

FEATURED PROPERTIES

Q4 2023



Cliff Porter
CCIM, SIOR
804.521.1442
cliff@porterinc.com

High Bay Airport Industrial



Sauer Industrial Center
Building 2
130,279 SF Remaining
Available NOW!
32' Clear Ceilings
14 Dock Doors, 1 Drive-In's
54' x 50' Column Spacing
For Lease: Call for Information

High Bay Airport Industrial



Airport Logistics Center (4)
Building 4: 187,500 SF
4th Qtr 2024 Delivery
32' Clear Ceilings
18 Dock Doors, 2 Drive-In's
LED Lighting, ESFR Sprinkler
54' x 50' Column Spacing
For Lease: Call for Information

I-64/Mechanicsville Tpke.



2501-2555 Mechanicsville Tpk.
Suite 2513: 11,429 SF Off/Whse
1 Drive-In, 2 Loading Docks
Suite 2527: 3,460 SF Off/Whse
1 Dock
Zoned M-1, Henrico County
For Lease: Call for Information
Co-Listed with: Robert Porter III

Route 1 in Hanover County



Route 1 @ Kings Acres Road
37.8 Acres, Zoned B-1 & A-1
Access to I-95 off Elmont Exit
Water on Kings Acres Road
Located in Hanover County
Adjacent to Future Sports Complex
(former Va Center Commons)
For Sale: Call for Information



Byron Holmes
CCIM, SIOR
804.521.1448
byron@porterinc.com

Pad Sites Available



1754 & 1800 Oak Lake Blvd
5,000 SF to 82,000 SF
2-6 Acres Outside Storage
All Utilities Available, Site Plan
Approved by County
Sale/Lease : Call for Information

I-95/Doswell Exit/Hanover



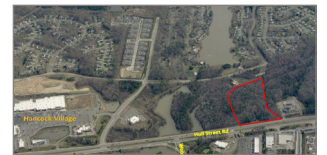
10106 Kings Dominion Blvd.
9.87 Acres
Zoned B-1
Water & Sewer at Property
Located at Full Crossover
Near The Meadow Event Park
For Sale: \$987,000

Powhatan Off/Whse

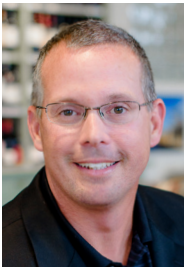


1545 Standing Ridge Dr.
8,887 SF Off/Whse Space
2,257 SF Off/Whse potentially
available 1/31/24
16' Clr, 1 Dock & 2 Drive-ins
For Sale: Call for Information

42,000 VPD | Midlothian



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



Kevin Cox
804.521.1468
kevin@porterinc.com

Ruther Glen Land



Cedar Fork Road/Jefferson Davis Highway
±115 Acres, Zoned RP
In County Masterplan for
Mixed Use
County Water along Rt.1
For Sale: Call for Information

Scott's Addition



1301 Dinneen Street
±12,160 SF Whse/Storage
Plus (8) 8'x40' Storage Containers
Zoned B-7. 2.28 Acres
Rare Industrial Property
For Sale: \$3,200,000

Hanover Air Park



10995 Leadbetter Road
±6 Acres, Zoned M-3
Paved/Graveled Storage Yard
Fenced/Lighted Lot
Hanover Industrial Air Park
Build-To-Suit Opportunity
For Lease: \$6,000 per Acre/Month
NNN

Industrial Investment



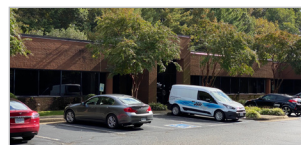
10991 Richardson Road
Hanover Industrial Air Park
40,000 SF Industrial Facility
12,025 SF Office Available
3 Acres Total, Zoned M-3
Potential 7.5% to 8% Cap Rate
For Sale: \$2,950,000



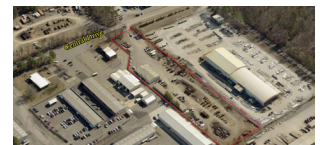
2700 Deepwater Terminal Road
36,000 SF Available 2/1/24
6 Docks, 20'24' Clear Ceilings
Zoned M-2, Dry Sprinkler Systems
Enterprise Zone (City of Richmond)
For Lease: \$6.50/SF, NNN
CONTACT:
WILSON FLOHR 804.521.1458
ROBERT PORTER III 804.521.1445



1600 Portugee Road
5.43 Acres Available, Zoned M-2
8" & 12" Water Lines Installed
Septic Installation Needed
Dual Feed 230 KV Electric Lines
RIC Airport Area Location
For Sale: Call for Information
CONTACT:
CLIFF PORTER 804.521.1442



9701 Metropolitan Court
Suite B - 5,740 SF Office
Includes small storage area
Located in Moorefield Office Park
Off Powhite Parkway/Arboretum Exit
Ample Parking
For Lease: \$13.00/SF Gross
CONTACT:
BYRON HOLMES 804.521.1448



11277 Central Drive
6,200 SF Office/Shop Space &
4,900 SF Shed/Shop Space
3.62 Acre Lot- Graveled & Fenced
M-3 Zoning, 3 Phase/600 AMPS
Drive-In Loading, County Water/Septic
FOR LEASE: \$16,500/Month NNN
CONTACT:
KEVIN COX 804.521.1468

FEATURED PROPERTIES

Q4 2023



Chesterfield County



1801 Willis Road

48,000 SF Available, with 24k SF of conditioned space, 22'-24' Ceilings, 15 Loading Docks, 2 Drive-In Zoned I-1, Container Storage
13± Acres for Expansion
Owner/Agent

Richmond Airport Area



5600 Audubon Drive

24.53 AC, Potential Build To Suit
150,000-200,000 SF
Utility Services Available
For Sale: Call for Information
Owner/Agent

Hanover County/Route 1



14174 N. Washington Highway

70,000 SF for Lease, includes
2,200 SF of office
Zoned M-2
Wet Sprinklered, Dock Loading
480v/2500 AMP/3 Phase Power
For Lease: \$6/SF

Midlothian, VA



10220 Hull Street Road

1,868 SF Showroom/Flex/Shop
Includes 393 SF of showroom with
HVAC, Rear Drive-in door, Zoned
C-5, Ample Parking
For Lease: Call for Information
Owner/Agent



Bob Porter
CCIM, SIOR
804.521.1441
bob@porterinc.com

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: \$12.50-\$13.50/SF, IG

Historic Art Deco Building



302 & 304 East Grace Street

2 Building Investment Portfolio
302 E. Grace: 3,425 SF office/
retail/residential
304 E. Grace: 5,869 SF office/
retail/residential
For Sale: Call for Information

Hanover Industrial Air Park



11191 Air Park Road

11,000 SF Off/Whse,
Available 2/1/2024
1.296 Acres, 3 Drive-in Doors,
Zoned M-3, 80 KW Generator
For Lease: Call for Information
Co-Listed with: Kevin Cox

Owner/User/Investment



516 S. Lynnhaven Avenue

12,933 SF Total - Office/Flex
2,866-5,771 SF
Available for Owner/User
Zoned I-1, 1 Drive-In Door
Virginia Beach Location
PRICED REDUCED: \$1,175,000
Co-Listed with: Cliff Porter



Wilson Flohr
804.521.1458
wilson@porterinc.com

Redevelopment Potential



Maury Street & Marx Street

5.07 Acres
*2 Acres Zoned TOD-1
Opportunity Zone &
Enterprise Zone Location
I-95 Access @ Maury Street
For Sale: Call for Information
Co-Listed with: Bob Porter

ENTERPRISE ZONE



5519 Pride Rd

16,148 SF, ~2,700 SF Office
480V, 3Ph Power
Fully Conditioned & Sprinklered
2 Docks, Zoned M-1
For Lease: Call for Information

South Richmond



2015-2021 Roanne St

1,250 SF Office/Shop Space
Zoned B-7/M-1
1.69 Acre Graveled
Storage Yard
480v, 3Ph 200a Power
Van-High Dock Door
For Lease: Call for Information

City of Richmond



6290 Old Warwick Rd

Suite E-1: 1,800 SF
Suite E-2: 1,800 SF
Suite F: 3,600 SF
Zoned Office/Service, 13' Clear
Ceilings
For Lease: \$10 - \$10.50 SF NNN



Robert Porter III
804.521.1455
rep3@porterinc.com



3205 Commerce Rd

51,229 SF Office/Warehouse
3.009 Acres
24' Ceiling Height, Zoned M-1
Two small offices with HVAC & Plumbing
For Lease: Call for Information
CONTACT:
WILSON FLOHR 804.521.1458
ROBERT PORTER III 804.521.1455



11924 Old Stage Rd

7,480SF Office/Warehouse
2,748 SF with Yard available
7/31/24, Zoned I-3, 3 Drive-In Doors
208v, 3ph
Proximate to Rt. 10 & I-95
For Sale: Call for Information
CONTACT:
BYRON HOLMES 804.521.1448



10985 Richardson Road

±5,100 Total SF, Office Building, Zoned
M-3, Ample Parking, Proximate to I-95
Available December 1, 2023
For Lease: \$7.00/SF Plus Utilities
CONTACT:
KEVIN COX 804.521.1468



18-36 W. Williamsburg Rd.

13,984 Total SF/ 2 Buildings
1.09 Acres
Zoned B-1/B-3C
Fully Leased
For Sale: Call for Information
CONTACT:
ROBERT PORTER III 804.521.1455
CLIFF PORTER 804.521.1442


CURRENT LISTINGS

Q4 2023



AVAILABLE INDUSTRIAL & COMMERCIAL PROPERTY

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
INVESTMENT				
1	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
2	13,984 sf Office & Office/Retail on 1.09 Acres 18 W Williamsburg Rd - 3,504 SF Two Story Office, zoned B-1 20-30 W Williamsburg Rd - 10,480 SF, Zoned B-3C 36 W Williamsburg Rd - .31 Acres, Zoned B-1	18 - 36 West Williamsburg Rd ~ 1.5 Miles to I-64	Sale: Call for Information FULLY LEASED!	Robert Porter III Cliff Porter
3	10,000 SF office/Warehouse Building-4 Suites: Zoned I-1, 4 Docks, Ample Parking	11311 Business Center Drive Branchway Business Center	UNDER CONTRACT!	Wilson Flohr
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
4	Master Planned Industrial Park: Four Pad Ready Sites. Building 4: 187,500 SF Planned. Available 4th QTR 2024.	AIRPORT LOGISTICS CENTER Seven Hills Boulevard (Henrico County) Proximate to Richmond International Airport	Lease: Call for Information	Cliff Porter Exclusive Agent
5	150,000 - 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
6	130,289 SF High Bay Bulk Distribution Space Available. 14 Docks + 1 Drive-In Doors, LED Lighting, ESFR Sprinklers, Zoned M-1C. 23 Trailer Spots, 78 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	Cliff Porter
7	70,000 SF Office/Warehouse (includes 2,200 SF Office), Zoned M-2, Wet Sprinkler System, Dock Loading, 480v, 2500 Amp, 3ph service.	14174 North Washington Hwy Rt. 1/Hanover County	Lease: \$6/SF	Bob Porter
UPDATED!	5,000 SF to 82,000 SF Building Proposed, 2-6 Acres Outside Storage. Zoned I-1. 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: Call for Information	Byron Holmes
NEW!	51,229 SF Office/Warehouse includes ~500 SF office, 3.009 Acres, Platform Dock Loading, 24' Clr, Zoned M-1	3205 Commerce Road	Lease: Call for Information	Wilson Flohr Robert Porter
10	Up to 48,000 SF off/whse, Unit: C - 24,000 SF of conditioned space with 1,216 SF of office, Unit: D - 24,000 SF of office/warehouse with 1,305 SF of office, 9 Docks and 1 Drive-in, ESFR sprinklers, Zoned I-1, 72 parking spaces.	1801 Willis Rd	Lease: Call for Information	Bob Porter
UPDATED!	37,500 SF Total, includes 1,350 SF Office, 2 Docks, up to 20'9" clear ceilings, Zoned M-2, Sprinkler System, Rail, located in Enterprise Zone.	3310 Deepwater Terminal City of Richmond	LEASED!	Wilson Flohr Robert Porter
NEW!	36,000 SF Warehouse available 2/1/24, Office/Restroom Available, 6 Docks + Enclosed Loading Platform, 20' - 24' Clear Ceilings, Zoned M-2, and Dry Sprinkler System	2700 Deepwater Terminal Rd City of Richmond	Lease: \$6.50/SF NNN	Wilson Flohr Robert Porter
13	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)				
14	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.	Turner Business Center 219 Turner Road (Chesterfield Co) Immediate Midlothian Tnpk/Rt. 60 Access	Lease: \$12.50-\$13.50/SF IG (subject to term)	Wilson Flohr Byron Holmes
15	Up to 32,000 SF Office/Warehouse Proposed, Zoned I-1, 5 Docks & 3 Drive-Ins.	7900 Whitepine Road (Chesterfield County) Chesterfield Air Park Location	Sale/Lease: Call for Information	Byron Holmes
NEW!	13,090 SF Office/Warehouse, .66 Acres, Zoned C-5, Secured Fenced Area, 6 Drive-in Doors	11010 Trade Rd	Sale: \$2,200,000 Lease: \$12/SF NNN	Byron Holmes Robert Porter III

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
 17	12,397 SF Office/Warehouse includes 3,899 SF Office, 8 10'x10' Drive-in Doors. 12' clear in warehouse	2701 Goodes Bridge Road Chesterfield County	SOLD!	Byron Holmes
18	New Construction! 6,000 - 10,000 SF Office Warehouse, includes outside storage, Zoned C-5, 20' - 24' Ceiling height, 4 Drive-in Doors, Dock Loading Potential	16637 Route 1 Close to Woods Edge/I-95 Exit	Lease: Call for Information	Byron Holmes
19	8,887 SF Office/Warehouse, currently leased - possible 2,257SF coming available 1/31/24, 16' clr, 1 dock, 2 drive-ins	1545 Standing Ridge Drive Powhatan, VA 23139	Sale: Call for Information	Byron Holmes
 20	7,480 SF Office/Warehouse, 2,748 SF with yard area available 7/31/24, balance of building leased, zoned I-3, up to 18' clr, 3 (12' x 14') Drive-in doors, 208v, 3ph.	11924 Old Stage Rd Chester, VA	UNDER CONTRACT!	Byron Holmes
 21	5,673 SF Office/Warehouse, 2 drive-in doors, 24' clr, 2 multi-stall restrooms, break room & conference room, 4 private offices, fire sprinkler in place.	12131 Wilfong Court	LEASED!	Byron Holmes
22	5,000 SF +/- Office/Storage Available (includes 2,500 SF Office), 16' clear, Drive-in Loading, Zoned I-1, includes large monument sign	10801 Paulbrook Drive 2 blocks off Hull Street near Courthouse Rd	LEASED!	Byron Holmes
23	Suite B: 5,740 SF of office. Zoned I-1 Suite C: 4,000 SF, includes 3,124 SF of office	9701 Metropolitan Court N. Chesterfield	Lease: Suite B: \$13.00/SF IG Lease: Suite C: \$12.50/SF IG - LEASED!	Byron Holmes
 24	4,200 SF Warehouse w/small office, Zoned C-5, 0.46 acres, 2 - 12' Drive-in Doors, 12'6" ceiling height	631 Research Rd	Lease: \$4,700/Month + Utilities	Byron Holmes
 25	Suite D: 3,675 SF Office/warehouse, 50% office, Drive-in Loading and Dock loading for smaller deliveries, Zoned C-5, Available 6/1/22	10910 Southlake Court Proximate to Rt. 60	LEASED!	Byron Holmes
26	2,225 SF office/warehouse, Zoned C-5, Drive-In Loading, Available 2/1/24	225-245 Granite Springs Rd	Lease: \$2,500/mo "As Is" IG	Wilson Flohr
27	1,500 SF office/warehouse, zoned C-3, one office, 12' clr, 1 - 10' x 10' drive-in door, 240v 3ph power Ideal for small Auto Repair business	4110 W. Hundred Rd Chester, VA 23831	Lease: \$1,875.00/Month	Byron Holmes
 28	2,550 SF office/warehouse with 850 SF office, 14' clear, 1 8'x8' drive-in, Gas heat in warehouse, 2 restrooms, breakroom	461-491 Southlake Blvd Near Chesterfield Towne Center	Lease: \$12.50/SF Gross	Byron Holmes
 29	Suite A: 2,500 SF off/whse, Loading Dock, Zoned I-1 with ample parking	11311 Business Center Drive Branchway Business Center	Lease: Call for Information	Wilson Flohr
30	1,330 SF office, 6 private offices, open area for work stations, access to breakroom	461-491 Southlake Blvd Near Chesterfield Towne Center	Lease: \$10.00/SF + Utilities	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (CAROLINE, HANOVER, KING WILLIAM & ESSEX COUNTIES)				
31	4 Building Flex Space for Lease; Zoned M-2, 3 Phase Power, 18' clear, 14' drive-in doors. Building 1: 4,500-SF Whse/Storage, Suite 103 - LEASED Building 2: 1,500-18,000 SF Warehouse/Storage Building 3: 1,500-9,000 SF Warehouse/Storage Building 4: 1,500-9,000 SF Warehouse/Storage	10097 Patterson Park Road Hanover Industrial Air Park	Lease: \$13.95/SF NNN	Kevin Cox
 32	29,200 SF Office/Whse, Zoned M-3, 2.43 acres, dock & drive-in loading, proximate to I-95.	11089 Leadbetter Rd Hanover Industrial Air Park	Lease: \$12/SF NNN	Kevin Cox
 33	16,000 SF Office/Whse, Zoned M-3, 2 acres, Dock Loading, proximate to I-95	11096 Leadbetter Rd Hanover Industrial Air Park	Lease: \$12/SF NNN	Kevin Cox
 34	12,000 SF +/- Office/Warehouse and a 2,500 SF +/- Storage Shed, Zoned M-3. Business for Sale Direct from Owner. Both Real Estate and Business must be Purchased Together.	10993 Richardson Rd Hanover Industrial Air Park	UNDER CONTRACT!	Kevin Cox
35	6,200 SF +/- Office/shop and a 4,900 SF +/- Shed/Shop, Zoned M-3, Drive-in Loading, 3phase Power/600AMPs, 3.62 Acres lot - Graveled & Fenced.	11277 Central Drive Ashland, VA	Lease: \$16,500/month NNN	Kevin Cox Bob Porter
 36	6,000 SF +/- Office/Warehouse, Zoned M-3, 3 Drive-in Doors	10125 Barrett Park Rd Hanover Industrial Air Park	LEASED!	Kevin Cox
37	5,332 SF Office/Warehouse, 2 Docks, 14' Clear, Zoned M-2, with ample parking	10470 Wilden Drive Suited B & C	Lease: \$14/SF Mod. Gross	Wilson Flohr
38	3,960 SF Office/Warehouse - Suite A, 19'-22' Ceiling Height, Zoned M-3, 10' x 10' loading door	11201 Hopson Road Hanover Industrial Air Park	Lease: \$10/SF Industrial Gross	Kevin Cox
 39	Units 505 & 506 - 3,600 SF total warehouse/storage space, 18'-20' clr, 3ph power, Zoned M-2, 2 drive-in doors.	10385 Wood Park Court	Lease: \$9/SF NNN	Kevin Cox

PROPERTY DESCRIPTION		ADDRESS	SALE/LEASE PRICE	AGENT
FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)				
UPDATED!	40	12,000 SF Building, Includes 1,000 SF Office. Zoned M-1.	Glenfield Business Center 2541-2555 Mechanicsville Turnpike	LEASED! Cliff Porter Robert Porter
NEW!	41	2 Suites Available, 2513: 11,429 SF with 2 docks and 1 drive-in ramp and 2527: 3,460 SF with 1 dock, 16'2" -17' clr	Glenfield Business Center 2501-2539 Mechanicsville Turnpike	Lease: \$12/SF NNN Cliff Porter Robert Porter
	42	2,070 SF - 10,350 SF Office/Warehouse, 5 drive-ins, 14' clr, Zoned M-1	2010-2018 Tomlynn Street Henrico County	Lease: \$13.50/SF IG Wilson Flohr
	43	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
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)				
	44	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
NEW!	45	16,148 SF Office/Whse includes ~2,700 SF Office, 2 Docks, Zoned M-1, Fully Conditioned & Sprinklered, 480V, 3Ph Power	5519 Pride Rd Enterprise Zone	Lease: Call for Information Robert Porter
	46	15,990 SF Office/Whse, .83 acres, Zoned B-3, 1 drive-in, 2 loading doors, 13' clr, fenced yard parking/storage, built in 1973	4930 Old Midlothian Turnpike	Lease: Call for Information Sale: \$2,200,000 Kevin Cox
UPDATED!	47	12,160 SF Total Warehouse/Storage, Plus (8) 8x40 Storage Containers, Zoned B-7, Rare Industrial Property	1301 Dinneen Street Richmond, VA	UNDER CONTRACT! Kevin Cox
NEW!	48	10,897 SF shell warehouse, includes 1,000 SF office, zoned B-5, 2 drive-in doors.	1609 E. Franklin Street	Lease: Call for Information Cliff Porter
NEW!	49	10,200 SF Off/Whse, includes 1,800 SF office, zoned B-3, 1.39 Acres, and 1 Drive-in Door.	5000 Old Midlothian Trnkp	Lease: \$12/SF NNN Kevin Cox
	50	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: \$7.00/SF NNN As Is Wilson Flohr
NEW!	51	1,250 SF Office/Shop available 4/1/24, Fenced-In Graveled Storage Yard available now, 1.69 acres, Zoned B-7/M-1.	2015-2021 Roane Street	Lease: Call for Information Robert Porter III
UPDATED!	52	1,800 - 7,200 SF office/warehouse, Zoned Office-Service, 13' clr, Drive-in loading	6290 Old Warwick Rd	Lease: \$10 - \$10.50/SF NNN Robert Porter III
FLEX - OFFICE/SERVICE - WAREHOUSE (OUTSIDE METRO AREA)				
	53	12,933 SF 2-Story Office/Flex Building on 0.648 Acre Site, Zoned I-1. 34 Parking Spaces, 1 Drive-In Door. Built 2009.	516 S. Lynnhaven Road Virginia Beach, VA	Sale: \$1,175,000 Cliff Porter Wilson Flohr
RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)				
	54	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
	55	5,100 SF 2-story Office Building, Zoned M-3, Ample Parking	10985 Richardson Road Hanover Air Park Location	Lease: \$7/SF plus utilities Available 12/1/23 Kevin Cox
	56	1,900 SF Office with useable walk-out basement	13171 Mountain Road Glen Allen, VA	Lease: \$2,000/Month NNN Kevin Cox
NEW!	57	1,632 SF +/- office, 1.95 Acres, Zoned A-1/B-1. Corner location off Rockville Road/Pouncey Tract Road.	11462 Rockville Road ~4 miles to I-64	Lease: \$12/SF NNN Kevin Cox
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
UPDATED!	58	662-1,019 SF of office available in 3 units located in Forest Office Park.	8003 Franklin Farms Dr Near Three Chopt Rd & Forest Avenue	Lease: \$18-\$22/SF FSG Wilson Flohr Robert Porter III
	59	Office Suites for lease: Suite 2710 - 2,007 SF,	2706-2716 Enterprise Parkway Minutes to Glenside/I-64	Lease: \$15.95/SF FSG Byron Holmes
	60	1,874 SF Office, Mixed Zoning, Available 10/1/23	8805 Staples Mill Rd Henrico, VA	Lease: Call for Information Wilson Flohr Cliff Porter
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
UPDATED!	61	30,000 SF Office/Retail on 2 Floors, 15,000 SF office on the 2nd floor for lease, 100% conditioned, 12' ceilings, Ample Parking, Exterior Signage Available, B-3 Zoning, 3 Phase Power	5400 Midlothian Turnpike	UNDER CONTRACT! Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
62	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
63	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
64	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
65	4,237 SF Retail/Restaurant Opportunity on .1093 acres, zoned B-6, 4 additional parking spaces in the rear.	2601 W. Cary Street	Sale: \$1,400,000 Lease: Call for Information	Wilson Flohr
66	1,710 SF Retail/Office, Zoned B-4	309 N. Monroe Street Jackson Ward Neighborhood	Lease: \$2,000/mo MG	Wilson Flohr
UPDATED!	67 1,459 SF Creative Open Plan Office. Exposed Brick, Outdoor Patio, Kitchenette.	Historic Shockoe Slip on Tobacco Row 121 Shockoe Slip	LEASED!	Wilson Flohr
68	1,705 SF Office space, zoned M-1, ~.15 acres cleared lot in rear with additional acreage possible. Outside storage allowed	3516 E. Belt Blvd.	Sale: \$599,000 Lease: \$2,200/mo NNN	Robert Porter III
69	Office Suites (1st & 2nd Floor). On Site Parking, Zoned R-2. Suite 1: 1,240 SF Office. Suite 3: 752 SF.	1806 Chantilly Street Centrally Located Near Willow Lawn One Block from GRTC Pulse Station	Lease: \$18.00-\$20.00/SF Rate Subject to Tenant Improvements	Wilson Flohr
RETAIL/OFFICE BUILDINGS (CHESTERFIELD & POWHATAN COUNTIES)				
NEW!	70 3,800 SF +/- Retail Bank Branch, 3 Drive Thru Lanes & 1 ATM Lane, 1.184 Acres, Zoned C-2, 31 Parking Spaces	13200 Hull Street Road Brandermill Location	Lease: Call for Information	Bob Porter, Jr. Owner/Agent
NEW!	71 2,625 SF Office/Retail Available. B-3 Zoning, .83 Acres, 40 parking spaces, 2 restrooms	6150 Midlothian Trnpg	UNDER CONTRACT!	Byron Holmes
72	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
NEW!	73 1,932 SF +/- 2nd Floor Office, Elevator, Zoned O-1, with Monument Signage	8012 Midlothian Turnpike	Lease: \$14/SF FSG	Byron Holmes
NEW!	74 1,868 SF Showroom/Flex/Shop (includes ~393 SF showroom with HVAC), Rear Drive-In, Zoned C-5, Highly Visible location.	10220 Hull Street Rd 2 Blocks west of Courthouse Rd	Lease: Call for Information	Bob Porter, Jr. Owner/Agent
75	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)	Sale: \$685,000	Byron Holmes
RETAIL/OFFICE BUILDINGS (OUTSIDE METRO AREA)				
76	6,093 SF single story office building on .951 acres. Contractor owned, municipal water/sewer.	119 W 7th Street Kenbridge, VA 23944	Sale: \$575,000	Robert Porter III
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
77	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
78	Pad Sites Available. 2-6 Acres, Zoned I-1 + Outside Storage. Site Plan Approved & Site Work Complete.	Oak Lake Business Park (Midlothian, VA) 1754 & 1800 Oak Lake Boulevard Chesterfield County	Sale: Call for Information	Byron Holmes
79	4.79 Acres, Seller rezoning to I-2, access on 2 sides	1839 Old Bermuda Hundred Rd 2.5 miles to I-95!	Sale: \$675,000	Byron Holmes
80	3 acres, Zoned A, Water to site, Sewer is 375' from Property	201 & 209 Walton Park Rd Midlothian, VA	Sale: \$325,000	Byron Holmes
81	1 Acre, 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
LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)				
82	7 acres total with 5.5 Acres Graveled & Fenced. Zoned M-2. Single Phase Electric Existing, 3 Phase Potential. Can Divide!	121 Midpoint Drive (Mineral, VA) Midpoint Industrial Park Location	SOLD!	Kevin Cox
83	32' x 55' Storage spaces available, one space includes a 10' x 10' storage building. Minimum 1 year lease.	2428 Granite Ridge Road (Rockville, VA)	Lease: \$475/month per storage space \$575/month for the space with storage building	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE & SPOTSYLVANIA COUNTIES)				
84	115 Acres Zoned RP. Water along Rt. 1/Washington Hwy Near I-95	Cedar Fork Rd/Jefferson Davis Hwy Ruther Glen, VA	Sale: \$2,000,000	Kevin Cox
85	62.46 Acres, Zoned A-1	Pole Green Rd @ Rural Point Rd 2 miles East of I-295	Sale: \$1,800,000	Cliff Porter
86	31 Acres Zoned M-1. Water/Sewer Utilities Proximate. I-95 Frontage	Mount Hermon Road Hanover County	Sale: Call for Information	Cliff Porter Kevin Cox
NEW!	10.06 Acres, Active Motel & Convenience Store, Warehouse/Shop with Large Graveled Lot in Rear, Zoned B-1, M-1/RP.	23196 Richmond Turnpike Ruther Glen, VA 22546	Sale: \$1,500,000	Kevin Cox
UPDATED!	9 Acres +/- Graveled Fenced Yard Area, Small Office & Restroom on Site, Zoned M-3/Heavy Industrial, Perfect for Open Storage.	17266 Washington Hwy Doswell VA ~3 Miles to I-95/Doswell Exit 98	Lease: \$2,000/Acre/Month NNN	Kevin Cox
NEW!	8.06 Acres, Graveled Yard Area with Small Warehouse/Shop, Zoned M-1/RP.	23160 Richmond Turnpike ~12 Miles to I-95	Lease: \$2,000/Acre/Month	Kevin Cox
90	6 Acres +/- Paved/Graveled Storage Yard, Zoned M-3, Fenced/Lighted lot	10995 Leadbetter Rd Hanover Industrial Air Park	Lease: \$6,000 per Acre/Month NNN	Kevin Cox
91	3.2 Acres +/-, Zoned M-1	Washington Hwy & Design Rd ~2 miles to Exit 89 on I-95	Sale: \$900,000	Kevin Cox
92	.80 Acres, Zoned M-2	Atlee Commons Drive ~1 mile to I-95	Sale: \$300,000	Kevin Cox
LAND SITES - INDUSTRIAL (HENRICO & NEW KENT COUNTIES)				
93	105.7 Acres Zoned A-1, Near RIC Airport	La France Road	Sale: Call for Information	Cliff Porter
94	26.82 Acres Zoned M-1 & A-1.	Oakleys Lane, East of Laburnum Avenue Convenient I-64 Access	Sale: Call for Information	Bob Porter
95	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
96	3.5 Acres Total, Parcel 1 - 3.5 acres Parcel 2 - 3.1 Acres -SOLD! (Note: Parcels are not contiguous), Zoned A-1	Binns Road Proximate to I-95	Sale: Parcel 1 - \$300,000 Sale: Parcel 2 - SOLD!	Kevin Cox
97	5.43 Acres Available. Zoned M-2. 8" & 12" Water Lines. 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
98	5.99 Acres Zoned M-1.	2260 & 2300 Charles City Road	UNDER CONTRACT!	Cliff Porter
99	5.98 Acres, Zone M1 & M-3	7655 Staples Mill Road	Sale: \$500,000	Kevin Cox
100	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
101	.889 Acres, Zoned M-2	2990 Mountain Road ~ 1 mile to I-295/Woodman Rd Exit	Sale: \$200,000	Kevin Cox
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)				
102	8.867 Acres, zoned R-6 & M-1.	Magnolia Street/5th & 6th Avenue	Sale: \$1,000,000	Robert Porter III Cliff Porter
103	~5.07 Acres Includes Office/Shop Facilities. Immediate I-95 Access (Exit 73)	600-610 Maury Street & Marx Street Located in Revitalized Manchester District Opportunity Zone & Enterprise Zone Location.	Sale: Redevelopment Opportunity MAURY STREET - ZONED TOD-1	Robert Porter III Bob Porter
NEW!	1,250 SF Office/Shop available 4/1/24, Fenced-In Graveled Storage Yard available now, 1.69 acres, Zoned B-7/M-1.	2015-2021 Roane Street	Lease: Call for Information	Robert Porter III
105	1.2 Acres Commercial/Industrial Land.	1401 North 1st Street Proximate to MCV & VCU, Downtown RVA	Sale: \$140,000	Bob Porter Wilson Flohr
LAND SITES - INDUSTRIAL (CITY OF PETERSBURG, DINWIDDIE & PRINCE GEORGE COUNTIES)				
106	6.0555 Total Acres, (3.515 Usable Acres) 1.91 Acres (1.364 Usable Acres), Zoned M-1 4.145 Acres (1.875 Usable Acres), Zoned B-2	3800 Corporate Road & 146 Rives Road Immediate I-95 Access (Exit 47)	Sale: Call for Information	Cliff Porter Byron Holmes
107	Development Opportunity: 2.00 Acres Zoned B-1. Sewer Proximate.	Boynton Plank Road (Dinwiddie County) Route 1 Frontage	Sale: Call for Information	Robert Porter III

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
108	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 COUNTIES)				
109	14.87 Acres. 340' Frontage on Route 60. Crossover Access Nearby.	Anderson Highway (Powhatan County)	Sale: \$799,000	Byron Holmes
UPDATED!	110	10 Acres Zoned C-3. Utilities Proximate, Preliminary Site Plan Complete. 42,000 VPD Traffic Count.	14717 Hull Street Rd... Across from Woodlake 1,400' Frontage on Hull Street	Sale: \$2,090,000 Byron Holmes
NEW!	111	6 Usable Acres +/- (11.25 total), Zoning permits the following uses: adult/child daycare, nursery school, kindergartener school, and churches	5231 West Hundred Road Adjacent to new Ashton Dell subdivision	Sale: \$399,000 Byron Holmes
	112	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)	Sale: \$685,000 Byron Holmes
	113	1.204 Acres (.07 acres encumbered by Cemetery), Zoned C-3. Public Utilities Available, Crossover Access. Owner Will Divide.	15081 Dogwood Villas Drive (Midlothian, VA) 217' Frontage on Hull St/Route 360	Sale: \$430,000 Byron Holmes
LAND SITES - RETAIL/OFFICE (HANOVER & CAROLINE COUNTIES)				
	114	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
	115	23.162 Acres Zoned B-3 and A-1. Signalized Corner.	Rt 1/Washington Hwy & Kings Acres Rd North of Virginia Center Commons	UNDER CONTRACT! Cliff Porter
	116	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
	117	1.615 Acres Available, Zoned B-1. Pad Ready: Parking available for up to a 40,000 SF building. Significant Site Work already completed!	9560 Kings Charter Drive (Ashland, VA) Off Sliding Hill Road, Proximate to I-95	UNDER CONTRACT! Kevin Cox
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO & NEW KENT COUNTIES)				
UPDATED!	118	8.619 Acres Zoned O-S, Medical/Office/Warehouse Uses.	Park Central Drive & Scott Road Henrico County: 1.2 Miles to I-95	UNDER CONTRACT! Kevin Cox
	119	1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	UNDER CONTRACT! Cliff Porter

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