

FEATURED PROPERTIES

Q4 2024



Cliff Porter
CCIM, SIOR
804.521.1442
cliff@porterinc.com

Franklin County



141 Commerce Park Road
14,352 SF Office/Warehouse, includes ~2,100 SF office/showroom, Zoned M-1, 3 Drive-ins with 1 Dock Platform/Ramp, 14'-16'7" clr
For Sale: \$995,000

Free-Standing Building



1209 Admiral Street
32,442 SF Office/Warehouse, includes 4,350 SF office, Dock Platform with 8' x 7' Dock and 3- 8' x 10' box truck docks in rear, 16' Clr, Fenced Yard
For Lease: Call for Information

Richmond Downtown Area



909 Oliver Hill Way
8,252 SF Total Building with 1,157 SF of office mezzanine, 24 parking spaces + additional, 5 Drive-ins & 1 Platform Dock, Zoned M-1,
1.72 Acres Fully Fenced Available: Call for Information

Development Opportunity



9000-9006 Old Staples Mill Road
1.34 acres, Zoned B2-C
High Traffic Location
1 mile from Henrico County Government Complex
For Sale: \$1,375,000



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

Near Rt. 288 & Powhite Pkwy



12141 Wilfong Court
24,000 SF Industrial Facility
Tenants: Wesco Distribution
Outdoor Lighting Perspectives
Built in 2007
For Sale: \$3,500,000

Investment Opportunity



11010 Trade Road
13,090 SF Office/Warehouse, 100% Leased, 2 Tenants, Zoned C-5, 6 Drive-In Loading Doors, 200'x35' Fenced Secured Area, Heated/AC Warehouse
For Sale: \$2,200,000
Co-Listed with: Robert Porter III

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: \$2,200,000



Kevin Cox
SIOR
804.521.1468
kevin@porterinc.com

Hanover Air Park



10123 Barrett Park Road
6,000 SF Office/Warehouse Available, Zoned M-3, 3 Drive-In Doors, 20' clr, Fenced Storage Yard w/Lighting
For Lease: \$8,500/MO NNN

Hanover County



11253 Leadbetter Road
Up to 48,575 SF Office/Whse
3,000 SF Office on 2 Floors, Zoned M-3, 8 Loading Docks, Sprinklered
For Lease: \$12.00/SF NNN

Hanover Air Park

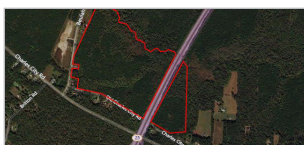


10968, 10970 & 10972 Richardson Road
10968 - 4,650 SF
10970 - 2,400 SF
10972 - 5,100 SF
Zoned M-3, 4 Acres Fenced/Asphalt Yard, Dock and Drive-ins
For Lease: Call for Information

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



6743 Beulah Rd
119.225 Acres
Planned Industry in Henrico Comp Plan, Zoned A-1, Near RIC Airport
For Sale: \$1,500,000
CONTACT:
ROBERT PORTER III 804.521.1445



1600 Portugee Road
2 Parcels Available: 5.431 & 12.28 Acres, Zoned M-2, 12" & 8" water lines installed throughout the site, Septic will need to be installed.
For Sale: Call for Information
CONTACT:
CLIFF PORTER 804.521.1442



2000 Midway Avenue
17,400 SF Industrial Bldg w/1,200 SF Off., 1 Drive-in, 2 Docks, 22' clr, Gas Infrared Heat, 0.67 Acres, Zoned O-1
For Lease: \$4.50/SF Gross
For Sale: \$950,000
CONTACT:
BYRON HOLMES 804.521.1448



12 S Lombardy Street
11,865 SF +/- Total Office/Whse Buildings, 0.404 Acres +/-, Zoned R-7 & UB
Located in The Fan District
FOR SALE: \$2,300,000
CONTACT:
KEVIN COX 804.521.1468

FEATURED PROPERTIES

Q4 2024



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: Robert Porter

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

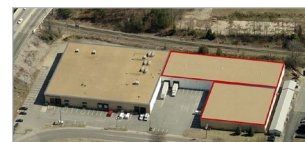
Hanover County/Route 1



14174 N. Washington Highway

173,000 SF for Lease, includes
3,586 SF of office,
Zoned M-2,
Wet Sprinklered, Dock Loading
480v/2500 AMP/3 Phase Power
For Lease: Call for Information

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
CCIM, SIOR
804.521.1441
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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

City of Richmond



2205 Tazewell Street

6,400 SF Off/Whse,
Fenced Outside Parking &
Storage Area, 2 Docks,
0.28 Acres
For Lease: \$4,800/mo IG

Port of RVA/I-95/Bells Rd



2700 Deepwater Terminal Road

Up to 110,000 SF Available
Loading Dock, Drive-in,
16'6"-17' Clear Ceilings
Zoned M-2, Dry Sprinkler Systems
For Lease: \$6.50-\$8/SF NNN
Co-Listed with: Robert Porter



Wilson Flohr
SIOR
804.521.1458
wilson@porterinc.com

Corner Location



5701 Midlothian Trnkp

32,600 SF Off/Showroom/Whse,
Retail Potential, 4 acres
2 Dock Doors, 1 Drive-in,
Up to 18' clr,
1.5 Acres Fenced Yark/Pkg,
800a, 480v, 3ph
For Lease/Sublease: Call for Info

Port of RVA/I-95/Bells Rd



3310 Deepwater Terminal Rd

40,000 SF Industrial Whse,
5 Dock Doors, Zoned M-2,
Sprinkler System/Heated,
Up to 20'9" Clear
Highly Visible from I-95
For Lease: \$7.50/SF NNN

Enterprise Zone



5519 Pride Road

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

City of Richmond



6290 Old Warwick Rd

4,836 SF Off/Whse
Includes 1,236 SF office
2 Overhead Doors, 13' Clear,
Zoned Office-Service
For Lease: \$10.50/SF NNN
Available Q1 2025



Robert Porter III
804.521.1455
rep3@porterinc.com



11139-11159 Air Park Road

3 Units from 2,125 - 4,250 SF Available
Zoned M-3 Heavy Industrial
For Lease: Call for Information
CONTACT:
WILSON FLOHR 804.521.1458



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
CONTACT:
BYRON HOLMES 804.521.1448



8380 Richfood Road

8 Acres +/- Yard Area, Fenced,
Paved & Lit, Zoned M-2
Proximate to Rt. 301 & I-295
For Lease: \$25,000/MO NNN
Add'l acreage available for lease
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
3,200-6,680 SF Available for Lease
For Sale: Call for Information
CONTACT:
ROBERT PORTER III 804.521.1455
CLIFF PORTER 804.521.1442

CURRENT LISTINGS

Q4 2024



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. 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
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
3	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 - 3,200-6,680 SF Available 36 W Williamsburg Rd - .31 Acres, Zoned B-1	18 - 36 West Williamsburg Rd ~ 1.5 Miles to I-64	Sale: Call for Information Income Producing!	Robert Porter Cliff Porter
4	2 Property Portfolio: 302 E. Grace - 3,425 SF on .0621 Acres & 304 E. Grace - 5,869 sf on .0624 Acres, Zoned B-4, Recently Renovated.	302 & 304 East Grace Street	Sale: Call for Information	Wilson Flohr Cliff Porter
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
5	203,684 SF Office/Warehouse, 16.73 Acres, Zoned M-2, Built 1971, rail access	3310 Deepwater Terminal Rd	Lease: \$7.50/SF NNN	Robert Porter Wilson Flohr
6	Proposed Building 4: 187,500 SF, 19 Docks and 2 Drive-ins, Zoned M-2, 32'clr, ESFR sprinklers. Available 3rd QTR 2025.	AIRPORT LOGISTICS CENTER Seven Hills Boulevard (Henrico County) Proximate to Richmond International Airport	Lease: Call for Information	Cliff Porter Exclusive Agent
7	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
8	178,825 SF Office/Warehouse (includes 3,586 SF Office), Zoned M-2, Wet Sprinkler System, Dock Loading, 480v, 2500 Amp, 3ph service.	14174 North Washington Hwy Rt. 1/Hanover County	Lease: Call for Information	Bob Porter Robert Porter
UPDATED!	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	LEASED!	Cliff Porter
10	Up to 111,198 SF, 6 docks, 1 drive-in, 32' clr, ESFR Sprinkler, Led Lighting, M-1 Zoning, Sublease thru 12/31/25	7400 Impala Drive	Sublease: Call for Information	Robert Porter
11	5,000-110,000 SF warehouse available in sections of 5,000, 10,000 and 20,000 SF, 1-2 Docks per space, Office & Restroom provided, 16'6" Clear Ceilings.	2700 Deepwater Terminal Rd Proximate to the Port of Richmond	Lease: \$6.50-\$8/SF NNN	Wilson Flohr Robert Porter
UPDATED!	100,000 SF Off/Whse, includes 5,260 SF Office, 12 docks, Ceiling Heights from 22'5" - 30', 2000 amp, 480v, 3ph, Fenced Yard & Guardhouse on site, Zoned I-1	13721 Jefferson Davis Hwy Chesterfield County	LEASED!	Cliff Porter
UPDATED!	88,384 SF Office/Whse, includes 19,856 SF Office, 4000 amp, 480/277v, 3ph, 75' long 1200 amp buss duct, Zoned M-1, 100% conditioned/HVAC, 5 Docks & 1 Drive-in	5301 Lewis Rd Across from Richmond Int'l Airport	LEASED!	Cliff Porter Owner/Agent
14	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)	UNDER CONTRACT!	Byron Holmes
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 Trnkp/Rt. 60 Access	Lease: \$12.50-\$13.50/SF IG (subject to term)	Wilson Flohr Byron Holmes
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	Lease: Call for Information	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	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: \$1,950,000 Lease: \$8.70/SF NNN	Byron Holmes Robert Porter
	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 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
	22 2,170 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
	23 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
FLEX - OFFICE/SERVICE - WAREHOUSE (CAROLINE, HANOVER, KING WILLIAM & ESSEX COUNTIES)				
	24 Up to 48,575 SF Office/Warehouse with 3k Office on 2 Floors, 8 Loading Docks, Zoned M-3, Sprinklered, on 3.35 Acres.	11253 Leadbetter Road	Lease: \$12/SF NNN	Kevin Cox
	25 14,000 SF Office/Warehouse on 10 acres, amenities include a kitchen & conference room, Zoned R-3.	7193 Brooking Way	Sale: \$2,500,000	Bob Porter Kevin Cox
	26 11,040 SF Office/Warehouse with 4,320 SF Office, 1 Dock, 1 Drive-in, Zoned M-1, 20' clr, Outside Storage, 400a, 277v/480v, 3ph - NEW CONSTRUCTION.	8651 Mongo Way	Lease: Call for Information	Robert Porter
	27 7,500 SF Office/Warehouse, Drive-in Loading, Zoned M-3.	11126 Air Park Road Hanover Industrial Air Park	Lease: \$15/SF NNN Available 10/1/2024	Kevin Cox Wilson Flohr
NEW!	28 6,751 SF Off/Whse includes 1,500 SF Office, 0.69 Acres, Fenced Graveled Yard Area, Zoned M-3, 16' Eaves, 18' Center	11256 Air Park Road	Lease: \$15/SF NNN Sale: \$1,400,000	Kevin Cox
NEW!	29 6,000 SF Off/Whse, includes 1,500 SF Office, Zoned M-3, 1.527 Acres, 20' warehouse eave height, and (3) 12'x14' Drive-in Doors	10123 Barrett Park Road Hanover Industrial Air Park	Lease: \$8,500/month NNN	Kevin Cox
	30 10968 Ricardson Rd - 4,650 SF Off/Whse 10970 Richardson Rd - 2,400 SF Office 10972 Richardson Rd - 5,100 SF Off/Whse 4 acres of Fenced/Asphalt Yard, Zoned M-3, 5 Drive-ins, Dock Loading, 3ph power	10968-10972 Richardson Road Hanover Industrial Air Park	Lease: Call for Information	Kevin Cox
NEW!	31 5,000 SF Office/Whse, Includes 800 SF Showroom and 4,200 SF warehouse, .44 acres, M-3, Drive-in Loading	11262 Air Park Rd	Lease: \$4,500/month NNN	Kevin Cox
UPDATED!	32 4,400 SF Office/Warehouse, 3 Drive-in Doors, 3 Phase Power, Zoned M-3, with fenced and gravelled yard area.	11080 Air Park Road	LEASED!	Kevin Cox
	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 2,220 SF Unit Available, Zoned M-3, Drive-in Loading	11139-11159 Air Park Rd Hanover Industrial Air Park	Lease: Call for Information	Wilson Flohr
NEW!	35 2,000 SF Off/Whse Condo, Zoned M-3, 12' Ceilings, 2 private offices, 1 open reception area & kitchenette area, 10' x 10' Drive-in	11265 Air Park Rd Building B, Unit 2	LEASED!	Kevin Cox
	36 Storage/Warehouse Units Available: 4 Units 303: 1,200 SF 4 Units 310, 311, 323 & 324: 4,800 SF Includes Restroom, 18'-20' clr, 3ph power, Zoned M-2, 1 -12' x 14' Drive-in Door per Unit.	Hunter's Ridge Industrial Park 10365 Wood Park Court	Lease: \$10/SF NNN	Kevin Cox
FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)				
	37 3 Suites Available - 2501-2509: 8,500 sf to 21,175 SF with 4 docks and 1 ramp. 2513: 11,429 SF with 2 docks and 1 drive-in ramp 2527: 3,460 SF with 1 dock, 16'2" -17' clr	Glenfield Business Center 2501-2555 Mechanicsville Turnpike	Lease: Call for Information	Cliff Porter Robert Porter
	38 3,200-6,680 SF Office/Retail/Warehouse space Available, Zoned B-3C, 2 Drive-ins	30-36 W. Williamsburg Road Henrico County	Lease: Call for Information	Robert Porter
	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
NEW!	40 3,400 SF Flex Space includes 400 SF office, and 1 Dock	8508 Glazebrook Avenue	Lease: \$9-\$10.50/SF IG	Wilson Flohr

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)				
41	32,442 SF +/- Off/Whse, 1.665 acres, Zoned M-1, 8 Docks, 16' Clear	1209 Admiral Street	Lease: Call for Information	Cliff Porter
42	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
43	18,125 - 36,250 SF Office/Warehouse space, 2 Dock Doors (No 53' access), 1 drive-in, Tenant Improvements Available, 2-4k SF add'l office available.	1110 Richmond Hwy Shown by appointment only.	Lease: \$5/SF NNN	Robert Porter
44	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
45	15,939 SF Office/Production/Warehouse, Zoned M-1, Dock & Drive-in Loading, 16'-18' clr, 100% Heated & Cooled, 480V, 3ph, 1200 amps, Fire Sprinkler	2611 Decatur Street	LEASED!	Byron Holmes
46	14,200 SF Shop/Storage space with 1.25 acres laydown yard, 6 drive-in Doors, Tenant Improvements Available, and additional 2-4k SF Office Available.	1010 Richmond Hwy	Lease: Call for Information Sale: Call for Information	Robert Porter
47	11,865 SF Office/Warehouse, 0.404 Acres +/-, Zoned R-7 & UB, Located in The Fan District	12 S Lombardy Street Proximate to I-95/I-64/I-195	For Sale: \$2,300,000	Kevin Cox
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
49	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
	8,252 SF Total Includes 7,095 SF on 1st Floor + 1,157 SF Mezzanine. 1 Dock & 5 Drive-In Doors, 24 Parking Spaces. 1.72 Acres Total Fully Fenced.	909 Oliver Hill Way Central Location Proximate to Downtown	Lease: Call for Information	Cliff Porter Owner/Agent
51	6,400 SF Flex space with ~2,300 SF of office, 2 Dock Doors, Fenced Outside Parking & Storage Area on .28 acres	2205 Tazewell Street	Lease: \$4,800/month IG	Wilson Flohr
52	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
53	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
54	Parking & Storage Area, 20 Unit Capacity, 288 SF office with restroom, access to break & conference room, hard pack gravelled lot, fenced, lighted and secure. Fuel on site.	2403 Commerce Road	Lease: \$300/month per unit \$1,500/month for Office Space	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (OUTSIDE METRO AREA)				
55	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	Sale: \$950,000 Lease: \$4.50/SF Gross	Byron Holmes
	14,352 SF Office/Showroom/Warehouse, 1.640 Acres, Zoned M-1, 1 Dock Platform, 3 Ground Level Doors, and Fenced Yard Area.	141 Commerce Park Rd Franklin, VA	Sale: \$995,000	Cliff Porter
57	815 SF Office, Zoned M-2, HVAC & Heat Pump	2412 Granite Ridge Road Rockville, VA	LEASED!	Kevin Cox
RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)				
58	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
59	1,900 SF Office with useable walk-out basement	13171 Mountain Road Glen Allen, VA	Lease: \$2,000/Month NNN	Kevin Cox
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
60	5,885 SF total plus 2142 SF basement Two-Story Office Building, 22 parking spaces, Zoned B-3, 1.24 Acres	1201 Old Francis Rd	Lease: \$14/SF NNN Sale: \$1,250,000	Wilson Flohr Cliff Porter
61	3,124 SF 2nd Floor Office, Elevator access, 2 restrooms, Private entrance, Zoned O-3C	4108 Parham Rd Near Henrico County Circuit Court	Lease: \$18/FSG	Wilson Flohr
62	1,874 SF Office, Mixed Zoning, Available 10/1/23	8805 Staples Mill Rd Henrico, VA	Lease: Call for Information	Wilson Flohr Cliff Porter
63	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
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
64	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
NEW!	65 4 Suites from 1,000 SF up to 6,000 SF Office Space, Flexible Lease Options, and On Site Parking.	1800 Roseneath Rd Scott's Addition	Lease: \$13.50 - \$17.50/SF + Utilities	Wilson Flohr
	66 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	Sale: Call for Information	Wilson Flohr Cliff Porter
	67 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
NEW!	68 3,657 SF Office Available, Ample Parking	3207 Hermitage Rd	Lease: \$10/SF	Wilson Flohr
	69 3 Parcel Portfolio which includes 2,956 SF former Bank Branch on .92 acres, Zoned B-3, 42 parking spaces	1205-1215 Richmond Hwy & 2417 Ingram Ave	Lease: \$12/SF NNN Sale: \$650,000	Wilson Flohr
	70 Office Suites Available: Suite 20 - 1,522 SF Available Suite 105 - 1,422 SF Available Suite 204: 723 SF Available	4801 Hermitage Road	Lease: Call for Information	Wilson Flohr
	71 752 SF Office on the 2nd Floor, On Site Parking, Zoned R-2.	1806 Chantilly Street, Suite 3 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)				
UPDATED!	72 2 Suites Available: 1,500 SF Office on the 1st Floor & 1,932 SF +/- Office on the 2nd Floor, Elevator, Zoned O-1, with Monument Signage	8012 Midlothian Turnpike	LEASED!	Byron Holmes
	73 1,700 SF Retail, Zoned C-5, Ample Parking & Pylon Signage	10801-10807 Midlothian Turnpike	Lease: \$15/SF Gross + Utilities	Byron Holmes
UPDATED!	74 1,520 SF Office/Retail + small utility shed, 0.27 Acres, Zoned I-1.	2709 Turner Road	UNDER CONTRACT!	Wilson Flohr
	75 850 SF Office, Newly Renovated, Zoned OBC.	2701 Goodes Bridge Road	Lease: \$1,050/month	Wilson Flohr
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
	76 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
	77 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	UNDER CONTRACT!	Byron Holmes
	78 4.79 Acres, Seller rezoning to I-2, access on 2 sides.	1839 Old Bermuda Hundred Rd 2.5 miles to I-95!	Lease: Call for Information	Byron Holmes
	79 3 acres, Zoned A, Water to site, Sewer is 375' from Property.	201 & 209 Walton Park Rd Midlothian, VA	Sale: \$325,000	Byron Holmes
	80 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)				
	81 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)				
	82 62.46 Acres, Zoned A-1.	Pole Green Rd @ Rural Point Rd 2 miles East of I-295	Sale: \$1,800,000	Cliff Porter
	83 31 Acres Zoned M-1. Water/Sewer Utilities Proximate. I-95 Frontage.	Mount Hermon Road Hanover County	UNDER CONTRACT!	Cliff Porter Kevin Cox
	84 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
	85 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
	86 7 Acres +/-, Zoned M-2	10578 Vermeer Place ~1.5 Miles from I-95	Sale: \$1,950,000	Kevin Cox
	87 3.2 Acres +/-, Zoned M-1	Washington Hwy & Design Rd ~2 miles to Exit 89 on I-95	UNDER CONTRACT!	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
88	6 Acres +/- Graveled Fenced Yard Area, Small Office & Restroom on Site, Zoned M-3/Heavy Industrial, Perfect for Open Storage.	17226 Washington Hwy Doswell VA ~3 Miles to I-95/Doswell Exit 98	Lease: \$2,500/Acre/Month NNN	Kevin Cox
89	1 Acres, Zoned M-2	Atlee Commons Drive ~1 mile to I-95	Sale: \$300,000	Kevin Cox
90	.8 Acres Lit, Graveled, Fenced Lot, Zoned M-3, Available Mid August 2024	10981 Leadbetter Rd Hanover Industrial Air Park	Lease: \$5,000/Month NNN	Kevin Cox
NEW!	80' x 130' (10,400 SF +/-) of Fenced Graveled Yard Area, Zoned M-3, Proximate to I-95	11080 Air Park Road Hanover Industrial Air Park	Lease: \$1,500/Month	Kevin Cox
LAND SITES - INDUSTRIAL (HENRICO & NEW KENT COUNTIES)				
NEW!	119.225 Acres, Zoned A-1, Near RIC Airport	6743 Beulah Raod	Sale: \$1,500,000	Robert Porter
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
UPDATED!	2 Parcels Available 12.28 & 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	8 Acres +/- Yard Area, Fenced Paved & Lit, Zoned M-2	8380 Richfood Road Proximate to Rt.301 & I-295	Lease: \$25,000/Month NNN	Kevin Cox
102	.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)				
103	8.867 Acres, zoned R-6 & M-1.	Magnolia Street/5th & 6th Avenue	Sale: \$1,000,000	Robert Porter Cliff Porter
104	~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 Bob Porter
105	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
106	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 - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD, POWHATAN & PRINCE GEORGE COUNTIES)				
107	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: \$2,200,000	Byron Holmes
108	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
109	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
110	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 & KING GEORGE)				
111	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	
112	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	
113	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	
114	5.52 Acres of commercial land	Kings Highway	Sale: \$276,000	Wilson Flohr	
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO, NEW KENT & CHESAPEAKE COUNTIES)					
UPDATED!	115	1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	Sale: Call for Information	Cliff Porter
	116	.82 Acres of commercial land	S. Military Hwy	Sale: \$304,878	Wilson Flohr

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