

# 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

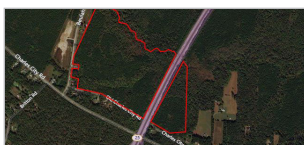


**10968, 10970 & 10972 Richardson Road**  
10968 - 4,650 SF  
10970 - 2,400 SF  
10972 - 5,100 SF  
Zoned M-3, 4 Acres Fenced/Asphalt Yard, Dock and Drive-ins  
For Lease: Call for Information

## 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

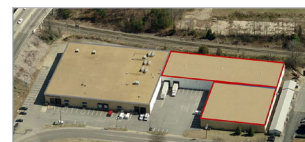
## Hanover County/Route 1



### **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  
[bob@porterinc.com](mailto: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

## 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](mailto: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](mailto: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

Q3 2024



## AVAILABLE INDUSTRIAL & COMMERCIAL PROPERTY

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>INVESTMENT</b>				
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 - <b>3,200-6,680 SF Available</b> 36 W Williamsburg Rd - .31 Acres, Zoned B-1	18 - 36 West Williamsburg Rd ~ 1.5 Miles to I-64	Sale: Call for Information <b>Income Producing!</b>	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
<b>INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)</b>				
5	203,684 SF Office/Warehouse, 16.73 Acres, Zoned M-2, Built 1971, rail access	3310 Deepwater Terminal Rd	Sale: Call for Information	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
<b>UPDATED!</b>	<b>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.</b>	<b>SAUER INDUSTRIAL CENTER (Building 2)</b> 943 South Airport Drive (Henrico County) Proximate to Richmond International Airport	<b>LEASED!</b>	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 Gross + Utilities	Wilson Flohr Robert Porter
<b>UPDATED!</b>	<b>100,000 SF Off/Whse, includes 5,260 SF Office, 12 docks, Ceiling Heights from 22'5" - 30', 2000 amp, 480v, 3ph, Fenced Yard &amp; Guardhouse on site, Zoned I-1</b>	<b>13721 Jefferson Davis Hwy</b> Chesterfield County	<b>LEASED!</b>	Cliff Porter
<b>UPDATED!</b>	<b>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 &amp; 1 Drive-in</b>	<b>5301 Lewis Rd</b> Across from Richmond Int'l Airport	<b>LEASED!</b>	Cliff Porter Owner/Agent
14	<b>5,000 SF to 82,000 SF Building Proposed, 2-6 Acres Outside Storage, Zoned I-1. Site Plan Approved &amp; Site Work Complete.</b>	<b>Oak Lake Business Park</b> 1770 & 1800 Oak Lake Boulevard Midlothian, VA (Chesterfield County)	<b>UNDER CONTRACT!</b>	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
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
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
<b>UPDATED!</b>	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
<b>NEW!</b>	28 <b>6,751 SF Off/Whse includes 1,500 SF Office, 0.69 Acres, Fenced Graveled Yard Area, Zoned M-3, 16' Eaves, 18' Center</b>	<b>11256 Air Park Road</b>	<b>Lease: \$15/SF NNN Sale: \$1,400,000</b>	<b>Kevin Cox</b>
<b>NEW!</b>	29 <b>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</b>	<b>10123 Barrett Park Road Hanover Industrial Air Park</b>	<b>Lease: \$8,500/month NNN</b>	<b>Kevin Cox</b>
	30 10968 Richardson 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
<b>NEW!</b>	31 <b>5,000 SF Office/Whse, Includes 800 SF Showroom and 4,200 SF warehouse, .44 acres, M-3, Drive-in Loading</b>	<b>11262 Air Park Rd</b>	<b>Lease: \$4,500/month NNN</b>	<b>Kevin Cox</b>
<b>UPDATED!</b>	32 <b>4,400 SF Office/Warehouse, 3 Drive-in Doors, 3 Phase Power, Zoned M-3, with fenced and gravelled yard area.</b>	<b>11080 Air Park Road</b>	<b>LEASED!</b>	<b>Kevin Cox</b>
	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
<b>NEW!</b>	35 <b>2,000 SF Off/Whse Condo, Zoned M-3, 12' Ceilings, 2 private offices, 1 open reception area &amp; kitchenette area, 10' x 10' Drive-in</b>	<b>11265 Air Park Rd Building B, Unit 2</b>	<b>LEASED!</b>	<b>Kevin Cox</b>
	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
<b>NEW!</b>	40 <b>3,400 SF Flex Space includes 400 SF office, and 1 Dock</b>	<b>8508 Glazebrook Avenue</b>	<b>Lease: \$9-\$10.50/SF IG</b>	<b>Wilson Flohr</b>

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)</b>				
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	<b>15,939 SF Office/Production/Warehouse, Zoned M-1, Dock &amp; Drive-in Loading, 16'-18' clr, 100% Heated &amp; Cooled, 480V, 3ph, 1200 amps, Fire Sprinkler</b>	<b>2611 Decatur Street</b>	<b>LEASED!</b>	<b>Byron Holmes</b>
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
<b>NEW!</b>	<b>8,252 SF Total Includes 7,095 SF on 1st Floor + 1,157 SF Mezzanine. 1 Dock &amp; 5 Drive-In Doors, 24 Parking Spaces. 1.72 Acres Total Fully Fenced.</b>	<b>909 Oliver Hill Way Central Location Proximate to Downtown</b>	<b>Lease: Call for Information</b>	<b>Cliff Porter Owner/Agent</b>
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
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (OUTSIDE METRO AREA)</b>				
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
<b>NEW!</b>	<b>14,352 SF Office/Showroom/Warehouse, 1.640 Acres, Zoned M-1, 1 Dock Platform, 3 Ground Level Doors, and Fenced Yard Area.</b>	<b>141 Commerce Park Rd Franklin, VA</b>	<b>Sale: \$995,000</b>	<b>Cliff Porter</b>
57	<b>815 SF Office, Zoned M-2, HVAC &amp; Heat Pump</b>	<b>2412 Granite Ridge Road Rockville, VA</b>	<b>LEASED!</b>	<b>Kevin Cox</b>
<b>RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)</b>				
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
<b>RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)</b>				
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
<b>RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)</b>				
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
<b>NEW!</b>	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
<b>NEW!</b>	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
<b>RETAIL/OFFICE BUILDINGS (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
<b>UPDATED!</b>	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	<b>LEASED!</b>	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
<b>UPDATED!</b>	74 1,520 SF Office/Retail + small utility shed, 0.27 Acres, Zoned I-1.	2709 Turner Road	<b>UNDER CONTRACT!</b>	Wilson Flohr
	75 850 SF Office, Newly Renovated, Zoned OBC.	2701 Goodes Bridge Road	Lease: \$1,050/month	Wilson Flohr
<b>LAND SITES - INDUSTRIAL (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
	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	<b>UNDER CONTRACT!</b>	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
<b>LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)</b>				
	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
<b>LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE &amp; SPOTSYLVANIA COUNTIES)</b>				
	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	<b>UNDER CONTRACT!</b>	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	<b>UNDER CONTRACT!</b>	Kevin Cox

	<b>PROPERTY DESCRIPTION</b>	<b>ADDRESS</b>	<b>SALE/LEASE PRICE</b>	<b>AGENT</b>
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
<b>NEW!</b>	<b>80' x 130' (10,400 SF +/-) of Fenced Graveled Yard Area, Zoned M-3, Proximate to I-95</b>	<b>11080 Air Park Road Hanover Industrial Air Park</b>	<b>Lease: \$1,500/Month</b>	<b>Kevin Cox</b>
<b>LAND SITES - INDUSTRIAL (HENRICO &amp; NEW KENT COUNTIES)</b>				
<b>NEW!</b>	<b>119.225 Acres, Zoned A-1, Near RIC Airport</b>	<b>6743 Beulah Raod</b>	<b>Sale: \$1,500,000</b>	<b>Robert Porter</b>
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 - <b>SOLD!</b>	Kevin Cox
<b>UPDATED!</b>	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	<b>5.99 Acres Zoned M-1.</b>	<b>2260 &amp; 2300 Charles City Road</b>	<b>UNDER CONTRACT!</b>	<b>Cliff Porter</b>
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
<b>LAND SITES - INDUSTRIAL (CITY OF RICHMOND)</b>				
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 <b>MAURY STREET – ZONED TOD-1</b>	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
<b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD, POWHATAN &amp; PRINCE GEORGE COUNTIES)</b>				
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	<b>1.9 Acres Zoned A. Includes 1,149 SF Former Office. Special Use Exception Expired, Paved &amp; Striped Parking.</b>	<b>14909 Hull Street Road Route 360 (Chesterfield County)</b>	<b>UNDER CONTRACT!</b>	<b>Byron Holmes</b>
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
<b>LAND SITES - RETAIL/OFFICE (HANOVER, CAROLINE COUNTIES &amp; KING GEORGE)</b>				
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

	<b>PROPERTY DESCRIPTION</b>	<b>ADDRESS</b>	<b>SALE/LEASE PRICE</b>	<b>AGENT</b>	
112	23.162 Acres Zoned B-3 and A-1. Signalized Corner.	Rt 1/Washington Hwy & Kings Acres Rd North of Virginia Center Commons	<b>UNDER CONTRACT!</b>	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	
<b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO, NEW KENT &amp; CHESAPEAKE COUNTIES)</b>					
<b>UPDATED!</b>	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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