

FEATURED PROPERTIES

Q2 2025



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/show-
room, 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

Henrico County



7023 West Broad Street
2 Acres for Lease
9,453 SF
Zoned M-1
Do not Disturb Tenant
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

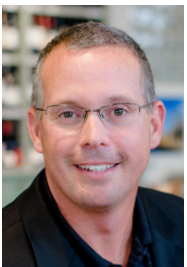


11621-11635 Busy Street
~31,000 SF Office/Whse
(Incl 1k + SF new 2nd floor off),
~ 10,130 SF Off: 20,870 SF Whse
20'-22' Clr, Zoned C-5
Dock & Drive-in Loading
For Sale: Call for Information

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: \$2,200,000



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

Roanoke, VA



2727 Mary Linda Avenue
5,050 SF Office/Whse
1.27 Acres, Zoned I-1,
Located in Roanoke, VA
For Sale: Call for Information

Hanover Air Park

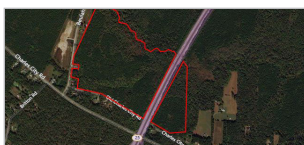


**10968, 10970 & 10972
Richardson Road**
10968 - 4,650 SF
10970 - 2,400 SF
10972 - 5,100 SF
Zoned M-3, 4 Acres Fenced/
Asphalt Yard, Dock and Drive-ins
For Lease: Call for Information

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

Q2 2025



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



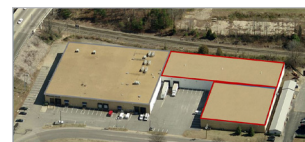
5600 Audubon Drive
24.53 AC, Potential Build To Suit
150,000-200,000 SF
Utility Services Available
Available: Call for Information
Owner/Agent

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
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804.521.1441
bob@porterinc.com

New Flex Construction



219 Turner Road
Suites from 2,250 SF up to
11,250 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



3501-3505 Richmond Hwy.
3501 Richmond Hwy: 1,710 SF
3505 Richmond Hwy: 2,850 SF
Drive Thru Building w/Storage
Yard, Oversized Door, Partially
Fenced, Zoned B-3
For Sale: \$739,000

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

Henrico County



5901-5905 School Avenue
~12,135 SF Off/Whse w/Add'l Mezz
SF, ~5,850 SF Office, ~6,285 SF
warehouse, 208V, 3ph power, 2
Docks, 1 Drive-in, 18' clr, Dry Sprin-
kler System, Zoned M-1
For Lease: \$13/SF NNN



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



11100 Air Park Road
24,000 SF +/- Off/Whse,
2.19 Acres, 2 Buildings,
Currently Fully Leased to 2 Tenants,
Zoned M-3, Located in HIAP
For Sale: Call for Information
CONTACT:
KEVIN COX 804.521.1468



1000 Technology Park Drive
Up to 15,000 SF Warehouse, 24' Clr,
Zoned M-1C, 1 Dock
For Sale: Call for Informa
Humidity Control/Gas Heat in Whse
CONTACT:
ROBERT PORTER III 804.521.1455
CLIFF POTER 804.521.1442

CURRENT LISTINGS

Q2 2025



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)	UNDER CONTRACT!	Kevin Cox
NEW!	2 27,614 SF +/- Off/Whse, includes 6k SF Office, 2.75 Acres, Zoned M-1, 2 Docks, 3 Drive-ins, Currently Fully Leased by 1 Tenant	2924 Bells Rd	Sale: \$2,900,000	Kevin Cox
	3 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
UPDATED!	4 24,000 SF +/- Office/Warehouse, 2.19 Acres, 2 buildings, Currently Fully leased to 2 Tenants, Zoned M-3.	11100 Air Park Rd Hanover Industrial Air Park	UNDER CONTRACT!	Kevin Cox
	5 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 - 3480 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
	6 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)				
	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
	9 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
	10 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
	11 Up to 41,000 SF +/- SF Available, Can Divide Suite 3905: 18,000 SF includes 2,500 SF office, 2 Docks & 1 Drive-in Suite 3907: 23,000 SF, 2 Docks, Sprinkler System, Enterprise & Opportunity Zone	3905 - 3907 Carolina Avenue	Lease: Call for Information	Bob Porter Owner/Agent
	12 40,000 SF Industrial Warehouse, 5 Docks, 2 Offices/Bathroom, 20'9" clr, Zoned M-2, Sprinklered, Available Now!	3310 Deepwater Terminal Rd	Lease: \$7.50/SF NNN	Robert Porter Wilson Flohr
FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD & POWHATAN COUNTIES)				
	13 4-Building Flex Complex, Suites/Condos from 2,250 to 11,250 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
	14 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
	15 31,000 SF Office/Warehouse, ~10,130 SF Office; ~20,870 SF Warehouse, Zoned C-5, 20'-22' Clr, Dock & Drive-in Loading (53' Access), Income Opportunity with Current Tenant, Multi-Tenant Potential.	11621-11635 Busy Street Part of Crossroads Business Park	Sale: Call for Information	Robert Porter Byron Holmes
	16 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!	17 13,090 SF Office/Warehouse, .66 Acres, Zoned C-5, Secured Fenced Area, 6 Drive-in Doors.	11010 Trade Rd	UNDER CONTRACT!	Byron Holmes Robert Porter

PROPERTY DESCRIPTION		ADDRESS	SALE/LEASE PRICE	AGENT
18	New Construction! 6,000 - 10,000 SF Office/Warehouse, includes outside storage, Zoned C-5, 20' - 24' Ceiling height, 4 Drive-in Doors, Dock Loading Potential.	16637 Route 1 Close to Woods Edge/I-95 Exit	Lease: Call for Information	Byron Holmes
NEW!	19 3,600 SF Off/Whse, includes 1,300 SF heated warehouse, 2 restrooms, Breakroom, 2 private offices, 60'x50' Fenced Outside Storage Area, 1 Drive-in Door 12' tall by 16' wide, 16'-17' clr height	12647 Oaklake Crest Way	Lease: \$13.50/SF NNN	Byron Holmes
NEW!	20 Suite 465: 2,500 SF off/whse, includes 850 SF office, 14' clr, 1 Drive-in 8'x8', gas heat in warehouse, 2 restrooms & a breakroom.	461-491 Southlake Blvd Near Chesterfield Towne Center	Lease: \$12.50/SF Gross	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)				
NEW!	24 32,328 SF Off/Whse, 4.53 Acres, Drive-in Doors, Zoned M-3.	11114 Leadbetter Road Hanover Industrial Air Park	UNDER CONTRACT!	Kevin Cox
NEW!	25 18,000 SF +/- Special Use Facility, 2.43 Acres, Additional 0.53 Acres in Rear of Property, Zoned B-2 & Additional Land Zoned R-2, Fully Sprinklered.	516 N. Washington Hwy Town of Ashland	Sale: \$2,500,000	Kevin Cox
26	14,000 SF Office/Warehouse on 10 acres, amenities include a kitchen & conference room, Zoned R-3.	7193 Brooking Way	Sale: Call for Information	Bob Porter Kevin Cox
NEW!	27 9,000 SF Office/Warehouse, Zoned M-3, 3ph, Dock & Drive-in Loading, with Fenced & Graveled Yard Area.	11080 Air Park Road Hanover Industrial Air Park	Lease: \$15/SF NNN	Kevin Cox
UPDATED!	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	LEASED!	Kevin Cox
UPDATED!	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	LEASED!	Kevin Cox
UPDATED!	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	UNDER CONTRACT!	Kevin Cox
31	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
32	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
33	Storage/Warehouse Units Available: Units 310, 311, 323 & 324: 4,800 SF Unit 209: 1,800 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)				
34	Suites 2501-2509: Up to 21,175 SF with 4 docks and 1 ramp, Fully Conditioned, 16'2"-17' clr, Heavy Power, Zoned M-1	Glenfield Business Center 2501-2555 Mechanicsville Turnpike	Lease: Call for Information	Cliff Porter Robert Porter
NEW!	35 Up to 15,000 SF Storage/Warehouse Space Available, 24' clr, 1 Dock, Humidity Control/Gas Heat in Warehouse, Sprinklered	1000 Technology Park Drive	Lease: Call for Information	Cliff Porter Robert Porter
NEW!	36 12,135 SF w/Add'l Mezzanine SF, includes 5,850 SF office, 18' clr, 2 Docks, 1 Drive-in, 208v, 3ph power, Dry Sprinkler System, Zoned M-1	5901-5905 School Avenue	Lease: \$13/SF NNN	Robert Porter Wilson Flohr
UPDATED!	37 11,330 SF Office/Warehouse, 0.64 Acres, Zoned M-1, Covered Loading Dock, 12' Clear Height in Warehouse.	2420 Grenoble Rd	UNDER CONTRACT!	Byron Holmes
38	6,997 SF Available with ~635 SF of open office, 1 Dock Door, 17'9"-19' clr, Zoned M-1, Wet Sprinkler System.	4302 Eubank Road	Lease: Call for Information Available 7/1/25	Robert Porter Cliff Porter
39	3,480 SF Office/Retail/Warehouse space Available, Zoned B-3C	30-36 W. Williamsburg Road Henrico County	Lease: Call for Information	Robert Porter
40	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)				
UPDATED!	41	36,250 SF +/- Off/Whse, 1.8 acres, Zoned M-1 & M-2, 2 Docks, 2 Drive-ins, 15' Clear.	2310 Magnolia Road	SOLD! Cliff Porter
	42	32,600 SF Office/Showroom/Warehouse with Retail Potential, 4 acres Total + Ample Parking, 2 Docks & 1 Drive-In, Up to 18' Clr, Wet Sprinkler System, 800Amp 480v 3ph, ~1.5 Acre Fenced Yard Area	5701 Midlothian Turnpike Proximate to Chippenham Parkway	Lease/Sublease: Call for Information Available 2Q/3Q 2025 Robert Porter
	43	32,442 SF +/- Off/Whse, 1.665 acres, Zoned M-1, 8 Docks, 16' Clear.	1209 Admiral Street	Lease: Call for Information Cliff Porter
UPDATED!	44	25,065 SF Free Span Facility, includes ~4,162 SF Office, 2.54 Acres w/Fenced Yard, 3 Oversized Drive-in Doors (Dock Potential), 20'-26' Ceilings (in Shop), 3 ph power, 2 (200 AMP) Panels, Zoned M-2.	2300 Deepwater Terminal Road Immediate I-95 Access	LEASED! Wilson Flohr Robert Porter
	45	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
	46	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
	47	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
	48	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
	49	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
	50	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
	51	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
	52	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
	53	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
UPDATED!	54	3,600 SF Office/Warehouse w/500 SF Office, Zoned Office-Service, 13' clr, Drive-in loading.	6290 Old Warwick Rd	Lease: \$10.50/SF NNN Robert Porter
	55	Parking & Storage Area, 20 Unit Capacity, 288 SF office with restroom, access to break & conference room, hard pack graveled 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)				
	56	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
	57	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
UPDATED!	58	5,050 SF Off/Whse, 1.27 Acres, Zoned I-1, Currently leased to 1 Tenant, 8.5 miles to I-81 and 2.6 miles to I-581.	2727 Mary Linda Avenue NE Roanoke, VA 24012	UNDER CONTRACT! Kevin Cox
RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)				
	59	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	UNDER CONTRACT! Kevin Cox
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
UPDATED!	60	9,453 SF Highly Visible Free Standing Restaurant, 2.03 acres, Zoned M-1, Built 1983, Renovated 2014, 147 Parking Spaces.	7023 W. Broad Street	LEASED! Byron Holmes
	61	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
	62	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
	63	1,874 SF Office, Mixed Zoning.	8805 Staples Mill Rd Henrico, VA	Lease: Call for Information Wilson Flohr Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
UPDATED!	2 Suites Available Suite 100: 1,639 SF of Office - Available 9/1/25 Suite 113: 727 SF of Office - Available 9/1/25 Located in Forest Office Park; Newly Renovated Lobby & Restrooms.	8003 Franklin Farms Dr Near Three Chopt Rd & Forest Avenue	Lease: \$24/SF FSG	Wilson Flohr Robert Porter
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
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 Available for Lease. 2nd & 3rd Floor Apartments + 2,400 SF Basement. Zoned B-4.	304 East Grace Street Downtown Richmond Location	Lease: Call for Information 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
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
NEW!	2,334 SF Office, End Cap Unit, On Site Management	4801 Radford Avenue	Lease: Call for Information	Bob Porter Owner/Agent
71	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
72	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)				
73	7,200 SF Office/Retail Space, Zoned C-4, .26 Acres, Built in 2018, Stand Alone Building Located in Stonebridge Shopping Center.	221 Stonebridge Plaza Avenue Immediate Access to Chippenham Pkwy, Powhite Pkwy & Downtown Richmond	Sale: Call for Information Potential for Seller Lease Back	Wilson Flohr
NEW!	2,504 SF +/- 2nd Floor Office, Elevator, Zoned O-1, with Monument Signage.	8012 Midlothian Turnpike	Sublease: \$16.48/SF Term thru 1/31/28	Byron Holmes
75	1,520 SF Office/Retail + small utility shed, 0.27 Acres, Zoned I-1.	2709 Turner Road	UNDER CONTRACT!	Wilson Flohr
76	850 SF Office, Newly Renovated, Zoned OBC.	2701 Goodes Bridge Road	Lease: \$1,050/month	Wilson Flohr
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
77	26.73 Acres, Zoned I-1 & I-3, Water & Sewer Available.	Castlewood Road & Cardwell Road Chesterfield County	Sale: \$28,500/Acre Lease: \$5,000/Acre/Year	Kevin Cox
78	Pad Sites Available. 2-6 Acres, Zoned I-1 + Outside Storage. Site Plan Approved & Site Work Complete.	Oak Lake Business Park (Midlothian, VA) 1770 & 1800 Oak Lake Boulevard Chesterfield County	UNDER CONTRACT!	Byron Holmes
UPDATED!	5.4 Acres +/-, Fenced, Zoned I-2.	1515 Ware Bottom Springs Rd (Entrance off Great Coastal Dr.)	SOLD!	Kevin Cox
80	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
81	3 acres, Zoned A, Water to site, Sewer is 375' from Property.	201 & 209 Walton Park Rd Midlothian, VA	Sale: \$325,000	Byron Holmes
82	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)				
83	32' x 55' Storage spaces available, one space includes a 10' x 10' storage building. Minimum 1 year lease.	2428 Granite Ridge Road (Rockville, VA)	Lease: \$475/month per storage space \$575/month for the space with storage building	Kevin Cox
LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE & SPOTSYLVANIA COUNTIES)				
84	62.46 Acres, Zoned A-1.	Pole Green Rd @ Rural Point Rd 2 miles East of I-295	Sale: \$1,800,000	Cliff Porter
85	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
86	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
87	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
88	7 Acres +/-, Zoned M-2.	10578 Vermeer Place ~1.5 Miles from I-95	Sale: \$1,950,000	Kevin Cox
89	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
90	1 Acres, Zoned M-2.	Atlee Commons Drive ~1 mile to I-95	Sale: \$300,000	Kevin Cox
91	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)				
92	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	Available: Call for Information	Bob Porter Owner/Agent
96	3.5 Acres Total, Parcel 1 - 3.5 acres Parcel 2 - 3.1 Acres -SOLD! (Note: Parcels are not contiguous), Zoned A-1.	Binns Road Proximate to I-95	Sale: Parcel 1 -\$300,000 Sale: Parcel 2 - SOLD!	Kevin Cox
97	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	Sale: Call for Information	Cliff Porter
99	5.98 Acres, Zone M1 & M-3.	7655 Staples Mill Road	Sale: \$500,000	Kevin Cox
100	Development Opportunity! 3.675 Acres Zoned M-3. Served by 8" Water Line. Existing Office/Shop & Storage Buildings On Site.	413 Bickerstaff Road (Henrico, VA) Located Near Rocketts Landing Just East of Downtown Richmond	Sale: Call for Information	Kevin Cox
101	.889 Acres, Zoned M-2.	2990 Mountain Road ~ 1 mile to I-295/Woodman Rd Exit	Sale: \$200,000	Kevin Cox
NEW!	.25 Acres, Zoned M-2, Fenced, Graveled Lot	2400 Anniston Street	Lease: \$1,000/month	Cliff Porter
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)				
103	8.867 Acres, zoned R-6 & M-1.	Magnolia Street/5th & 6th Avenue	UNDER CONTRACT!	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	1.2 Acres Commercial/Industrial Land.	1401 North 1st Street Proximate to MCV & VCU, Downtown RVA	Sale: \$140,000	Bob Porter Wilson Flohr
106	.04 Acre Fenced Lot, Zoned M-1, 2 Miles from I-95 Access	3715 Belt Boulevard	Lease: \$2,000/Month	Robert Porter
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

PROPERTY DESCRIPTION		ADDRESS	SALE/LEASE PRICE	AGENT
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
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
NEW!	115 3.08 Acres +/-, Zoned B-2, ~1 mile to I-95.	504 N. Washington Hwy Located in Town of Ashland/Hanover County	Sale: \$1,500,000	Kevin Cox
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO, NEW KENT & CHESAPEAKE COUNTIES)				
116	1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	Sale: Call for Information	Cliff Porter
117	.82 Acres of Commercial Land.	S. Military Hwy	Sale: \$304,878	Wilson Flohr

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