

# FEATURED PROPERTIES

Q3 2025



**Cliff Porter**  
CCIM, SIOR  
804.521.1442  
[cliff@porterinc.com](mailto: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: \$890,000

## 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 Sale: Call for Information

## City of Richmond



**2201 East Belt Blvd.**  
3,560 SF office/warehouse/shop, includes 2 offices @ 200 SF +/-, 4 Drive-in Doors, Zoned M-1, 1.822 Acres Fully Fenced  
Available: Call for Information  
Co-Listed with: Wilson Flohr

## 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](mailto:byron@porterinc.com)

## Chesterfield County



**14900 Route 1**  
4,875 SF Shop Space, includes 2 offices, 13' Drive-in Loading Door, 40+ Parking Spaces, Add'l 0.2 Acres Outside Storage, 220 V, Single Phase  
Lease : Call for Information

## Chesterfield County



**14345 Sommerville Ct.**  
2,700 SF Office/Whse, Includes 950 SF Office, 20' ceiling height, Drive-in Loading (10' x 12')  
Lease: \$12.50/SF Gross

## Investment Opportunity

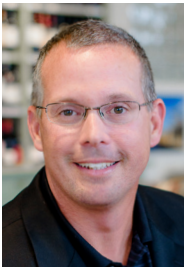


**11621-11635 Busy Street**  
~31,000 SF Office/Whse (Incl 1k + SF new 2nd floor off), ~ 10,130 SF Off: 20,870 SF Whse 20'-22' Clr, Zoned C-5  
Dock & Drive-in Loading  
For Sale: Call for Information  
Co-Listed with: Robert Porter III

## 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



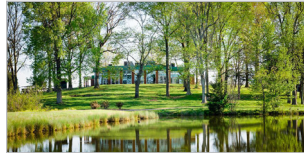
**Kevin Cox**  
SIOR  
804.521.1468  
[kevin@porterinc.com](mailto:kevin@porterinc.com)

## Hanover Air Park



**11080 Air Park Road**  
Up to 13,196 SF Office/Warehouse Available, Zoned M-3, 2 Loading Docks, 2 Drive-In Doors, 3ph Power, Fenced Storage Yard  
For Lease: \$15/SF NNN

## Farmville, VA



**36 Wedgewood Drive**  
91 Acres Golf Course/Event Venue, Zoned AG, Located in Farmville, VA  
For Sale: Call for Information

## Hanover County

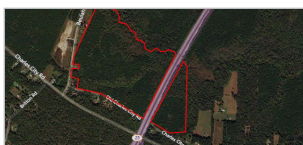


**10578 Vermeer Place**  
7 Acres, Zoned M-2, 1.5 Miles from I-95  
For Sale: \$1,950,000

## 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



**10910 Southlake Court**  
6,940 SF Office/Whse, Drive-in Loading, Dock Loading for Smaller Deliveries, Zoned C-5, Multiple Uses Permitted  
For Lease: \$8.50-\$9.50/SF Gross  
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

Q3 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

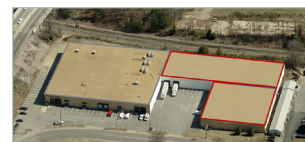
## Hanover County/Route 1



### **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  
Co-Listed with: Robert Porter

## 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**

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

## Henrico County



### **5901-5905 School Avenue**

~12,135 SF w/ Add'l Mezz SF,  
~5,850 SF Class A Office Space,  
~6,285 SF Partially Con'd Whse,  
208v, 3ph Power, 18' clr,  
2 Docks, 1 Drive-in  
For Lease: \$13/SF NNN  
Co-Listed with: Robert Porter

## Henrico County



### **3100 Aspen Avenue**

3,313 SF Total Flex Building,  
0.48 Acres, Zoned M-1,  
Fully Fenced Yard  
Available 3/1/26  
For Lease \$4,000/MO NNN

## 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

## Richmond Industrial Interport



### **4302 Eubank Road**

6,977 SF Off/Whse,  
~635 SF office w/2 bathrooms  
1 Dock Door, Zoned M-1,  
Sprinkler System,  
17'9"- 19' Clear  
For Lease: Call for Information  
Co-Listed with: Cliff Porter

## Near Midlothian Trnkp



### **5511 Biggs Road**

18,850 SF, 2 Loading Doors,  
Zoned M-1, Sprinklered,  
~ 20' Ceilings  
For Lease: Call for Information

## Henrico County



### **Glenfield Business Center** **2501-2509 Mechanicsville Trnkp**

21,175 SF Off/Whse,  
w/7,645 SF Office, 4 Docks,  
1 Ramp, 16'2" - 17' clr,  
Heavy Power, Zoned M-1  
For Lease: \$10.50/SF NNN  
Co-Listed with: Cliff Porter

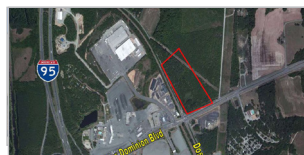


**Robert Porter III**  
804.521.1455  
[rep3@porterinc.com](mailto:rep3@porterinc.com)



### **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



### **2924 Bells Road**

27,614 SF +/- Off/Whse,  
2.75 Acres, Zoned M-1, 2 Docks, 3  
Drive-ins, New Roof  
Fully leased to 1 Tenant  
For Sale: \$2,900,000  
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

## Q3 2025



## AVAILABLE INDUSTRIAL & COMMERCIAL PROPERTY

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>INVESTMENT</b>				
<b>UPDATED!</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	Kevin Cox
	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
<b>UPDATED!</b>	3 24,000 SF Industrial Facility, Built in 2007, Tenants: Wesco Distribution & Outdoor Lighting Perspectives.	12141 Wilfong Court Oak Lake Business Center	<b>SOLD!</b>	Byron Holmes
<b>UPDATED!</b>	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	<b>SOLD!</b>	Kevin Cox
<b>NEW!</b>	5 3 Buildings totaling 17,300 SF Investment Opportunity Bldg 1: 12,200 SF warehouse with 3 drive-ins Bldg 2: 1,900 SF office Bldg 3: 3,200 SF off/whse with 1 drive-in Zoned M-2, 2.45 Acres, Public Water/Septic, Built in 1986	2202 Commerce Road	<b>UNDER CONTRACT!</b>	Cliff Porter
	6 13,984 sf Office & Office/Retail on 1.09 Acres 18 W Williamsburg Rd - 3,504 SF Two Story Office, zoned B-1 20-30 W Williamsburg Rd - 10,480 SF, Zoned B-3C 36 W Williamsburg Rd - .31 Acres, Zoned B-1	18 - 36 West Williamsburg Rd ~ 1.5 Miles to I-64	Sale: Call for Information <b>Income Producing!</b>	Robert Porter Cliff Porter
	7 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>				
	8 150,000 - 200,000 SF Proposed Office/Service Distribution on 24.538 Acres. From 24' Clear. Zoned M-1.	Faces Entrance to RIC International Airport 5600 Audubon Drive (Henrico County)	Lease: Call for Information	Bob Porter Owner/Agent
	9 178,825 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
	10 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
	11 5,000 SF to 82,000 SF Building Proposed, 2-6 Acres Outside Storage, Zoned I-1. Site Plan Approved & Site Work Complete.	Oak Lake Business Park 1770 & 1800 Oak Lake Boulevard Midlothian, VA (Chesterfield County)	<b>SOLD!</b>	Byron Holmes
	12 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
<b>UPDATED!</b>	13 40,000 SF Industrial Warehouse, 5 Docks, 2 Offices/Bathroom, 20'9" clr, Zoned M-2, Sprinklered, Available Now!	3310 Deepwater Terminal Rd	<b>LEASED!</b>	Robert Porter Wilson Flohr
	14 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
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
	15 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 Trnprk/Rt. 60 Access	Lease: \$12.50-\$13.50/SF IG (subject to term)	Wilson Flohr Byron Holmes
	16 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
17	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
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!	1913,090 SF Office/Warehouse, .66 Acres, Zoned C-5, Secured Fenced Area, 6 Drive-in Doors.	11010 Trade Rd	SOLD!	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
NEW!	216,940 SF Office/Warehouse Available, Zoned C-5, Multiple Uses Permitted, Drive-in Loading, Dock Loading for Smaller Deliveries	10910 Southlake Court	Lease: \$8.50-\$9.50/SF Gross	Byron Holmes
NEW!	224,875 SF Shop Space, includes 2 Offices, 13' Drive-in Door, 40+ Parking Spaces, Add'l 0.2 Acres Outside Storage, 220 V Single Phase	14900 Route 1 Chester, VA	Lease: Call for Information	Byron Holmes
UPDATED!	233,600 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	LEASED!	Byron Holmes
NEW!	242,700 SF Off/Whse, includes 950 SF Office, 20' Ceiling Height, Drive-in Loading (10' x 12')	14341-14349 Sommerville Court	Lease: \$12.50/SF Gross	Byron Holmes
25	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
NEW!	262,350 SF Office/Whse, includes 900 SF whse, 1 dock, 6 private offices, reception with 2 restrooms	711 Moorefield Park Drive, Suite B	LEASED!	Byron Holmes
27	2,225 SF office/warehouse, Zoned C-5, Drive-In Loading, Available NOW!	225-245 Granite Springs Rd	Lease: \$2,500/mo. "As Is" IG	Wilson Flohr
28	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
UPDATED!	291,500 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	LEASED!	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (CAROLINE, HANOVER, KING WILLIAM & ESSEX COUNTIES)				
NEW!	3054,338 SF Warehouse w/Office Space, Building 1- 14,890 SF, Building 2 - 39,448 SF, Zoned I-3, 5 Docks, 13 Drive-ins 14'x 14', Up to 31' clr, 480v 3ph, & Sprinkler System	1711 Reymet Road North Chesterfield	LEASED!	Bob Porter Robert Porter
UPDATED!	3132,328 SF Off/Whse, 4.53 Acres, Drive-in Doors, Zoned M-3.	11114 Leadbetter Road Hanover Industrial Air Park	UNDER CONTRACT!	Kevin Cox
32	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
33	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
UPDATED!	34Up to 13,196 SF Office/Warehouse, includes 1,000 SF Office with Full Kitchen, Zoned M-3, 3ph, 2 Docks & 2 Drive-in Loading, with Fenced & Graveled Yard Area.	11080 Air Park Road Hanover Industrial Air Park	Lease: \$15/SF NNN	Kevin Cox
35	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	SOLD!	Kevin Cox
UPDATED!	362,666 SF Office/Warehouse, 1 Dock, 14' Clear, Zoned M-2, with ample parking. Available 3/1/26.	10470 Wilden Drive Suited D	Lease: Call for Information	Wilson Flohr
37	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
38	Storage/Warehouse Units Available: 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)				
39	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
40	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
41	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
42	<b>11,330 SF Office/Warehouse, 0.64 Acres, Zoned M-1, Covered Loading Dock, 12' Clear Height in Warehouse.</b>	<b>2420 Grenoble Rd</b>	<b>UNDER CONTRACT!</b>	<b>Byron Holmes</b>
43	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	Robert Porter Cliff Porter
 44	<b>3,480 SF Office/Retail/Warehouse space Available, Zoned B-3C</b>	<b>30-36 W. Williamsburg Road Henrico County</b>	<b>LEASED!</b>	<b>Robert Porter</b>
45	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
 46	<b>Unit 2012: 1,918 SF, Drive-in Loading, 14' clr ceilings, Zoned M-1.</b>	<b>2000-2018 Tomlynn Street Tomlynn Business Center</b>	<b>Lease: \$2,500/month</b>	<b>Wilson Flohr</b>
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)</b>				
47	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 4Q 2025	Robert Porter
 48	32,442 SF +/- Off/Whse, 1.73 acres, Zoned M-1, Dock Platform with 8' x 7' dock and 3 - 8' x 10' box truck docks in rear, 16' clr with fenced truck-court/yard area	1209 Admiral Street	Sale: Call for Information	Cliff Porter
49	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
 50	<b>18,850 SF Industrial Space, 2 Loading Doors, Zoned M-1, Sprinklered, ~20' clr.</b>	<b>5511 Biggs Road</b>	<b>Lease: Call for Information</b>	<b>Robert Porter</b>
51	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
52	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
53	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: \$1,700,000	Kevin Cox
54	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
 55	<b>10,042 SF Office/Whse includes ~1,000 SF Office, 2 Docks, Zoned M-1, Sprinklered, 20'8" clr.</b>	<b>5519 Pride Rd, Suite A Enterprise Zone</b>	<b>Lease: Call for Information</b>	<b>Robert Porter</b>
56	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
 57	<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>LEASED!</b>	<b>Cliff Porter Owner/Agent</b>
58	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
 59	<b>3,600 SF Office/Warehouse w/500 SF Office, Zoned Office-Service, 13' clr, Drive-in loading.</b>	<b>6290 Old Warwick Rd</b>	<b>LEASED!</b>	<b>Robert Porter</b>
 60	<b>3,560 SF Office/Whse/Shop, Includes 2 offices @ 200 SF, 1,822 Acres, 1.5 Acre Graveled/Paved Fenced Yard, Zoned M-1, 14' clr in whse, 4 Drive-ins, 200 amp single phase electrical.</b>	<b>2201 East Belt Boulevard Enterprise Zone</b>	<b>Available: Call for Information</b>	<b>Cliff Porter Wilson Flohr</b>
 61	<b>1,900 SF Office/Storage Space, 5 Offices, 2 Restrooms, Kitchenette, Storage Space 31' x 15'. Available 3/1/26.</b>	<b>1725 Arlington Road Near Scott's Addition and The Diamond</b>	<b>Lease: \$2,150/month</b>	<b>Wilson Flohr</b>
62	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>				
 63	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	Lease: \$6/SF NNN Sale: \$890,000	Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
64	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	<b>SOLD!</b>	Kevin Cox
<b>RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)</b>				
65	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	Kevin Cox
 66	1,008 SF Office, Fenced/Graveled Storage Lot Behind Office, Zoned B-3	10420 Lewistown Road	Lease: \$4,500/Month NNN	Kevin Cox
<b>RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)</b>				
67	5,885 SF total plus 2142 SF basement Two-Story Office Building, 22 parking spaces, Zoned B-3, 1.24 Acres, Fully Leased.	1201 Old Francis Rd	Sale: \$1,250,000	Wilson Flohr Cliff Porter
68	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
69	1,874 SF Office, Mixed Zoning.	8805 Staples Mill Rd Henrico, VA	Lease: Call for Information	Wilson Flohr Cliff Porter
 70	<b>2 Suites Available</b> Suite 100: 1,639 SF of Office - Available 11/1/25 Suite 113: 727 SF of Office - Available NOW! 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
<b>RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)</b>				
71	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
72	5,365 SF Historic Downtown Art Deco Building: <b>2,175 SF Ground Floor Retail/Restaurant/Office Available for Lease.</b> 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
73	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
74	3,657 SF Office Available, Ample Parking.	3207 Hermitage Rd	Lease: \$10/SF	Wilson Flohr
75	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
76	2,334 SF Office, End Cap Unit, On Site Management	4801 Radford Avenue	Lease: Call for Information	Bob Porter Owner/Agent
77	<b>Office Suites Available:</b> 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
78	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>				
79	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
80	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
81	1,520 SF Office/Retail + small utility shed, 0.27 Acres, Zoned I-1.	2709 Turner Road	<b>UNDER CONTRACT!</b>	Wilson Flohr
82	850 SF Office, Newly Renovated, Zoned OBC.	2701 Goodes Bridge Road	Lease: \$1,050/month	Wilson Flohr
<b>SPORTS &amp; ENTERTAINMENT (CUMBERLAND COUNTY)</b>				
 83	~8,383 SF Renovated Event Venue with an ~ 4,000 SF reception hall, on a 9 hole golf course located on 91 Acres, Pickleball Courts, Zoned AG, Near the Farmville Regional Airport	36 Wedgewood Drive	Sale: Call for Information	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>LAND SITES - INDUSTRIAL (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
	84 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
UPDATED!	85 <b>Pad Sites Available. 2-6 Acres, Zoned I-1 + Outside Storage. Site Plan Approved &amp; Site Work Complete.</b>	<b>Oak Lake Business Park (Midlothian, VA) 1770 &amp; 1800 Oak Lake Boulevard Chesterfield County</b>	<b>SOLD!</b>	<b>Byron Holmes</b>
	86 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
	87 3 acres, Zoned A, Water to site, Sewer is 375' from Property.	201 & 209 Walton Park Rd Midlothian, VA	Sale: \$325,000	Byron Holmes
	88 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>				
	89 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>				
	90 62.46 Acres, Zoned A-1.	Pole Green Rd @ Rural Point Rd 2 miles East of I-295	Sale: \$1,800,000	Cliff Porter
	91 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
	92 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
	93 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
	94 7 Acres +/-, Zoned M-2.	10578 Vermeer Place ~1.5 Miles from I-95	Sale: \$1,950,000	Kevin Cox
UPDATED!	95 3 Acres +/- Graveled Fenced Yard Area, 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
	96 1 Acres, Zoned M-2.	Atlee Commons Drive ~1 mile to I-95	Sale: \$300,000	Kevin Cox
	97 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
<b>LAND SITES - INDUSTRIAL (HENRICO &amp; NEW KENT COUNTIES)</b>				
	98 119.225 Acres, Zoned A-1, Near RIC Airport.	6743 Beulah Raod	Sale: \$1,500,000	Robert Porter
	101 105.7 Acres, Zoned A-1, Near RIC Airport.	La France Road	Sale: Call for Information	Cliff Porter
	102 26.82 Acres Zoned M-1 & A-1.	Oakleys Lane, East of Laburnum Avenue Convenient I-64 Access	Sale: Call for Information	Bob Porter
	103 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
	104 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
	105 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
	106 5.99 Acres Zoned M-1.	2260 & 2300 Charles City Road	Sale: Call for Information	Cliff Porter
	107 5.98 Acres, Zone M1 & M-3.	7655 Staples Mill Road	Sale: \$500,000	Kevin Cox
	108 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
	109 .889 Acres, Zoned M-2.	2990 Mountain Road ~ 1 mile to I-295/Woodman Rd Exit	Sale: \$200,000	Kevin Cox

PROPERTY DESCRIPTION		ADDRESS	SALE/LEASE PRICE	AGENT	
110	.25 Acres, Zoned M-2, Fenced, Graveled Lot	2400 Anniston Street	Lease: \$1,000/month	Cliff Porter	
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)					
UPDATED!	111	8.867 Acres, zoned R-6 & M-1.	Magnolia Street/5th & 6th Avenue	SOLD!	Robert Porter Cliff Porter
	112	~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
	113	1.2 Acres Commercial/Industrial Land.	1401 North 1st Street Proximate to MCV & VCU, Downtown RVA	Sale: \$140,000	Bob Porter Wilson Flohr
	114	.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)					
	115	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
	116	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
	117	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
	118	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)					
	119	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
	120	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
	121	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
	122	5.52 Acres of Commercial Land.	Kings Highway	Sale: \$276,000	Wilson Flohr
	123	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)					
	124	1.34 Acres. Zoned B2-C.	9000-9006 Old Staples Mill Road	Sale: Call for Information	Cliff Porter
	125	.82 Acres of Commercial Land.	S. Military Hwy	Sale: \$304,878	Wilson Flohr

Porter Realty Company, Inc.  
CORFAC International  
4801 Radford Avenue  
PO Box 6482  
Richmond, VA 23230

804.353.7994  
porterinc.com



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