

THE PORTER REPORT

Q4 2021 | RICHMOND, VA INDUSTRIAL MARKET REVIEW

➡ At the year's end, the **combined overall industrial market occupancy** has increased to **95% (Q4 2021)** up from 91% (Q3 2021) with leases in several existing buildings, including 250,000 SF at 3900 Technology Court (NEQ), 228,108 SF at 2101 Bermuda Hundred Road (SEQ), and 107,121 SF at 1703 Ruffin Mill Road (SEQ). **Class A occupancy** has increased from 92% to **96%** overall while **Class B occupancy** has increased from 90% to **95%**. The warehouse construction pipeline remains active with multiple speculative projects underway, including two new projects announced in Chesterfield County (SEQ): 801 Port Walthall Drive (242,010 SF) and 1701 Bermuda Hundred Road (212,160 SF). Raith Capital Partners and Equity Industrial Partners have also broken ground on the East Coast Commerce Center, a 1.1 million-square-foot distribution center off Hickory Hill Road in Hanover County (NWQ).

➡ **Lowe's Home Improvement** has signed a lease for 1.2 million square feet on Commerce Road in the City of Richmond, in Hourigan's Deepwater Industrial Park. The new regional distribution center will serve more than 100 stores in the Mid-Atlantic region and is expected to be operational by summer 2022. The lease of the new facility is part of a \$1.7 billion investment to expand the retailer's distribution network, and the location is expected to create over 200 new jobs.

➡ **Performance Food Group** plans to invest \$80.2 million to establish a regional sales and distribution center facility in Hanover County's Cardinal Commerce Center with the lease of a 325,000-square-foot building planned for the site. The food service distributor plans to relocate from its existing Henrico County facility in June 2023 with ground-breaking scheduled for March 2022. Indianapolis-based Scannell Properties is developing the park, which includes an existing 260,000-square-foot building and plans for an additional 189,500-square-foot building. The new distribution center is expected to create 125 new jobs.

➡ Two area companies have also announced expansions to their existing operations. **Mondelez International** will invest an estimated \$122.5 million to expand its existing bakery in eastern Henrico County and to add a new 490,000-square-foot fulfillment center built by Becknell Industrial as the first phase of the Sauer Industrial Center. The new facility is slated to open in 2022 and will create 80 new jobs. **Service Center Metals** is planning to expand its footprint in Prince George County with an investment of \$101.7 million to build two new facilities for aluminum extrusion and compact remelt. The expansion will create 94 new jobs.

FEATURED PROPERTY SAUER INDUSTRIAL CENTER

279,319 SF Class A Industrial Facility
UNDER CONSTRUCTION • May, 2022 Completion

32' High Bay • ESFR Sprinklers • Offices to Suit

28 Dock Doors + 2 Drive-In Doors • 172 Car Parking Spaces

54' x 50' Column Spacing • LED Lighting • Zoned M-1C

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

Exceptional Visibility & Frontage on Airport Drive

Contact Exclusive Agent:

Clifford B. Porter, CCIM, SIOR

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PROXIMATE TO RIC AIRPORT
✈️ **VIA AIRPORT DRIVE**

INDUSTRIAL CONSTRUCTION PIPELINE

➡ 1.2MM SF Deepwater Industrial Park (B)	Delivery Q2 2022 (Richmond City)	Hourigan	Leased (Lowe's Distribution)
➡ 1.1MM SF East Coast Commerce Center	Delivery Q2 2022 (Hanover Co)	Raith/EIP	No Preleasing Announced
➡ 655,000 SF Northlake II (5-Building Complex)	Planned Q2 2022 (Henrico Co)	Matan	5-Building Complex Planned
➡ 650,250 SF Southpoint Business Center	Delivery Q4 2021 (Prince George Co)	Hollingsworth	No Preleasing Announced
➡ 500,000 SF Tradeport 95 Richmond (1)	Delivery Q3 2022 (Chesterfield Co)	West Dulles	No Preleasing Announced
➡ 353,044 SF Meadowville Technology Park	Delivery Q2 2022 (Chesterfield Co)	Red Rock	No Preleasing Announced
➡ 279,319 SF Sauer Industrial Center	Delivery Q2 2022 (Henrico Co)	Becknell	No Preleasing Announced
➡ 242,010 SF 801 Port Walthall Drive	Delivery Q3 2022 (Chesterfield Co)	Lingerfelt	No Preleasing Announced
➡ 241,180 SF Airport Logistics Center (2)	Delivery Q4 2020 (Henrico Co)	Becknell	96,574 SF Remaining For Lease
➡ 212,160 SF 1701 Bermuda Hundred Road	Delivery Q3 2022 (Chesterfield Co)	Lingerfelt	No Preleasing Announced
➡ 202,500 SF North Richmond Industrial	Delivery Q3 2021 (Hanover Co)	MacKenzie	125,500 SF Remaining For Lease
➡ 202,000 SF Deepwater Industrial Park (C)	Delivery Q2 2022 (Richmond City)	Hourigan	No Preleasing Announced
➡ 194,880 SF Southpoint Business Center	Delivery Q4 2020 (Prince George Co)	Hollingsworth	No Preleasing Announced
➡ 129,750 SF Airport Logistics Center (3)	Planned Q1 2022 (Henrico Co)	Becknell	No Preleasing Announced

FEATURED PROPERTIES

Q4 2021

PORTER
REALTY



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Airport Area Industrial



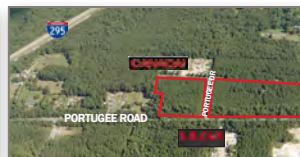
Airport Logistics Center (2)
96,574 SF Available
16.2 Acres Zoned M-2C
32' Clear Ceilings, Office to Suit
135' Truck Court Depths
60' Loading Bay, Trailer Parking
Multiple Drive-In Doors
For Lease: Call for Information

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
5.43 & 10.33 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



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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

42,000 Vehicles Per Day



14717 Hull Street Road
10 Acres Zoned C-3
Preliminary Site Plan Complete
Utilities Available
Located Across from Woodlake
Desirable Southside Location
Near Ashbrook & Hancock Village
For Sale: \$2,140,000



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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 NN

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



8803 Staples Mill Road
4,025 SF Free-Standing Building
Covered Porch/Patio, Zoned B-1/M-1
Ample Retail Amenities Nearby
Prime Henrico County Location
For Lease: Call for Information
Co-Listed with: Cliff Porter
CONTACT: WILSON FLOHR
804.521.1458



Glenfield Business Center
Suite 2501: 21,175 SF Available
2541-2555 Mechanicsville Tnkp
12,000 SF Office/Warehouse
8 Drive-Ins & 1 Dock, Zoned M-1
For Lease: Call for Information
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

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

FEATURED PROPERTIES

Q4 2021

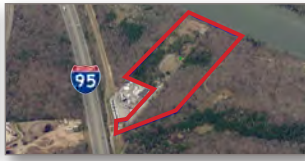


Enterprise Zone + Hub Zone



1306 Richmond Highway
30,000 SF Office/Warehouse
4 Docks + 3 Phase Electrical
78,000 SF Total Building
3.2 Acres Zoned M-1
18' Ceilings, Wet Sprinkler
CSX Rail Potential
For Lease: \$4.00/SF Base

Enterprise Zone Location



7710 Fort Darling Road
18.03 Acres Available
Zoned I-3 "Heavy" Industrial
Prior Use: Barge Docking & Pier
Access, Fully Fenced
Access Via Jefferson Davis Hwy
to Bellwood Road
For Sale: \$75,000/Acre

Opportunity Zone Location



1556 Montgomery Street
154,356 SF Manufacturing Facility
11.51 Acres, Fully Conditioned
Minutes to I-85 (Exit 12)
South Hill, VA (Mecklenburg Co)
Lease to Own: Seller Financing
Introductory Lease Rate Available
Co-Listed with: Byron Holmes

Manchester Portfolio



Albany Avenue & Marx Street
3.07 Acres + Office/Shop
Redevelopment Potential
Zoned M-2 Industrial
Opportunity Zone & Enterprise
Zone Location
I-95 Access @ Maury Street
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

Richmond Raceway Area



3909-B Carolina Avenue
15,000 SF Warehouse Available
Includes 350 SF Office + 2 Docks
20' Ceilings, Sprinklers
200 Amp Single Phase Electrical
Enterprise Zone Location
For Lease: Call for Information
Owner/Agent

Route 1 Hanover County



14174 N Washington Hwy
117,138 SF Warehouse
2,390 SF Mezzanine
Wet Sprinkler System
2500 Amp 480 Volt 3 Phase
Electrical, Dock Height Loading
I-95 Access @ Rt. 54 (Exit 92)
For Sublease: Call for Info

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!



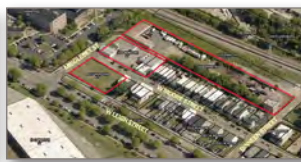
219 Turner Road
82,000 SF Office/Warehouse
Suites from 2,500 SF
18' Ceilings, Drive-In Loading
Zoned C-4, Opportunity Zone
Located Near Chesterfield Mall
For Lease: \$11.00/SF IG
For Sale: Call for Information

Historic Art Deco Building



304 East Grace Street
5,365 SF Total Building
1st Floor: 2,175 SF Retail, Office &
Restaurant (Former Silk Trading)
2nd & 3rd Floor: Apartments
Basement: 2,400 SF + Patio
Built 1930, Renovated 2019
For Lease: Call for Information

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

Owner/User/Investment



516 S. Lynnhaven Avenue
12,933 SF 2-Story Office/Flex
Zoned I-1, 1 Drive-In Door
32 Parking Spaces, Built 2009
100% Leased: 3 Current Tenants
Virginia Beach Location
For Sale: Call for Information
Co-Listed with: Cliff Porter



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RIC Airport Area Location



4300-4326 Eubank Road
Suite 4302: 6,977 SF
Suite 4312: 20,583 SF
Suite 4318: 20,454 SF
Dock & Drive-In Loading
18' Ceilings, Zoned M-1
For Lease: \$5.50/SF MG
Co-Listed with: Cliff Porter

Office Investment



706 S Main St (Emporia, VA)
Single Story Office Building
5,284 SF on 1.7 Acres
Built 1999, Long-Tenured
Government Tenant, 8.7% Cap Rate
Well Maintained, Contractor Owned
Shown by Appointment Only
For Sale: \$550,000

Development Opportunity



Boydton Plank Road
2.00 Acres for Sale
Zoned B-1, Sewer Proximate
Located 1 Mile Off I-85 @
Exit 53 (Carson Road)
Dinwiddie County Location
SW of Petersburg/Tri-Cities
For Sale: Call for Information

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



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INDUSTRIAL MARKET VACANCY

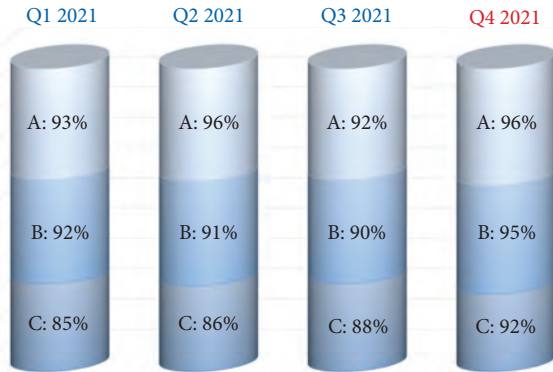
Q4 2021



VACANT & INVESTOR-OWNED INDUSTRIAL PRODUCT*

40K SF MIN RBA* EXCLUDING FLEX & OWNER-OCCUPIED PROPERTIES | *RBA Total: 33MM SF in 197 Existing Buildings

OCCUPANCY RATES & NET ABSORPTION



Class A/B Combined Occupancy: 96%

Net Absorption from prior quarter:

Class A/B: +1,221,840 SF

Class C: +178,853 SF

CoStar reports an overall industrial occupancy rate of 94.2%, a slight decrease from 95.1% at the end of the 3rd quarter of 2021, based on a total 119.7 million square feet RBA in 2,833 existing warehouse properties, and a negative net absorption of 1,424,899 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: 2.80MM SF (53 Buildings)

RBA: 8.4% of Total Market

	Class A	Class B	Class C
Total Bldgs	4	25	24
Total RBA	226,043	1,335,860	1,236,807
Vacant SF	0	69,000	144,585
Vacancy Rate	0%	5%	12%

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	7	5	3
Total RBA	528,518	363,022	290,520	153,800
Vacant SF	69,000	0	0	0
Vacancy Rate	13%	0%	0%	0%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	10	5	6	3
Total RBA	538,433	259,850	287,704	150,820
Vacant SF	64,500	12,025	25,060	43,000
Vacancy Rate	12%	5%	9%	29%

Vacancy Rate & Trends

75k < 150k SF RBA

RBA: 7.33MM SF (68 Bldgs)

RBA: 22.0% of Total Market

	Class A	Class B	Class C
Total Bldgs	26	28	14
Total RBA	2,996,095	2,951,753	1,378,993
Vacant SF	45,015	18,677	141,897
Vacancy Rate	2%	1%	10%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	5	11	4	6
Total RBA	514,065	1.31MM	414,485	760,358
Vacant SF	0	45,015	0	0
Vacancy Rate	0%	3%	0%	0%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	2	13	10	3
Total RBA	209,546	1.36MM	1.10MM	285,700
Vacant SF	0	18,677	0	0
Vacancy Rate	0%	1%	0%	0%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	4	2	7	1
Total RBA	385,437	147,405	723,353	122,798
Vacant SF	108,897	0	33,000	0
Vacancy Rate	28%	0%	5%	0%

Vacancy Rate & Trends

150k SF Min RBA

RBA: 23.19MM SF (77 Bldgs)

RBA: 69.6% of Total Market

	Class A	Class B	Class C
Total Bldgs	45	23	9
Total RBA	15,888,848	5,100,716	2,196,873
Vacant SF	640,143	378,731	117,138
Vacancy Rate	4%	7%	5%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	8	15	3	19
Total RBA	2.00MM	4.29MM	2.02MM	7.57MM
Vacant SF	57,000	96,574	0	486,569
Vacancy Rate	3%	2%	0%	6%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	3	10	7	3
Total RBA	806,710	2.14MM	1.34MM	812,944
Vacant SF	191,260	187,471	0	0
Vacancy Rate	24%	9%	0%	0%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	1	1	5	2
Total RBA	164,318	200,000	1.03MM	805,500
Vacant SF	117,138	0	0	0
Vacancy Rate	71%	0%	0%	0%

SELECTED SALE TRANSACTIONS

- ⇒ 800,000 SF Investment | 3900 Technology Court (Henrico Co)
- ⇒ 311,730 SF Investment | 112 Vitamin Shoppe Way (Hanover Co)
- ⇒ 171,820 SF Redevelopment | 1609 Sherwood Ave (Richmond City)
- ⇒ 105,549 SF Owner/User | 4641 International Trade Dr (Henrico Co)
- ⇒ 37,500 SF Investment | 14500 Jefferson Davis Hwy (Chesterfield Co)

SELECTED LEASE TRANSACTIONS

- ⇒ 1,200,000 SF Deepwater Industrial Park (Richmond City)
- ⇒ 325,000 SF Cardinal Commerce Center (2) (Hanover Co)
- ⇒ 250,000 SF 3900 Technology Court (Henrico Co)
- ⇒ 150,000 SF Cardinal Commerce Center (1) (Hanover Co)
- ⇒ 110,000 SF Cardinal Commerce Center (1) (Hanover Co)
- ⇒ 100,000 SF 13721 Jefferson Davis Hwy (Chesterfield Co)

Industrial Development Soars to New Heights in Richmond.

By Michael Cobb | December 3, 2021 | CoStar

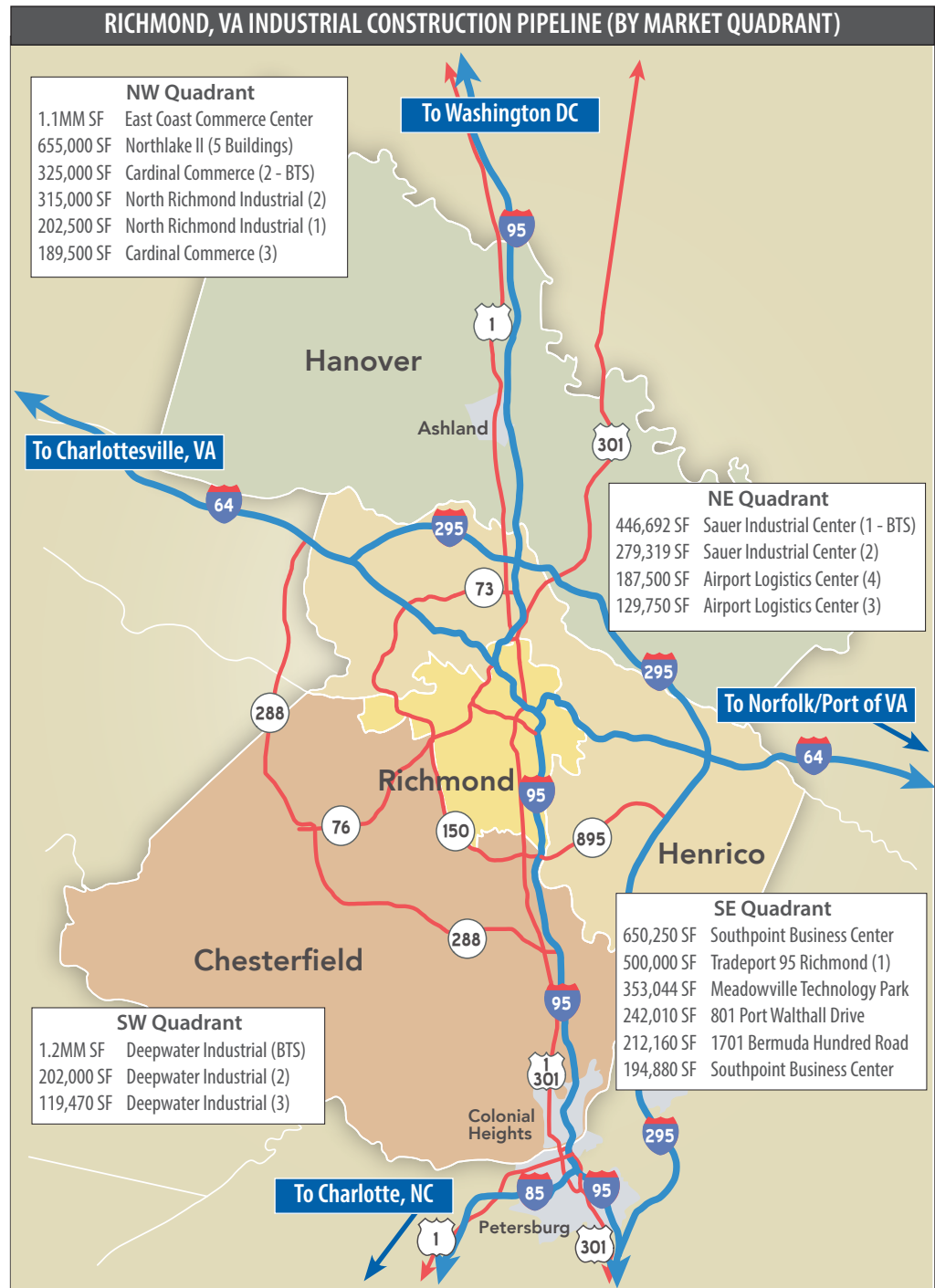
Industrial developers have been flocking to the Richmond, Virginia metropolitan area over the past 18 months, and that has been evidenced by the rapid growth of the area's under-construction pipeline. Driven by build-to-suit projects and the desire for newer, high-quality space, the amount of space underway market wide has nearly quadrupled over the past six quarters.

As of December, about 9.9 million square feet of space was underway throughout the greater Richmond area. Prior to 2021, the previous high mark during a given quarter was just under 3.5 million square feet. Furthermore, at the midpoint of 2021, that total stood at just 1.9 million square feet under construction.

Driving the recent uptick in construction has been commitments by national retailers in search of expanding their footprint along this portion of the highly sought-after Interstate 95 corridor. Examples of such commitments include Amazon's 2.6 million-square-foot building underway near the Richmond Raceway and Lowe's 1.2 million-square-foot building underway at the Deepwater Industrial Park in South Richmond.

National developers have made their way to Richmond as well. Hillwood Development, known as one of Amazon's primary developers, is now in the area as it is working on the multi-story complex for the Seattle-based retailer. In addition, Becknell Industrial has been rapidly expanding its local portfolio. It recently broke ground on a 1.2 million-square-foot facility in Ashland that Lowe's had previously been committed to, prior to ultimately deciding on South Richmond.

The concept of nearly 10 million square feet of industrial space being constructed throughout the Richmond area might seem to portend uncertainty for vacancies in the coming quarters. However, more than 60% of that space has already been committed to and the metropolitan area's vacancy rate compressed to an all-time low of 3% as of December. Moreover, roughly 9.6 million square feet of industrial space has been leased this year, which is also a new annual high mark and would seem to bode well for future demand trends.



Logistics Report: Tighter Warehouse Space Adds to the Supply-Chain Squeeze.

By Lydia O'Neal | October 22, 2021 | The Wall Street Journal

Warehouse availability in the U.S. fell to record lows in the third quarter, according to figures from real-estate firms that show industrial space is all but disappearing near some of the country's busiest distribution hubs.

The third-quarter demand for industrial real estate exceeded supply by 41 million square feet, pushing the vacancy rate to 3.6%, down from 4.3% in the same quarter of 2020 and the lowest level in data going back to 2002, according to new figures released.

The squeeze on distribution space is adding to the broader congestion in supply chains, from tight container shipping capacity to backups at inland rail hubs, that has locked down inventory restocking efforts and dragged down economic recovery efforts during the Covid-19 pandemic.

Jason Tolliver, an executive managing director at Cushman & Wakefield who leads the company's logistics and industrial investor business in the Americas, said the larger woes hitting manufacturing supply chains are hobbling developers' ability to scale up capacity faster.



"Many clients who are looking to develop, they're not able to get steel to construct their buildings right now through 2022," Mr. Tolliver said.

Warehouse Rents to Climb Through End of 2023.

Vacancy Rates for North American Industrial Space Sink to New Lows in Face of Pressure from Pandemic Economic Recovery, E-Commerce Growth, Port Congestion, Materials Shortages.

By Ben Ames | December 2, 2021 | CSCMP Supply Chain Quarterly

Warehouses and fulfillment centers across North America will continue to see "intense pressure" for space through the end of 2023, leading to record low vacancy rates and soaring rents, according to a forecast from the real estate services firm Cushman & Wakefield.

Those trends will combine to fill nearly all available warehouse space in the region, with vacancy rates sinking to a scarce 3.8% at year-end 2021—a decrease over 2020 year-end levels of 4.9%. And with space in high demand, rents will rise, expected to finish the year at 8.5% above 2020 levels, setting another record high asking rental rate for industrial space, the firm said.

For the ninth consecutive year, net absorption in the U.S. will exceed 200 million square feet in 2022 and Cushman & Wakefield projects this streak will hit a 10th year, extending through 2023 and beyond.

Specifically, the supply of new warehouse and industrial space is expected to finally outpace demand by 2023, but to remain slightly behind in 2022, the report said. Most of those new additions will be seen in primary industrial markets, port-proximate markets (both intermodal and maritime), and in markets with dense or fast-growing populations where demand has been strongest, the firm said.

Those conclusions echoed a recent assessment by fellow real estate investment firm JLL, which **found that acceler-**

ating e-commerce activity and a growing need for last-mile delivery services are pushing companies to seek small to midsize warehousing and distribution facilities near urban markets.

How Warehouses Are Taking Over the U.S.

Distribution Center Vacancy Rates At All-Time Lows With 96% of Existing Space in Use.

By Andrea Miller | November 29, 2021 | CNBC

The U.S. may need an additional 1 billion square feet of new industrial space by 2025 to keep up with demand, JLL estimates.

“The leasing volume is almost triple in some cases to what’s being built every year,” Mehtab Randhawa, senior director of industrial research for the Americas at JLL, told CNBC.

This demand is driven by retailers beefing up e-commerce operations amid the online shopping boom and investing in faster delivery thanks to consumer expectations. **Plus, e-commerce and logistics take up three times as much space as brick-and-mortar retail. The rapid growth has created controversy over land use because the warehouse boom is tightening the supply of land.**

“Our folks ... are very upset about the warehouses, and they’re very upset about the truck traffic that it’s creating,” Northampton County (Pennsylvania) Executive Lamont McClure told CNBC. That’s **pushing industrial developers to get creative and find more unconventional spots.**

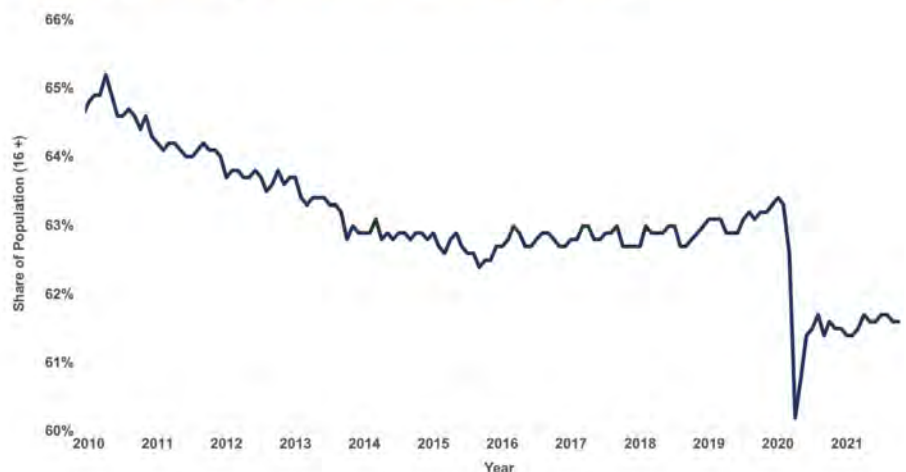
Jobs Report: Not Everyone Is Back at Work.

By Christine Cooper & Rafael De Anda | November 10, 2021 | CoStar Economy

It’s long been thought that employment would surge once enhanced unemployment benefits, handed out to cushion the pain of the pandemic, were allowed to expire. Demand for services has been rising as restrictions are lifted and the economy more fully reopens.

As a measure of the availability of labor, however, unemployment rates have been a poor barometer of late because of the sharp decline in labor force participation at the onset of the pandemic. **Labor force participation for the population age 16 and over has remained stubbornly low for over a year, measuring 61.6% compared to 63.3% in February of 2020.**

Labor Force Participation Remains Low



The labor force has fallen by almost 5.3 million during the pandemic. Some of that was expected, as members of the baby boom generation were already slated for retirement. **But the pandemic appears to have hastened retirement for others** who benefited from healthy household finances and rising asset values that could fund retirement life. Others who had worked prior to the pandemic remain sidelined due to childcare or other family care needs, or by concerns over exposure to COVID.

INDUSTRIAL MARKET NEWS

Q4 2021

East Coast Ports See Surge in Shipments With Backlogs on the West Coast. Logistics Markets Near Key Eastern Ports Benefit as Tenants Expand.

By Adrian Ponsen | November 8, 2021 | CoStar Analytics

According to data from IHS Markit's Global Trade Atlas, the 10 largest East Coast ports have processed more than \$240 billion in imports and exports year to date in 2021. That is up 13% compared to the same period in 2019 and more than three times the gains recorded by the 10 largest West Coast ports.

The majority of these gains have accrued from imports and have been heavily concentrated within the East Coast's four largest ports: Newark, New Jersey; Savannah, Georgia; Charleston, South Carolina; and Norfolk, Virginia. These changing trade flows also reflect the U.S. supply chain's emerging pivot from China. The nations that have recorded the largest increases in goods sent to the top five East Coast ports since the start of the pandemic are Vietnam, followed by India, Malaysia, Italy and then Mexico.

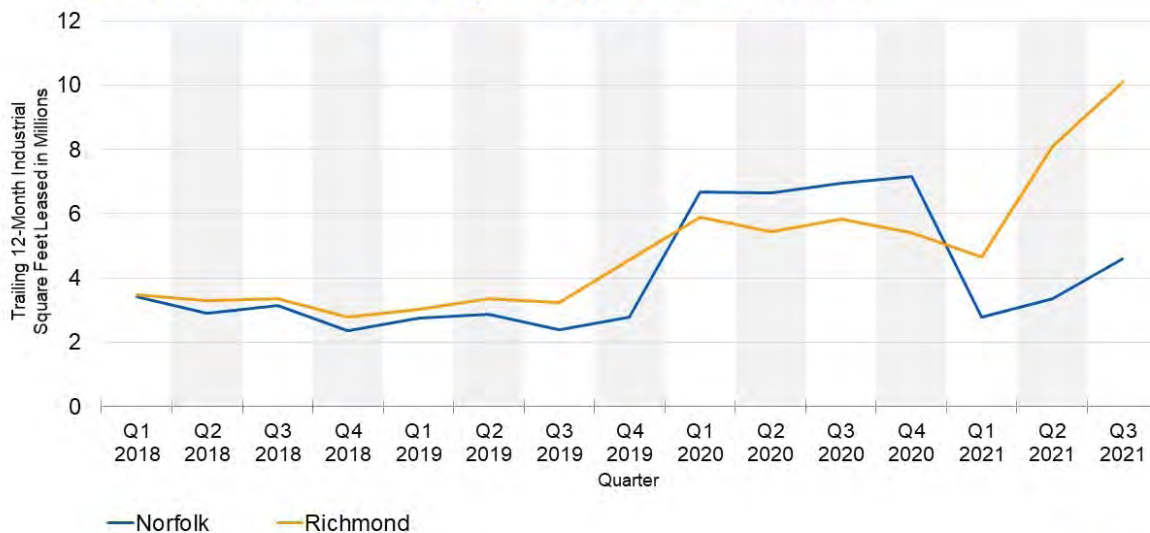
Crucially for landlords of logistics properties, the goods these countries are increasingly sending to East Coast ports are mostly consumer products or components such as televisions, furniture, auto parts, and apparel, rather than commodities such as crude oil or perishable foods that are stored in more specialized properties along their delivery routes.

Distributors need to store and sort these goods before delivering them throughout the country, and more imports flowing into these major East Coast ports means increased demand for logistics space nearby. Economic development

officials and business leaders in eastern Pennsylvania's Lehigh Valley have closely followed developments at the Port of Newark, and with good reason. The port's container terminals are about a one-hour drive along Interstate 78 from most corners of the growing Pennsylvania logistics hub.

"The Lehigh Valley serves as an inland warehouse market for the Port of New York and New Jersey," said Eric Zahniser, vice president at Lee & Associates.

Richmond Leasing Outpaces Norfolk



Source: CoStar, Nov. 3, 2021



Richmond, Virginia's logistics market is playing a similar role as a relief valve for the nearby Port of Virginia in Norfolk, which has a 1.2% vacancy rate among logistics properties within a 10-mile radius.

For owners and developers of logistics properties near the East Coast's major ports, backups in container ships along the Pacific coast are proving to be a windfall rather than a crisis.

CEO Explains Why Port of Virginia is Running So Smoothly.

Associated Press | November 27, 2021

Ports in California have been making headlines for their delays and supply chain backups. **But the Port of Virginia has been running smoothly and outperforming other major ports on East Coast.**

Virginia Port Authority CEO and Executive Director Stephen Edwards said this week that **its terminals are doing better in part because they have fundamentally different operating structures** than those in Los Angeles and Long Beach, according to The Virginian-Pilot.

For instance, Edwards said the two ports in the Los Angeles area are run by two distinct organizations. **Virginia's terminals are run by one entity — the Virginia Port Authority. If one terminal has a congestion issue, the port authority can easily divert cargo to another terminal.**



The Los Angeles area also has three trucking providers that are unrelated to the terminals. **Virginia's Port Authority has sole control over the trucking fleet**, Edwards said. He also credited the terminal's automated stacking cranes. Because of them, the port spends less time running extra shifts and burning out employees when ships are late.

Energy Companies Turn to 3-D Printing to Bypass Snarled Supply Chains.

Technology Used for Replacement Parts as Availability of Components Via Traditional Delivery Lines Remains Uncertain.

By Stuart Condie | November 11, 2021 | The Wall Street Journal

The pandemic is giving 3-D printing, also known as additive manufacturing, a shot in the arm. Factors including extension congestion at ports and other transportation nodes have slowed delivery of goods just as companies try to meet demand unleashed by economies reopening.

Issues including cost and print speeds have constrained the 3-D printing industry, but **a rise in global shipping costs and new techniques are making the technology more attractive. Freight costs have leveled off from recent peaks but remain elevated amid port congestion and shipping shortages.**

"Companies who may have tentatively taken their first steps last year are now starting to mature their interest," said Matthew Waterhouse, chief executive of 3-D printing firm 3D Metalforge Ltd. Earlier this year, the Australia-listed company installed a facility at the Port of Singapore, the world's largest container transshipment hub.

Mr. Waterhouse said some customers also **see 3-D Printing as a way to eliminate large inventories of parts, which can be expensive to store and often become obsolete before they get used because of minimum order sizes imposed by traditional suppliers.**

"It will never replace the need to have a supply chain because it's not a sort of a Henry Ford production line. It prints it quickly, I use it, get it on a vehicle and get that vehicle moving," said Lt. Col. Dean Clark, an Australian army logistics manager overseeing the trial. Lt. Col. Clark says he has seen a 20-inch wrench printed in about 10 minutes. Industry executives hope the API's formalization of standards will help 3-D printing grow even as supply chains normalize.

"The pandemic has accelerated implementation. We moved from a 'nice to have' to 'a need to have' environment," Chevron's Mr. Rettew said.

CURRENT AVAILABLE LISTINGS

BUILD TO SUIT SITES AVAILABLE 4TH QUARTER 2021

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
INVESTMENT				
1	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
2	3-Property Portfolio (51,141 SF Total). Zoned M-1. 31,700 SF Mini Storage (234 Units - 95% Avg Occupancy) 10,651 SF Office/Warehouse (2 Tenants) 8,790 SF Office/Warehouse (2 Tenants)	600-609 Elm Court (Hopewell, VA) Includes Elm Street Mini Storage Tri-Cities Area Location Off I-295	UNDER CONTRACT!	Robert Porter III
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
4	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
5	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	UNDER CONTRACT!	Wilson Flohr
6	Virginia Beach Investment. 12,933 SF 2-Story Office/Flex Building on 0.86 Acre Site, Zoned I-1. 34 Parking Spaces, 1 Drive-In Door. Built 2009.	516 S. Lynnhaven Road Virginia Beach, VA	Sale: Call for Information 100% Leased Owner/Occupant/Investment	Cliff Porter Wilson Flohr
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	SOLD!	Cliff Porter Robert Porter III
8	Office Investment: 5,760 SF Single Story Office Building on 2.6 Acres. Long-Tenured Tenants, Recent Improvements, Well-Maintained, Contractor-Owned.	1727 Lawrenceville Plank Road (Lawrenceville, VA)	UNDER CONTRACT!	Robert Porter III
9	Long-Tenured Government Tenant: 5,284 SF Single Story Office Building on 1.7 Acres, Built 1999. Recent Improvements, Well-Maintained, Contractor-Owned.	706 South Main Street (Emporia, VA)	Sale: \$550,000 Cap Rate: 8.7%	Robert Porter III
 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	Reduced Price: \$999,000	Wilson Flohr
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
11	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 Building 3: Under Construction	Cliff Porter Exclusive Agent
12	279,319 SF High Bay Bulk Distribution Building. 28 Docks + 2 Drive-In Doors, LED Lighting, ESFR Sprinklers, Zoned M-1C. 46 Trailer Spots, 172 Car Parking Spots, 32' Clear.	SAUER INDUSTRIAL CENTER (Building 2) 943 South Airport Drive (Henrico County) Proximate to Richmond International Airport	Lease: Call for Information Under Construction: Delivery May 2022	Cliff Porter
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!	SOLD!	Bob Porter
14	Up to 200,000 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)	Lease: Call for Information	Bob Porter Owner/Agent
15	154,356 SF Manufacturing Facility. Fully Air Conditioned, 11.51 Acres Total, 200+ Parking Spaces. Dock Loading + Two 3-Ton OH Cranes. Established Business Park.	1556 Montgomery Street (South Hill, VA) Mecklenburg County: Minutes to I-85 (Exit 12) Opportunity Zone Location	Lease to Own: Seller Financing Possible Introductory Lease Rate Available	Byron Holmes Dick Porter
16	117,138 SF Warehouse + 2,390 SF Mezzanine. Zoned M-2. Wet Sprinkler System. 2500 Amp 480 Volt 3 Phase Service. Dock Height Loading.	14174 North Washington Highway Route 1 Location (Hanover County)	Sublease: Call for Information	Bob Porter
17	100,000 SF Warehouse Available. Includes 5,260 SF Office + 12 Docks. Ceilings Up To 30'5", 2000 Amp 3 Phase Service, Zoned I-1. Up to 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	LEASED!	Dick Porter Cliff Porter
18	57,764 SF Building Proposed on 4.62 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: \$250,000/Acre	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
19	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)	SOLD!	Kevin Cox
 20	30,000 SF Available + 4 Docks. 78,000 SF Total Building. Zoned M-1, 18' Ceilings, Wet Sprinkler System. CSX Rail Potential. Substantial Electrical Service.	1306 Richmond Highway Central Location: Immediate I-95 Access Enterprise Zone & HUB Zone	Lease: \$4.00/SF Base + Pass Thrus	Dick Porter
21	PAD READY: 30,000 SF Building, Zoned I-1.	8951 Whitepine Road Chesterfield Air Park Location	Lease: Call for Information	Byron Holmes
22	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 COUNTIES)				
23	NEW CONSTRUCTION! 82,000 SF 4-Building Flex Complex, Suites/Condos from 2,250 to 22,500 SF Office/Warehouse. Drive-In Loading, Opportunity Zone Location, Zoned C-4. 3 Phase Electrical Service.	219 Turner Road (Chesterfield Co) Immediate Midlothian Tnpg/Rt. 60 Access	Lease: \$11.00/SF Base Rent Sale: \$160 to \$180/SF	Wilson Flohr Byron Holmes
24	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
 25	22,200 SF Office/Warehouse Building. From 8,000 to 16,000 SF Office/Showroom/Warehouse Available, 18' to 20' Ceilings, Dock Loading, Gas Heat, 3 Phase Electrical.	11351 International Drive Chesterfield County Location Southport Business Park	Sale: Call for Information Lease: \$9.95/SF NNN	Byron Holmes
26	24,600 SF Building Proposed on 2.22 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: \$250,000/Acre	Byron Holmes
27	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	SOLD!	Byron Holmes
 28	NEW CONSTRUCTION: 7,500 SF Office/Warehouse Shell Building Complete. 6 Drive-In Doors (14' x 14'), 18' to 22' Ceilings, Clear Span, 3 Phase Power, Zoned C-5.	16633 Jefferson Davis Highway Chesterfield County I-95 Access @ Woods Edge Road (Exit 58)	Lease: \$8.95/SF Net (Shell) Outside Storage Included	Byron Holmes
29	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	LEASED!	Byron Holmes
30	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
31	4,000 SF Warehouse/Shop. 40' x 100' Dimensions. Includes 250 SF Office. Zoned I-3, 14' to 16' Ceilings, 4 Drive-In Doors, LED Lighting. 400 Amp 240 Volt Single Phase Service.	13201-A Ramblewood Drive Chester, VA (Chesterfield County) Located ~1 Mile from I-95	LEASED!	Byron Holmes
32	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
 33	Suite 237: 2,225 SF Flex Space Available February, 2022. 13,400 SF Office/Warehouse Building Zoned C-5, Drive-In Access.	Granite Spring Trade Center 225-245 Granite Springs Road N Chesterfield: Off Rt. 60/Midlothian Tnpg	Lease: \$9.00/SF IG	Wilson Flohr
FLEX - OFFICE/SERVICE - WAREHOUSE (GOOCHLAND & LOUISA COUNTIES)				
34	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
35	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	SOLD!	Kevin Cox
36	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	SOLD!	Kevin Cox
37	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	SOLD!	Kevin Cox
38	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)				
39	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	UNDER CONTRACT!	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
40	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
41	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
42	13,300 SF Flex Building, Including 1,224 SF Office. 1.55 Acres, Zoned M-3. Fully Conditioned Warehouse. 2 Drive-In Doors (10' x 14'), 16' to 18' Ceilings.	11169 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location	LEASED!	Kevin Cox
43	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
44	Suite D: 2,666 SF Flex Space. Includes 1 Dock, 14' Clear, Zoned M-2. Ample Parking.	Faces Entrance to RIC International Airport 5600 Audubon Drive (Henrico County)	Lease: \$6.50/SF Modified Gross Short Term Leases Entertained "As Is"	Wilson Flohr
45	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
UPDATED!	46 2,125 SF Flex Units. Drive-In Access, Zoned M-3. 11147 Air Park Road, Suite 2: 2,125 SF Available.	Air Park Office Suites (Hanover County) 11139-11159 Air Park Road	Lease: \$9.00/SF Modified Gross	Wilson Flohr Kevin Cox
UPDATED!	47 4,898 SF Office/Warehouse Total, Zoned M-3. Two Units: 1,865 SF (C-1) & 3,033 (C-2) + Outside Storage. 3 Phase Service, 5 Drive-In Doors. 18' to 20' Ceilings.	11267 Air Park Road (Hanover County) Hanover Industrial Air Park	Sale: \$799,000	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)				
NEW!	48 Office/Warehouse Suites, Zoned M-1, 18' Ceilings. Suite 4302: 6,997 SF + 1 Dock. Suite 4312: 20,583 SF + 3 Docks, 1 Drive-In, 1,500 SF Office. Suite 4318: 20,454 SF + 3 Docks, 1,500 SF Office.	Richmond Industrial Interport 4300-4326 Eubank Road (Henrico County) RIC Airport Area Location Off Airport Drive Just West of S Laburnum Avenue	Lease: \$5.50/SF Modified Gross	Robert Porter III Cliff Porter
	49 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, 2022	Cliff Porter Robert Porter III
NEW!	50 15,000 SF Warehouse Available. Includes 350 SF Office, 20' Ceilings, Sprinklered, 2 Loading Docks, 120/240 Volt 200 Amp Single Phase Power.	3909-B Carolina Avenue (Henrico County) Enterprise Zone Location	Lease: Call for Information	Bob Porter Owner/Agent
	51 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
	52 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
UPDATED!	53 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: \$5,200/Month NNN	Kevin Cox
	54 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
	55 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)	UNDER CONTRACT!	Robert Porter III
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)				
	56 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
	57 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!	58 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 Available July 1, 2022	Byron Holmes
NEW!	59 8,498 SF Industrial Facility. 1 Dock, 1 Drive-In, Zoned B-7.	202 Stockton Street (Manchester Area) Easy Access to I-95 @ Maury Street	Lease: \$9.00/SF NNN As Is	Wilson Flohr
NEW!	60 7,074 SF Office/Warehouse, 2 Drive-In Doors, Fenced Yard Area, Zoned M-2.	3203 Lanvale Avenue Scott's Addition/Diamond Area Location	Lease: \$12.00/SF NNN As Is	Wilson Flohr
	61 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
RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)				
	62 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
	63 5,345 SF 2-Story Office Building. Zoned B-3, Ample Parking. Includes 19 Private Offices, Conference & Reception Areas.	8180 Mechanicsville Turnpike (Hanover Co) Direct Access to I-295 & I-64	Lease: Call for Information	Wilson Flohr Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
64	1,700 SF 2nd Floor Office + 5 Parking Spaces. Zoned M-3.	10102 Whitesel Road (Hanover Air Park) Immediate I-95 Access	Lease: \$9.00/SF FSG	Kevin Cox
65	1,000 SF Office + 65 Parking Spaces. Zoned M-3.	11089 Leadbetter Road Hanover Industrial Air Park Location	Lease: \$3,000/Month	Kevin Cox
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
66	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
67	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	LEASED!	Cliff Porter Wilson Flohr
 68	4,025 SF Office Building, Covered Porch/Patio, Ample Surface Parking, Zoned B-1/M-1.	8803 Staples Mill Road Prime Corner Location @ Parham Road	Lease: Available 01/01/2022	Wilson Flohr Cliff Porter
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
69	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
70	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
71	4,646 SF 3-Story Historic Renovated Restaurant + Office. Parking Available. Adjacent Office/Warehouse Available for Lease.	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
 72	4,372 SF Creative Open Plan Office. Exposed Brick, Outdoor Patio, Kitchenette. 2 Parking Spaces.	Historic Shockoe Slip on Tobacco Row 121 Shockoe Slip	Lease: \$20.00/Modified Gross	Wilson Flohr
73	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
74	Suite B: 1,200 SF Creative Office/Retail. Zoned B-3, Parking Available On Site. Proposed Build to Suit Floor Plans Available.	2914-2916 North Avenue Historic Brookland Park Corridor Enterprise Zone Location	Lease: \$14.00 - \$15.00/SF	Wilson Flohr
75	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
76	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
 77	Professional Office Park Near Bryan Park. Suite 104: 440 SF Available.	4801 Hermitage Road Immediate Access to I-95 & I-64	Lease: Call for Information	Wilson Flohr
RETAIL/OFFICE BUILDINGS (CHESTERFIELD & POWHATAN COUNTIES)				
78	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
79	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
80	2,000 to 4,500 SF 2nd Floor Office Available. Zoned O-1. Monument Signage.	8012 Midlothian Turnpike Chesterfield County Location	Lease: \$14.00/SF Full Service	Byron Holmes
81	2,472 SF Office Available. Zoned I-1.	575-B Southlake Boulevard Southport Location (Chesterfield County)	Lease: \$13.00/SF Gross + Utilities	Byron Holmes
 82	2,300 SF Office + Private Entrance, Two Restrooms. Ideal for Sports-Related Company.	2240 Oak Lake Boulevard (Midlothian, VA) Proximate to Rt. 288/Powhite Parkway	Lease: \$13.00/SF FSG	Byron Holmes
83	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
84	Suite 10807: 2,125 SF Retail Unit, Zoned C-5, Ample Parking. Pylon Signage on Midlothian Turnpike. 52,000 Vehicles Per Day.	10801-10807 Midlothian Turnpike Chesterfield County Highly Visible Route 60 Location	Lease: \$16.00/SF Gross + Utilities	Byron Holmes
85	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)	UNDER CONTRACT!	Byron Holmes
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
86	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
87	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
 88	18.03 Acres Zoned I-3 Heavy Industrial. Fully Fenced. Prior Use Included Barge Docking Access.	7710 Fort Darling Road (Chesterfield Co) Enterprise Zone Location Access Via Jeff Davis Hwy to Bellwood Road	Sale: \$75,000/Acre	Dick Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
89	Pad Sites Available. Zoned I-1 + Outside Storage. Site Plan Approved & Site Work Complete. Site 1: 2.22 Acres (24,600 SF Building) Site 2: 4.62 Acres (57,764 SF Building)	Oak Lake Business Park (Midlothian, VA) 1754 & 1800 Oak Lake Boulevard Chesterfield County	Sale: \$250,000/Acre Proposed Buildings Available for Sale/Lease: Call for Information	Byron Holmes
90	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
91	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
92	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
93	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
94	0.50 Acre Cleared Lot.	7420 Whitepine Road Chesterfield Air Park Location	Sale: \$75,000	Byron Holmes
LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)				
 95	3.5 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: Call for Information	Kevin Cox
96	2 Acres Storage Lot Available. Cleared & Graveled. Can Divide.	2428 Granite Ridge Road (Rockville, VA)	Lease: Call for Information	Kevin Cox
LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE & SPOTSYLVANIA COUNTIES)				
97	73.79 Ares Zoned M-1.	16054 Jefferson Davis Highway Woodford, VA (Caroline County)	Sale: \$1,200,000	Kevin Cox
98	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
99	10.26 Acres Zoned M-2. 9 Miles to I-295!	4018 Old Church Road (Mechanicsville, VA) 1 Mile to Rt. 360/Mechanicsville Tnpk	Sale: \$349,500	Kevin Cox
100	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
101	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)	UNDER CONTRACT!	Kevin Cox
102	5 Acres Zoned A-1.	Lakeridge Parkway & Route 1 Immediate I-95 Access @ Atlee/Elmont	UNDER CONTRACT!	Cliff Porter
103	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
104	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)				
105	105.7 Acres Zoned A-1, Near RIC Airport	La France Road	Sale: Call for Information	Cliff Porter
106	60.711 Acres Zoned M-1C.	5000 Audubon Drive	UNDER CONTRACT!	Cliff Porter
107	37.72 Acres Zoned A-1.	Charles City Road & Turner Road Henrico Co: East of I-295 & Pocahontas Pkwy	UNDER CONTRACT!	Bob Porter
108	26.82 Acres Zoned M-1 & A-1.	Oakleys Lane, East of Laburnum Avenue Convenient I-64 Access	Sale: Call for Information	Bob Porter
109	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	UNDER CONTRACT!	Bob Porter Owner/Agent
 110	5.43 & 10.33 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
111	5.99 Acres Zoned M-1.	2260 & 2300 Charles City Road	UNDER CONTRACT!	Cliff Porter
112	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!	SOLD!	Bob Porter Owner/Agent
113	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)				
 114	5.07 Acres Zoned M-2. Includes Office/Shop Facilities. Immediate I-95 Access (Exit 73), I-95 Exit Redesign & Roundabout Installation Scheduled for 2021 Completion.	600-610 Maury Street & Marx Street Located in Revitalized Manchester District Opportunity Zone & Enterprise Zone Location.	Sale: Redevelopment Opportunity	Dick Porter Bob Porter
115	Prime Diamond Area Location: 2.1 Acres Total (4 Parcels) Zoned R-6/M-1.	Moore Street Portfolio Off West Leigh Street & Dinneen Street	UNDER CONTRACT!	Wilson Flohr
116	1.2 Acres Commercial/Industrial Land.	1401 North 1st Street Proximate to MCV & VCU, Downtown RVA	Sale: \$140,000	Bob Porter Wilson Flohr

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
117	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
LAND SITES - INDUSTRIAL (CITY OF PETERSBURG, DINWIDDIE & PRINCE GEORGE COS)				
118	73.18 Acres Zoned M-2.	3344 Johnson Road (City of Petersburg) I-95, I-295 & I-85 Access	UNDER CONTRACT!	Bob Porter
119	24.5 Acres Zoned Agricultural.	3801 Halifax Road (City of Petersburg) I-95, I-295 & I-85 Access	UNDER CONTRACT!	Bob Porter
120	6.515 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
 121	Development Opportunity: 2.00 Acres Zoned B-1. Sewer Proximate.	Boydton Plank Road (Dinwiddie County) Route 1 Frontage	Sale: Call for Information	Robert Porter III
122	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
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD, POWHATAN & PRINCE GEORGE)				
123	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
124	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
125	14.87 Acres. 340' Frontage on Route 60. Crossover Access Nearby.	Anderson Highway (Powhatan County)	Sale: \$799,000	Byron Holmes
126	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	Sale: \$2,140,000	Byron Holmes
127	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
130	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
128	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)	UNDER CONTRACT!	Byron Holmes
129	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
131	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)				
132	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
133	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
134	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
135	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
 136	7.06 Acres Zoned M-2.	10501 Vermeer Place (Ashland, VA)	Sale: \$625,000	Kevin Cox Cliff Porter
137	6.35 Acres Zoned A-1.	Rt 1/Washington Hwy & Kings Acres Rd North of Virginia Center Commons	Sale: Call for Information	Cliff Porter
138	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	Sale: \$149,500	Kevin Cox
139	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
140	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)				
141	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
142	1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	Available: Call for Information	Cliff Porter

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