Spaces.	10990 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location	Available: Call for Information	Bob Porter Kevin Cox
FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD, POWHATAN, MECKLENBURG COUNTIES)				
28	NEW CONSTRUCTION! 82,000 SF Flex Building, Suites from 2,500 SF Office/Warehouse. Drive-In Loading, Opportunity Zone Location Zoned C-4.	219 Turner Road (Chesterfield Co) Immediate Midlothian Tnpk/Rt. 60 Access	Lease: \$10.50/SF IG Delivery Fall, 2020	Wilson Flohr Byron Holmes
29	Up to 32,000 SF Office/Warehouse Available (4,000 SF Minimum), Zoned I-1, 5 Docks & 3 Drive-Ins. Proposed New Construction!	7900 Whitepine Road (Chesterfield County) Chesterfield Air Park Location	Sale: \$102/SF Lease: Call for Information	Byron Holmes
 30	24,600 SF Building Proposed on 2.0 Acres. Zoned I-1 With Outside Storage. Site Plan Approved & Site Work Complete.	Oak Lake Business Park 1754 & 1800 Oak Lake Boulevard Midlothian, VA (Chesterfield County)	Sale/Lease: Call for Information Land Sites for Sale: \$210,000/Acre	Byron Holmes
31	21,159 SF Office/Warehouse Building on 1.85 Acres. Additional 8,183 SF 2nd Floor Office/Mezzanine, 4,900 SF Finished Space. 100% HVAC, Fully Sprinklered, Elevator, Drive-In Loading.	2240 Oak Lake Boulevard (Midlothian, VA) Proximate to Rt. 288/Powhite Parkway Chesterfield County	UNDER CONTRACT!	Byron Holmes
 32	NEW CONSTRUCTION: 7,500 SF Office/Warehouse Building, 4 Ground Level Doors (Potential to Add), Dock Loading Possible. 18' to 20' Ceilings, Zoned C-5. Delivery 6 Months.	16633 Jefferson Davis Highway Chesterfield County I-95 Access @ Woods Edge Road (Exit 58)	Lease: \$8.95/SF Net Shell Can Subdivide: Minimum 3,000 SF	Byron Holmes
33	Suite 485: 4,680 SF Office/Warehouse Available (Includes 2,812 SF Office). Dock Loading. Ample Parking, Building Signage Available.	Southport Corporate Center 461-491 Southlake Boulevard Located Off Route 60/Midlothian Turnpike	Lease: \$9.50/SF Office Lease: \$6.50/SF Warehouse	Byron Holmes
34	Suite 522: 4,500 SF Office/Warehouse, 2 Restrooms, Dock Loading, 16' Ceilings, 3 Phase Electrical, Gas Heat. 100% Air Conditioned. Zoned I-1.	Southport Commercial Park 500-522 Southlake Boulevard	Lease: \$9.50/SF NNN	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
35	2,700 SF Office/Warehouse Available. 50% Office Includes 4 Private Offices, Reception, Breakroom. 18' Ceilings in Warehouse. Zoned I-1.	14349 Sommerville Court (Midlothian, VA) Proximate to Rt. 60/Midlothian Turnpike Chesterfield County	Lease: \$9.95/SF IG	Byron Holmes
36	Flex Space For Lease, Zoned C-5. Drive-In Access. Suite 245: 2,225 SF Available 08/2021.	Granite Spring Trade Center 225-245 Granite Springs Road Chesterfield County	Lease: \$8.50/SF IG	Wilson Flohr
FLEX - OFFICE/SERVICE - WAREHOUSE (GOOCHLAND & LOUISA COUNTIES)				
37	6,075 SF Office/Warehouse, Includes 800 SF Office + 2 Restrooms. Zoned M-2. Dock Loading, 18' to 22' Eave Height.	113 Midpoint Drive (Mineral, VA) Immediate I-64 Access @ Exit 152	Lease: \$3,700/Month Gross	Kevin Cox
38	MINI-STORAGE UNITS: 4,500 SF (30' x 150') + 2 Each 4,500 SF Pad Sites. Zoned M-1/M-2. MOTIVATED SELLERS... Leasing Opportunities Available.	112 Midpoint Drive @ Midpoint Industrial Park Goochland County 34 Mi to Charlottesville & 39 Mi to Richmond	Mini-Storage Units For Sale: \$275,000 Pad Sites For Sale: \$50,000	Kevin Cox
39	Office/Warehouse Condos Available: 2,000 SF to 4,000 SF. Includes 500 SF Open Office in Each + Drive-In Access. Zoned M-1/M-2. MOTIVATED OWNER!	112 Midpoint Dr, Building B Goochland County 34 Mi to Charlottesville & 39 Mi to Richmond	Unit B1 For Sale: \$122,900 Unit B2/B3 For Sale: \$208,900 For Lease: Call for Information	Kevin Cox
40	One Office/Warehouse Condo Available: 2,000 SF Each. Includes 500 SF Open Office in Each + Drive-In Access. Zoned M-1/M-2. MOTIVATED OWNER!	112 Midpoint Dr, Building A Goochland County 34 Mi to Charlottesville & 39 Mi to Richmond	Unit A6 Available For Sale: \$126,900 For Lease: Call for Information	Kevin Cox
41	1,500 SF Office/Warehouse Unit, Drive-In Door, Up to 6 Parking Spots. Zoned M-2.	2424 Granite Ridge Road (Rockville, VA)	Lease: \$1,750/Month Gross	Kevin Cox
42	1,250 SF Office/Warehouse Unit Available. 1 Drive-In Door (10' x 10'), HVAC & Heat Pump in Office. Zoned M-2.	Rockville Commerce Center Industrial Park 2410-2414 Granite Ridge Road	Lease: \$1,100/Month	Kevin Cox
FLEX - OFFICE/SERVICE - WAREHOUSE (CAROLINE, HANOVER, KING WILLIAM & ESSEX COUNTIES)				
44	19,900 SF Complex Includes 12,000 SF 2-Story Office + Detached Warehouses (1,800 SF & 6,100 SF). 3.28 Acres Zoned M-3. 5 Drive-In Loading Doors.	11277 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location	Sale: \$1,800,000	Kevin Cox
 43	18,677 SF Total Available. Includes 5,533 SF Office + 13,144 SF Warehouse. 2 Drive-In Doors, 20' to 22' Ceilings, Zoned M-2. Outside Storage Available. Heavy Electrical.	8407 Erle Road (Mechanicsville, VA) Ellerson Industrial Park Hanover County	Lease: \$4.50/SF Gross	Cliff Porter
45	Available Q1 2021: 1,800 to 18,000 SF Warehouse Storage Units. 18' to 20' Ceiling Heights, 3 Phase Electrical Service. 12' x 14' Drive-In Loading Doors. Zoned M-2.	10385 Wood Park Court (Ashland, VA) Immediate I-95 & Route 1 Access	Lease: \$8.00/SF NNN	Kevin Cox
46	7,500 SF Freezer/Cooler & Processing Facility, Includes 1,150 SF Admin Space. 3 Loading Dock Doors.	8505 Bell Creek Road (Mechanicsville, VA) Located 1 Mile Off I-295 (Exit 38A)	Sale/Lease: Call for Information	Byron Holmes
47	Rare Purchase Opportunity: 4,030 SF Airplane Hangar Building on 3.739 Acres. Erect-A-Tube Hangar, Includes 2 Offices, Reception Area. County Water & Sewer.	Hanover Industrial Air Park (Ashland, VA) Air Park Road Location	UNDER CONTRACT!	Kevin Cox
48	Suite A: 3,960 SF Office/Warehouse, 19' to 22' Ceilings, Zoned M-3, 10' x 10' Drive-In Loading.	11201 Hopson Road (Ashland, VA) Hanover Industrial Air Park	LEASED!	Kevin Cox
49	Suite D: 2,666 SF Flex Space. Includes 1 Dock, 14' Clear, Zoned M-2. Ample Parking.	10470 Wilden Drive (Ashland, VA) Lakeridge Industrial Park Location	Lease: \$6.50/SF Modified Gross Short Term Leases Entertained "As Is"	Wilson Flohr
50	2,500 SF Office/Warehouse, Includes 1,000 SF Office. Zoned M-3, 1 Drive-In Door, 3 Phase Power.	10054 Whitesel Road (Ashland, VA) Hanover Industrial Air Park Location	Lease: \$2,300/Month NN Secure Fenced Yard Also Available	Kevin Cox
51	2,125 SF Flex Units. Drive-In Access, Zoned M-3. 11139 - Suites 1 & 2: 4,250 SF Available 04/2020	Air Park Office Suites (Hanover County) 11139-11159 Air Park Road	Lease: \$9.00/SF Modified Gross	Wilson Flohr Kevin Cox
52	1,865 SF Office/Warehouse Zoned M-3. Fenced Area, 3 Phase Service, 3 Drive-In Doors, LED Lighting. Additional Mezzanine Storage. Leased Thru January, 2021.	11267 Air Park Road C-1 (Hanover County) Hanover Industrial Air Park	Sale: \$250,000 Lease: \$1,500/Month Additional Storage Yard: \$750/Month	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)				
53	Suite 2501-2509: 21,175 SF. Includes 7,645 SF Office, 5 Docks & 1 Ramp. Full HVAC, Zoned M-1. Enterprise Zone.	Glenfield Business Center 2501-2555 Mechanicsville Turnpike	Lease: Call for Information Available August, 2021	Cliff Porter Robert Porter III
 54	12,000 SF Building, Includes 1,000 SF Office. Zoned M-1.	Glenfield Business Center 2541-2555 Mechanicsville Turnpike	Lease: Call for Information Available May, 2022	Cliff Porter Robert Porter III
55	Suites 2010-2018: 2,070 to 10,350 SF Office/Warehouse Available. 5 Drive-In Doors, 14' Clear, Zoned M-1.	Tomlynn Business Center 2010-2018 Tomlynn Street (Henrico County)	Lease: \$8.50/SF IG	Wilson Flohr
56	7,000 SF Available, Includes 5,100 SF Warehouse + 1,900 SF Detached Office. 2 Docks, 1 Drive-In Door, 16' to 18' Ceilings. Usable Walk-Out Basement.	13171 Mountain Road (Glen Allen, VA) Henrico County Location	Lease: \$4,800/Month NNN	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
57	Development Opportunity! 3,500 SF Renovated Office/Shop with 3-Building Storage Complex (8,195 SF Total). 3.675 Acres Zoned M-3. Served by 8" Water Line.	413 Bickerstaff Road (Henrico, VA) Located Near Rocketts Landing Just East of Downtown Richmond	Sale: Call for Information	Kevin Cox
58	Automotive Complex: 1,311 SF Including 250 SF Office, 0.45 Acre Site Zoned B-3. Existing Mechanic On-Site with Rental Income. Existing U-Haul Dealership.	601 East Nine Mile Road (Henrico, VA) I-64 Access @ Airport Drive (Exit 197)	Sale: \$275,000	Robert Porter III
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)				
59	20,200 SF Warehouse Includes 2,684 SF Office, 1 Dock & 2 Drive-In Doors, 18' Ceilings, Zoned M-1.	510 Oliver Hill Way (Downtown Richmond, VA) Near Northbound I-95 Off-Ramp	Lease: Call for Information	Cliff Porter
60	15,000 SF Automotive Complex (Includes 2,000 SF Office) on 0.61 Acre. Zoned B-3. Sale Includes Paint Booth, Frame Machine, Scissor Lift.	1011 Richmond Highway Enterprise Zone Location Just South of Downtown Richmond	Sale: Call for Information	Dick Porter
UPDATED!	61 20-Door Truck Terminal, 10,740 SF 2-Story Office Building + Storage Yard. New Electrical, New Lighting in Warehouse. 2.80 Acres Fenced, Zoned M-1. Outside Storage. Covered Loading, Dispatch Office, Drive Thru Shop Building.	1635 Commerce Road City of Richmond Location Enterprise Zone	Lease: \$7,800/Month NNN	Byron Holmes
62	8,252 SF Warehouse Available Includes 1,157 SF Office Mezzanine. 1 Platform Dock & 5 Drive-Ins, Approx 17' Ceilings, Zoned M-1. 24+ Parking Spaces, 1.72 Acres Fully Fenced.	909 Oliver Hill Way (Downtown Richmond, VA) Immediate I-95 Access (Off Exit 74)	LEASED!	Cliff Porter Owner/Agent
63	5,150 SF Office/Shop Building, 0.91-Acre Site Zoned M-1. Fenced Yard, 3 Drive-In Doors. Owner Currently Updating Property.	322 West 22nd Street I-95 Access South of Downtown Richmond	Lease: Call for Information	Wilson Flohr
64	2,362 SF Flex Space, 1 Drive-In Door. Zoned M-2.	1729 Arlington Road Diamond/Scott's Addition Area Location	LEASED!	Wilson Flohr
UPDATED!	65 850 to 2,000 SF Warehouse. Drive-In Door, Zoned M-1.	708 Dawn Street (City of Richmond) Off Route 1/301/Chamberlayne Avenue	Lease: \$850/Month Gross	Wilson Flohr
66	756 SF Available, Includes 392 SF Office. Dock & Drive-In Loading, Zoned B-3. Limited Outside Storage Available.	6507 Old Warwick Drive Off Midlothian Tnpk East of Chippenham Pkwy	Lease: \$1,500/Month Gross	Byron Holmes
RETAIL/OFFICE BUILDINGS (CHESTERFIELD COUNTY)				
67	Free-Standing Automotive Service Facility: 3,824 SF Total, Built 1988, Zoned C-5.	6915 Hull Street Road (Chesterfield County) Just West of Chippenham Parkway	SOLD!	Byron Holmes
68	Suite 1: 2,785 SF Available. Ample Parking, Zoned C-2. Includes Building Signage + Pylon Signage on Route 360/Hull Street.	13204 Hull Street Road (Midlothian, VA) Convenient Brandermill Location High Visibility: 70,000+ Vehicles Per Day	LEASED!	Bob Porter Owner/Agent
RETAIL/OFFICE BUILDINGS (GOOCHLAND, HANOVER, HENRICO & KING WILLIAM COUNTIES)				
69	6,500 SF Restaurant Includes Full Service Kitchen + 4 Freezers.	1500 Eastridge Road (Henrico, VA) Near Regency Square Mall	Lease: \$6,000/Month Net	Kevin Cox
70	2,262 SF Freestanding Retail Building, Zoned B-3. Pylon Signage Available, GRTC Bus Line, Signalized Intersection.	7807 West Broad Street (Henrico, VA) West End Location @ Hungary Spring Road	Lease: \$6,500/Month NNN	Byron Holmes
71	2,000 SF Free-Standing Retail Building.	503 East Laburnum Avenue (Henrico County)	Sale: \$395,000	Cliff Porter
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
72	7,500 SF 3-Story Office Building, Includes 1,875 SF Basement. Zoned B-4, Built in 1870.	1114 East Main Street Downtown Richmond Retail/Office	Sale/Lease: Call for Information	Wilson Flohr
73	5,365 SF Historic Downtown Art Deco Building: 2,175 SF Ground Floor Retail/Restaurant/Office. 2nd & 3rd Floor Apartments + 2,400 SF Basement. Zoned B-4.	304 East Grace Street Downtown Richmond Location	Lease: Call for Information	Wilson Flohr Cliff Porter
74	4,646 SF 3-Story Historic Renovated Restaurant + Office. Parking Available. Adjacent Office/Warehouse Available for Lease (1609 East Franklin St): 10,860 SF Total, Including 1,000 SF Office Space.	1609 & 1617 East Franklin Street Corner of East Franklin & 17th Streets Across from Farmer's Market, Next to Havana '59	Lease: Call for information	Cliff Porter
75	Retail/Creative Office Space Available. 400 to 3,971 SF Units. Zoned R-6.	2200 Idlewood Avenue Byrd Park Area Location Off I-195	Lease: Call for information	Wilson Flohr
76	2,400 SF Creative Office/Retail + Adjacent 1,200 SF Restaurant. Suites from 1,200 SF. Zoned B-3, Parking Available On Site.	2914-2916 North Avenue Historic Brookland Park Corridor Enterprise Zone Location	Lease: \$14.00 - \$15.00/SF	Wilson Flohr
77	Investment Opportunity: 840 SF Retail/Restaurant on 0.37 Acre Site. Zoned UB-PE7.	301 West Brookland Park Boulevard North Side Area Location	UNDER CONTRACT!	Wilson Flohr
78	Office Suites Available Zoned R-2, On Site Parking. Suite 2: 698 SF. Suite 3: 752 SF.	1806 Chantilly Street - Near Willow Lawn One Block from GRTC Pulse Station	Lease: \$14.00 - \$18.00/SF Subject to Tenant Improvements	Wilson Flohr

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
OFFICE BUILDINGS (CHESTERFIELD & POWHATAN COUNTIES)				
79	3,000 to 14,283 SF Single Story Office Available. Storage Options Also Available. Professional Appearance.	9701 Metropolitan Court Chesterfield County Moorefield Office Park Location	Lease: \$10 to \$12/SF Gross	Byron Holmes
UPDATED! 80	6,296 SF Office Available. Professional Masonry Building. Flexible Lease Options, Can Divide. Zoned I-3. Outside Storage Available.	11901 Old Stage Road (Chester, VA) Proximate to I-95 @ Route 10	Lease: \$8.00/SF Gross	Byron Holmes
81	2,220 SF 2nd Floor Office Available. Newly Renovated! Owner Will Divide, Below Market Rate.	7734 Whitepine Road Chesterfield Air Park Location	Lease: \$9.50/SF Full Service	Byron Holmes
UPDATED! 82	1,149 SF Former Chiropractic Office. 1.9 Acres Zoned A. Special Use Exception Expired, Paved & Striped Parking.	14909 Hull Street Road Route 360 (Chesterfield County)	Price Reduced! Sale: \$695,000	Byron Holmes
83	Office Suites Available, Zoned I-1. Suite 557-A: 1,000 SF Office.	557-A Southlake Boulevard Southport Business Park	Lease: \$10.87/SF Gross	Byron Holmes
OFFICE BUILDINGS (HANOVER & HENRICO COUNTIES)				
84	12,025 SF Office Available. 40,000 SF Total Building. Zoned M-3 on 3 Acres, Wet Sprinkler System, 1600 3 Phase Service. Ample Parking.	10991 Richardson Road (Ashland, VA) Hanover Air Park Location	Lease: \$5.50 - \$6.50/SF Full Service Sale: \$2,950,000	Kevin Cox
85	5,885 SF 2-Story Office Plus 2,142 SF Basement Storage. Built 1951, Zoned B-3. 1.24 Acres Total, Includes 22 Parking Spaces.	1201 Old Francis Road (Glen Allen, VA) Convenient I-295 & I-95 Access	Available: Call for Information	Cliff Porter Wilson Flohr
NEW! 86	5,345 SF 2-Story Office Building. Zoned B-3, Ample Parking. Includes 19 Private Offices, Conference & Reception Areas.	8180 Mechanicsville Turnpike (Hanover Co) High Visibility Location Direct Access to I-295 & I-64	Lease: Call for Information	Wilson Flohr Cliff Porter
87	3,461 SF Office Building, 19 Parking Spaces. Furnishings Negotiable. Newly Updated HVAC & Roof.	8500 Mayland Drive (Henrico, VA) Immediate I-64 Access	UNDER CONTRACT!	Wilson Flohr
88	540 SF Office Available: 5 Suites of 108 SF Each. Access to Kitchen & Conference Room. Zoned M-3.	10993 Richardson Road Hanover Industrial Air Park Location	Lease: \$325/Month/Office Includes Electric, Trash, Water	Kevin Cox
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
89	Development Opportunity: 56 Acres Adjacent to Magnolia Green. Zoned Residential/Agricultural.	6900 Otterdale Road (Chesterfield County) Proximate to Rt. 360/Hull Street & Rt. 288	Sale: \$85,000/Acre	Bob Porter
90	26.73 Acres, Zoned I-1 & I-3, Water & Sewer Available.	Castlewood Road & Cardwell Road Chesterfield County	Sale: \$28,500/Acre Lease: \$5,000/Acre/Year	Kevin Cox
UPDATED! 91	Pad Sites Available. Zoned I-1 + Outside Storage. Site Plan Approved & Site Work Complete. Site 1: 2.0 Acres (24,600 SF Building) Site 2: 4.2 Acres (57,764 SF Building)	Oak Lake Business Park (Midlothian, VA) 1754 & 1800 Oak Lake Boulevard Chesterfield County	Sale: \$210,000/Acre Proposed Buildings Available for Sale/Lease: Call for Information	Byron Holmes
92	4.95 Acres Zoned C-5... Utilities Proximate to Site. Owner Will Divide! Located Near Sports Quest!	12912 Genito Road Oak Lake Business Center Location!	Sale: \$675,000	Byron Holmes
93	2.5 Acres Includes: La Quinta Inn & Suites Franchise, Sewer/Plumbing Roughed In + Curb, Bldg Permits/Plans.	15730 Woods Edge Road (Colonial Heights) Walthall Interchange Off I-95	Sale: \$1,250,000	Bob Porter
94	2.96 Acres Zoned I-1. Outside Storage Permitted. Water/Sewer Proximate.	12050 Wilfong Court Oak Lake Business Park Location	Sale: \$279,300	Byron Holmes
95	1.091 Acres Zoned I-1 Light Industrial, Up to 9,500 SF +/- Building, Build to Suit!	2530 Oak Lake Blvd Chesterfield County	Lease: Call for Information	Byron Holmes
96	0.50 Acre Cleared Lot.	7420 Whitepine Road Chesterfield Air Park Location	Sale: \$75,000	Byron Holmes
LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)				
97	5.5 Acres Graveled & Fenced Yard Area. Zoned M-2. Single Phase Electric Existing, 3 Phase Potential. Can Divide!	121 Midpoint Drive (Mineral, VA) Midpoint Industrial Park Location	Lease: \$5,500/Month	Kevin Cox
LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE & SPOTSYLVANIA COUNTIES)				
98	190 Acres Total Zoned M-2, CSX Rail. I-95 Frontage!	Graymont Industrial Park Hickory Hill Road (Hanover County)	Sale: Call for Information	Cliff Porter
99	19.48 Acres Zoned B-3 & M-2. Stub Road Access to Hanover Industrial Air Park. I-95 Visibility!	Crosswhitts Drive & Leadbetter Road Hanover County Industrial Air Park	UNDER CONTRACT!	Cliff Porter Kevin Cox
100	10.26 Acres Zoned M-2. 9 Miles to I-295!	4018 Old Church Road (Mechanicsville, VA) 1 Mile to Rt. 360/Mechanicsville Tnprk	Sale: \$349,500	Kevin Cox
101	7.235 Acres Available, Located on Rt. 360 in King William County, Zoned M-1 Industrial.	Route 360/Richmond Tappahannock Hwy King William County	Sale: \$723,500	Kevin Cox
102	5.91 Acres Zoned M-2. County Water at Washington Hwy, 340' Frontage on Washington Hwy/Route 1.	11223-11231 Washington Hwy & 10438 Dellwood Rd (Hanover County)	Sale: \$1,200,000	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
103	Rare Purchase Opportunity! 5.658 Acres Total Zoned M-3. Phase I ENV Completed 2018, Geotechnical Study Available.	10985 Leadbetter Road (Ashland, VA) Hanover Industrial Air Park Location	SOLD!	Kevin Cox
104	5 Acres Zoned A-1.	Lakeridge Parkway & Route 1 Immediate I-95 Access @ Atlee/Elmont	Sale: \$250,000	Cliff Porter
105	4.783 Acres Total. 4.203 Acres Zoned M-2. 0.58 Acre Zoned A-1. Storm Water Drains. 1.2 Miles from I-95!	Sliding Hill Road (Ashland, VA) Prox to Atlee/Elmont Interchange off I-95!	Sale: \$300,000/Acre	Kevin Cox
106	STORAGE TANK COMPLEX: 4.11 Acres with ~1.83MM Gallon Capacity. 21 Tanks: 8 Above & 13 Below Ground. Zoned M-2. Borders CSX RR (~550'): <u>Rail Spur Possible.</u>	8424 Meadowbridge Road Ellerson Industrial Park (Mechanicsville, VA) ~2.5 Miles to I-295 @ Exit 38!	Sale: \$995,000	Dick Porter
107	1.82 Acres Zoned M-2. Water & Sewer at Road.	10384 Dow Gil Road (Ashland, VA)	SOLD!	Cliff Porter
108	1 Acre Zoned M-2. Graveled & Fenced.	11057 Lakeridge Parkway (Ashland, VA) Proximate to I-95 & Route 1	Lease: \$2,000/Month NNN	Kevin Cox
LAND SITES - INDUSTRIAL (HENRICO & NEW KENT COUNTIES)				
109	105.7 Acres Zoned A-1, Near RIC Airport	La France Road	Sale: Call for Information	Cliff Porter
110	60.711 Acres Zoned M-1C.	5000 Audubon Drive	Sale: Call for Information	Cliff Porter
111	37.72 Acres Zoned A-1.	Charles City Road & Turner Road Henrico Co: East of I-295 & Pocahontas Pkwy	UNDER CONTRACT!	Bob Porter
112	5 to 27.5 Acres Available. Zoned M-2. 8" & 12" Water Lines Throughout. Septic Needed. Electric: Dominion Power Dual Feed, Double Circuit 230 KV Line. 34.6 KV Lines Serve Area.	1600 Portugee Rd (Sandston, VA) Henrico County	Sale: Call for Information	Cliff Porter
113	26.82 Acres Zoned M-1 & A-1.	Oakleys Lane, East of Laburnum Avenue Convenient I-64 Access	Sale: Call for Information	Bob Porter
114	24.538 Acres Zoned M-1, Utilities Available. Ideal for Hotel, Retail, Office/Service, Distribution Uses.	5600 Audubon Drive (Henrico County) RIC International Airport Area Off Airport Drive	Sale: Call for Information	Bob Porter Owner/Agent
 115	18.64 Acres Zoned M-1. Utilities Proximate.	8706 Old Mountain Road (Glen Allen, VA) Enterprise Zone Location	Sale: Call for Information	Wilson Flohr Robert Porter III
116	5.99 Acres Zoned M-1.	2260 & 2300 Charles City Road	Sale: \$60,000/Acre	Cliff Porter
117	4.61 Acres Available Zoned M-2. Ideal for Truck, Equipment or Other Vehicle Storage.	2190 Westwood Trail @ I-95/I-64/I-295 High Visibility Location!	Available: Call for Information	Bob Porter Owner/Agent
118	Development Opportunity! 3.675 Acres Zoned M-3. Served by 8" Water Line. Existing Office/Shop & Storage Buildings On Site.	413 Bickerstaff Road (Henrico, VA) Located Near Rocketts Landing Just East of Downtown Richmond	Sale: Call for Information	Kevin Cox
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)				
119	17 Acres Zoned M-1. Utilities Proximate to Site, Ideal for Office/Warehouse, Distribution, Light Manufacturing.	3201 Shaw Lane (Off East Belt Boulevard) South of Downtown RVA	UNDER CONTRACT!	Bob Porter Dick Porter
120	4.54 Acres Zoned M-2. Includes Office/Shop Facilities. Opportunity Zone & Enterprise Zone Location. Immediate I-95 Access (Exit 73), I-95 Exit Redesign & Roundabout Installation Scheduled for 2021 Completion.	600-610 Maury Street & Mark Street Located in Revitalized Manchester District	Sale: Redevelopment Opportunity	Dick Porter Bob Porter
 121	Prime Diamond Area Location: 2.1 Acres Total (4 Parcels) Zoned R-6/M-1.	Moore Street Portfolio Off West Leigh Street & Dinneen Street	Sale: \$3,500,000	Wilson Flohr
122	1.2 Acres Commercial/Industrial Land.	1401 North 1st Street Proximate to MCV & VCU, Downtown RVA	Sale: \$140,000	Bob Porter Wilson Flohr
123	0.858 Acre Zoned B-6. Highly Visible Corner Location, Master Planned for Community Mixed Use. Potential Multi-Family Redevelopment. Opportunity Zone.	Historic Manchester District 812 Hull Street (Hull Street & Commerce Road)	UNDER CONTRACT!	Dick Porter Cliff Porter
 124	0.32 Acre Storage Yard. Zoned B-3.	210 Arcadia Street (Off Midlothian Turnpike) Immediate Chippenham Parkway Access	Lease: \$995/Month	Byron Holmes
LAND SITES - INDUSTRIAL (CITY OF PETERSBURG, DINWIDDIE & PRINCE GEORGE COS)				
125	73.18 Acres Zoned M-2.	3344 Johnson Road (City of Petersburg) I-95, I-295 & I-85 Access	UNDER CONTRACT!	Bob Porter
126	24.5 Acres Zoned Agricultural.	3801 Halifax Road (City of Petersburg) I-95, I-295 & I-85 Access	UNDER CONTRACT!	Bob Porter
127	6.313 Acres Usable (Estimated) Zoned M-1/B-2. Approximately 875' Frontage on Rives Road.	3800 Corporate Road & 146 Rives Road Immediate I-95 Access (Exit 47)	Sale: \$300,000	Dick Porter
128	Land for Lease: 0.46 Acre Zoned B-1.	4901 Puddledock Road (Prince George, VA) Located Minutes from I-95	Lease: \$1,500/Month	Wilson Flohr

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT	
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD, POWHATAN & PRINCE GEORGE)					
129	Residential Development Opportunity: 102.2 Acres with 54 Lots, Zoned R-88. No Cash Proffers.	Peacefield - 10300 River Road Chesterfield County	UNDER CONTRACT!	Byron Holmes	
130	Adjacent to VA Physicians' Midlothian Family Practice! 36.84 Acres Total. Retail Pad Sites Available from 1.59 Acres. Zoned RC & A-10. Mixed Use Development Opportunity.	Anderson Highway & Branch Forest Way Route 60 Frontage (Powhatan County)	Sale: \$1,100,000	Dick Porter Byron Holmes	
131	31.48 Acres Zoned Commercial. Water & Sewer Available, 315' Frontage on Route 60, Nearby Crossover.	Anderson Highway (Powhatan County)	Sale: \$1,490,000	Byron Holmes	
132	14.87 Acres. 340' Frontage on Route 60. Crossover Access Nearby.	Anderson Highway (Powhatan County)	Sale: \$799,000	Byron Holmes	
133	10 Acres Zoned C-3. Utilities Available, Preliminary Site Plan Complete. 42,000 VPD Traffic Count.	14717 Hull Street Rd... Across from Woodlake 1,400' Frontage on Hull Street	UNDER CONTRACT!	Byron Holmes	
134	4.5 Acres Zoned C-3. Full Crossover at Site, Utilities Available.	9400 Iron Bridge Road (Chesterfield, VA) Near Courthouse Road & Route 288	Sale: \$875,000	Byron Holmes	
135	3.93 Acres Zoned Agricultural, Utilities Proximate. High Growth Corridor!	12017 Hull Street Road (Midlothian, VA) East of Warbro Road & Proximate to Rt. 288	Sale: \$600,000	Byron Holmes	
UPDATED!	136	1.9 Acres Zoned A. Includes 1,149 SF Former Office. Special Use Exception Expired, Paved & Striped Parking.	14909 Hull Street Road Route 360 (Chesterfield County)	Price Reduced! Sale: \$695,000	Byron Holmes
	137	1.204 Acres Zoned C-3. Public Utilities Available, Crossover Access. Owner Will Divide.	15100 Hull Street Road (Midlothian, VA) 217' Frontage on Hull St/Route 360	Sale: \$510,000	Byron Holmes
	138	0.782 Acre Zoned C-3... Utilities Available.	11901 Chester Village Drive Located Off Rt. 10/West Hundred Road	Sale: \$275,000	Byron Holmes
LAND SITES - RETAIL/OFFICE (HANOVER & CAROLINE COUNTIES)					
139	37.8 Acres Available for Development. Zoned B-3 & A-1. Located Near Green Top & Home Depot. Signalized Corner.	Rt 1/Washington Hwy & Kings Acres Rd North of Virginia Center Commons	Available: Call for Information	Cliff Porter	
140	9.87 Acres Zoned B-1. Water & Sewer at Property. Located at Full Crossover, Near State Fair of Virginia.	10106 Kings Dominion Boulevard (Doswell, VA) Hanover County: Immediate I-95 Access	Sale: \$987,000	Byron Holmes	
141	9.44 Acres Zoned B-3. Utilities on Site, Rough-Graded & Flat. 500' Frontage on Rt 1. 650' Frontage on Vermeer Pl.	Washington Hwy & Vermeer Place Ashland, VA (Hanover County)	UNDER CONTRACT!	Byron Holmes	
142	7.35 Acres Zoned B-3. County Water & 3 Phase Power Available.	16297 Washington Highway (Ashland, VA) Route 1 Location Proximate to I-95	Sale: \$325,000 Lease: Call for Information	Kevin Cox	
143	6.35 Acres Zoned A-1.	Rt 1/Washington Hwy & Kings Acres Rd North of Virginia Center Commons	Sale: Call for Information	Cliff Porter	
144	3.06 Acres Available Zoned B-3. Water & Sewer Available at Site.	Elm Drive - 2 Miles to I-295 (Hanover County) Off Mechanicsville Turnpike/Rt. 360	UNDER CONTRACT!	Kevin Cox	
145	1.615 Acres Available Zoned B-1. Pad Ready: 24,244 SF Building Proposed.	9560 Kings Charter Drive (Ashland, VA) Off Sliding Hill Road, Proximate to I-95	Sale: \$475,000	Kevin Cox	
146	1.26 Acres Zoned B-3.	Rt 1/Washington Hwy & Kings Acres Rd North of Virginia Center Commons	Sale: Call for Information	Cliff Porter	
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO & NEW KENT COUNTIES)					
147	8.619 Acres Zoned O-S, Medical/Office/Warehouse Uses.	Park Central Drive & Scott Road Henrico County: 1.2 Miles to I-95	Sale: \$225,000/Acre	Kevin Cox	
148	1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	Available: Call for Information	Cliff Porter	