

FEATURED PROPERTIES

Q1 2024



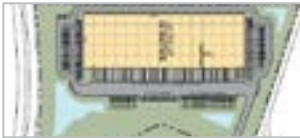
Cliff Porter
CCIM, SIOR
804.521.1442
cliff@porterinc.com

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 Tpke.
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



1770 & 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: \$2,090,000



Kevin Cox
SIOR
804.521.1468
kevin@porterinc.com

City of Richmond



5000 Old Midlothian Tpke
10,200 SF Off/Whse with 1,800
SF Office, Zoned B-3
1 Drive-in
For Lease: \$10/SF NNN

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
5,000 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
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
15,050 Office Building, 5,740 SF Office
Available for Owner/User
6.8% Cap
Located in Moorefield Office Park
Off Powhite Parkway/Arboretum Exit
Ample Parking
For Sale: \$2,350,000
CONTACT:
BYRON HOLMES 804.521.1448



Mount Herman Road
~31 Acres Total, Zoned M-1,
Water & Sewer utilities proximate
FOR SALE: Call for Information
CONTACT:
KEVIN COX 804.521.1468
CLIFF PORTER 804.521.1442

FEATURED PROPERTIES

Q1 2024



CURRENT LISTINGS

Q1 2024



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: \$6.50/SF

Henrico County



3905-3907 Carolina Avenue

Up to 41,000 SF Available Suite 3905: 18,000 SF off/whse, Includes 2,500 SF of office, 2 Docks, 1 Drive-in Suite 3907: 23,000 SF, 2 Docks, For Lease: Call for Information Owner/Agent



Bob Porter
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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: \$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

Henrico County



4108 Parham Road

3,124 SF 2nd Floor Office, Elevator Access, Zoned O-3C, 2 restrooms, and a private entrance For Lease: \$18/SF FSG



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



12141 Wilfong Court

24,000 SF Industrial Facility Tenants: Wesco Distribution Outdoor Lighting Perspectives Built in 2007 Proximate to Rt. 288 & Powhite Pkwy For Sale: \$3,500,000 CONTACT: BYRON HOLMES 804.521.1448



4930 Old Midlothian Trpke

±15,990 SF Off/Whse, .83 Acres, Zoned B-3, 1 Drive-in, 2 Docks Available June 1, 2024 For Lease: \$12.00/SF NNN For Sale: \$2,200,000 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

AVAILABLE INDUSTRIAL & COMMERCIAL PROPERTY

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT	
INVESTMENT					
UPDATED!	1	40,000 SF Office/Warehouse Facility. 26,727 SF Occupied by Roofing Supply Group. 5,000 SF Office Available. 3 Acres Total Zoned M-3. Includes 1.13 Acres Concrete Yard Area. Wet Sprinkler System, 1600 Amp 3 Phase Service.	10991 Richardson Road (Ashland, VA) Hanover Air Park Location Immediate I-95/Sliding Hill Rd Access (Exit 86)	Sale: \$2,950,000 Cap Rate: 5% Potential 7.5 to 8% Cap Fully Leased	Kevin Cox
NEW!	2	24,000 SF Industrial Facility, Built in 2007, Tenants: Wesco Distribution & Outdoor Lighting Perspectives	12141 Wilfong Court Oak Lake Business Center	Sale: \$3,500,000	Byron Holmes
NEW!	3	15,050 SF Office Building, 5,740 SF can be available for Owner/Occupant, single story, masonry & glass exterior, 6.8% Cap	9701 Metropolitan Court N. Chesterfield	Sale: \$2,350,000	Byron Holmes
	4	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
NEW!	5	10,200 SF Off/Whse, Built in 2020, 4 years remaining on the Lease, Zoned I-1, NOI \$98,858	1754 Oak Lake Blvd E Midlothian, VA	UNDER CONTRACT!	Byron Holmes
	6	10,000 SF office/Warehouse Building-4 Suites: Zoned I-1, 4 Docks, Ample Parking	11311 Business Center Drive Branchway Business Center	SOLD!	Wilson Flohr
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)					
	7	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
	8	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
	9	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
	10	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: \$6.50/SF	Bob Porter
	11	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 1770 & 1800 Oak Lake Boulevard Midlothian, VA (Chesterfield County)	Sale/Lease: Call for Information Land Sites for Sale: Call for Information	Byron Holmes
	12	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
	13	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
	14	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
	15	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)					
	16	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	17 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!	18 17,700 SF +/- in 3 Buildings, Zoned C-5 (allows outside storage), 2.49 Acres, Auto Repair Uses Permitted.	631 Research Rd & 11013 Research Ct	Sale: Call for Information	Byron Holmes
UPDATED!	19 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 -LEASED!	Byron Holmes Robert Porter III
	20 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
	21 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
UPDATED!	22 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	SOLD!	Byron Holmes
	23 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
	24 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
	25 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
	26 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
	27 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
	28 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)				
UPDATED!	29 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	LEASED!	Kevin Cox
UPDATED!	30 16,000 SF Office/Whse, Zoned M-3, 2 acres, Dock Loading, proximate to I-95	11096 Leadbetter Rd Hanover Industrial Air Park	LEASED!	Kevin Cox
UPDATED!	31 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	SOLD!	Kevin Cox
UPDATED!	32 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	LEASED!	Kevin Cox Bob Porter
	33 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
	34 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
NEW!	35 2,500 SF Off/Whse, includes 1k SF office, secured fenced-in area can be made available, 1 drive-in door, zoned M-3, 3 ph power	10054 Whitesel Road Hanover Industrial Air Park	Lease: \$2,300/month NN	Kevin Cox
FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)				
NEW!	36 16,079 SF Office/Warehouse, Fully Conditioned, 10' - 16'4" ceiling height, 2 dock doors, 1 drive-in, 800 amps, 208/120v, 3ph, zoned O-S	1572 East Parham Road North Run IV	Sublease: Call for Information	Robert Porter
	37 2 Suites Availabl- 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
	38 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
	39 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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)				
	40 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
	41 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
	42 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: \$12/SF NNN - Available 6/1/24 Sale: \$2,200,000	Kevin Cox
	43 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
	44 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
	45 10,200 SF Off/Whse, includes 1,800 SF office, zoned B-3, 1.39 Acres, and 1 Drive-in Door.	5000 Old Midlothian Trnpg	Lease: \$10/SF NNN	Kevin Cox
	46 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
	47 1,250 SF Office/Shop available, Fenced-In Graveled Storage Yard, 1.69 acres, Zoned B-7/M-1.	2015-2021 Roane Street	Lease: Call for Information	Robert Porter III
	48 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)				
NEW!	49 17,400 SF Industrial building w/ 1,200 SF Office, .67 acres, 1 drive-in, 2 docks, 22' clr, sprinklered	2000 Midway Ave Petersburg, VA	Lease: Short Term Preferred Sale: \$1,600,000	Byron Holmes
UPDATED!	50 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	SOLD!	Cliff Porter Wilson Flohr
RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)				
UPDATED!	51 5,000 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
	52 1,900 SF Office with useable walk-out basement	13171 Mountain Road Glen Allen, VA	Lease: \$2,000/Month NNN	Kevin Cox
	53 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)				
	54 662-1,019 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
	55 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
	56 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!	57 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	SOLD!	Byron Holmes
	58 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
	59 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
	60 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
	61 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
	62 1,710 SF Retail/Office, Zoned B-4	309 N. Monroe Street Jackson Ward Neighborhood	Lease: \$2,000/mo MG	Wilson Flohr

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
63	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
64	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!	65	9,587 SF Total includes Mezz., 2.81 Acres, Zoned A, Up to 27' clear in the Sanctuary, Seats 340, Fellowship Hall seats 100 +/, 2 nurseries, 5 classrooms, Full Kitchen	4500 Turner Rd	Sale: \$1,800,000 Byron Holmes
UPDATED!	66	Units 505 & 506 - 3,600 SF total warehouse/storage space, 18'-20' clr, 3ph power, Zoned M-2, 2 drive-in doors.	13200 Hull Street Road Brandermill Location	LEASED! Bob Porter, Jr. Owner/Agent
UPDATED!	67	2,625 SF Office/Retail Available. B-3 Zoning, .83 Acres, 40 parking spaces, 2 restrooms	6150 Midlothian Trnkp	SOLD! Byron Holmes
	68	2,220 SF 2nd Floor Office Available. Newly Renovated! Owner Will Divide, Below Market Rate.	7734 Whitepine Road Chesterfield Air Park Location	Lease: \$9.50/SF Full Service Byron Holmes
UPDATED!	69	2 Suites Available: 2,504 SF & 1,932 SF +/- Office on the 2nd Floor, Elevator, Zoned O-1, with Monument Signage	8012 Midlothian Turnpike	Lease: \$14/SF to \$16.50/SF FSG Byron Holmes
UPDATED!	70	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	LEASED! Bob Porter, Jr. Owner/Agent
NEW!	71	1,700 SF Retail, Zoned C-5, Ample Parking & Pylon Signage	10801-10807 Midlothian Turnpike	Lease: \$15/SF Gross + Utilities Byron Holmes
	72	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)				
UPDATED!	73	6,093 SF single story office building on .951 acres. Contractor owned, municipal water/sewer.	119 W 7th Street Kenbridge, VA 23944	SOLD! Robert Porter III
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
	74	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
	75	Pad Sites Available. 2-6 Acres, Zoned I-1 + Outside Storage. Site Plan Approved & Site Work Complete.	Oak Lake Business Park (Midlothian, VA) 1770 & 1800 Oak Lake Boulevard Chesterfield County	Sale: Call for Information Byron Holmes
	76	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
	77	3 acres, Zoned A, Water to site, Sewer is 375' from Property	201 & 209 Walton Park Rd Midlothian, VA	Sale: \$325,000 Byron Holmes
	78	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)				
	79	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
LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE & SPOTSYLVANIA COUNTIES)				
	80	62.46 Acres, Zoned A-1	Pole Green Rd @ Rural Point Rd 2 miles East of I-295	Sale: \$1,800,000 Cliff Porter
	81	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
	82	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
	83	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
	84	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	85	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
	86	3.2 Acres +/-, Zoned M-1	Washington Hwy & Design Rd ~2 miles to Exit 89 on I-95	Sale: \$900,000 Kevin Cox
	87	1 Acres, Zoned M-2	Atlee Commons Drive ~1 mile to I-95	Sale: \$300,000 Kevin Cox
LAND SITES - INDUSTRIAL (HENRICO & NEW KENT COUNTIES)				
	88	105.7 Acres Zoned A-1, Near RIC Airport	La France Road	Sale: Call for Information Cliff Porter
	89	26.82 Acres Zoned M-1 & A-1.	Oakleys Lane, East of Laburnum Avenue Convenient I-64 Access	Sale: Call for Information Bob Porter
	90	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
	91	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
	92	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
	93	5.99 Acres Zoned M-1.	2260 & 2300 Charles City Road	UNDER CONTRACT! Cliff Porter
	94	5.98 Acres, Zone M1 & M-3	7655 Staples Mill Road	Sale: \$500,000 Kevin Cox
	95	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
	96	.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)				
	97	8.867 Acres, zoned R-6 & M-1.	Magnolia Street/5th & 6th Avenue	Sale: \$1,000,000 Robert Porter III Cliff Porter
	98	~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
	99	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
	100	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)				
	101	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
	102	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
	103	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)				
	104	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
	105	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
	106	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
	107	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)				
	108	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	109 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
	110 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
UPDATED!	111 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	SOLD!	Kevin Cox
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO & NEW KENT COUNTIES)				
UPDATED!	112 8.619 Acres Zoned O-S, Medical/Office/Warehouse Uses.	Park Central Drive & Scott Road Henrico County: 1.2 Miles to I-95	SOLD!	Kevin Cox
	113 1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	UNDER CONTRACT!	Cliff Porter

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