

FEATURED PROPERTIES

Q2 2026



Cliff Porter
CCIM, SIOR
804.521.1442
cliff@porterinc.com

Henrico County



8711 W Broad Street
18,732 SF Retail/Showroom/
Warehouse Investment,
includes ~3,540 SF of
warehouse, Zoned B-2 & B-3,
1 Dock, Fully Leased
9.3% CAP
For Sale: \$4,500,000

Henrico County



2501-2509 Mechanicsville TrnPk
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: Robert Porter

City of Richmond



510 Oliver Hill Way
20,200 SF warehouse,
includes 2,684 SF +/-,
1 Dock & 2 Drive-in Doors,
Zoned TOD,
18' Ceilings
Available: Call for Information

Development Opportunity



Pole Green Rd @ Rural Point Rd
62.46 acres, Zoned A-1, Located
just 2 miles East of I-295
For Sale: \$1,800,000



Byron Holmes
CCIM, SIOR
804.521.1448
byron@porterinc.com

Chesterfield County



140 Otterdale Woods Rd
8.19 Acres, Zoned A,
Potential Assemblage of a 20.85
Acres and 30.82 Acres parcel
Sale: Call for Information

Chesterfield County



13543 Charlotte Court
6,000 SF Office/Whse,
Includes ~700 SF Office,
18'-22' ceiling height,
(2) 14' Drive-in, Zoned I-2
.54 Acres Outside Storage
Lease: \$6,500/Month

City of Richmond



1635 Commerce Road
10,740 SF Total with Storage Yard,
Incl. 2-story Office 2,640 SF,
HVAC in Good Condition & New
Electrical, New Lighting in Whse,
High Speed Internet, 2.80 Acres
Fenced, Zoned M-1
Lease: \$12.50/SF NNN

Midlothian



15081 Dogwood Villas Drive
1.204 Acres, .07 Acres
Encumbered by Cemetery,
Zoned C-3
Public Utilities Available
Crossover Access
For Sale: \$430,000



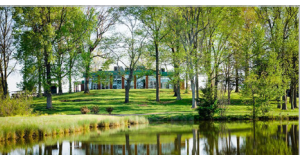
Kevin Cox
SIOR
804.521.1468
kevin@porterinc.com

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 Pow-
er, 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: \$2,300,000

Hanover County



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

Hanover Air Park



11114 Leadbetter Road
31,000 SF +/- Off/Whse
4.53 Acres Total, ~2 Acres Gravel-
ed Storage Yard, Drive-in Doors,
Zoned M-3
For Lease: \$12.50/SF NNN



1600 Old Williamsburg Rd
25.6 Acres, Zoned M-1C, Proximate
to I-295 & I-64
FOR SALE: Call for Information
CONTACT:
WILSON FLOHR 804.521.1458
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



4261 E. Little Creek Road
13,249 SF Free Standing Retail,
1.16 Acres, Built in 2011, 12 Year NNN
Lease with CVS Pharmacy, Inc.,
7.7% CAP RATE, \$3,095,000
CONTACT:
BYRON HOLMES 804.521.1448



7921 W. Broad & 2531 Prestwick Rd
46,251 SF +/- Retail Shop Center
6 Acres +/-,
Zoned B-3/O-2
Multi-Tenant Investment
Additional Land for Development
FOR SALE: \$6,500,000
CONTACT:
KEVIN COX 804.521.1468

FEATURED PROPERTIES

Q2 2026



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

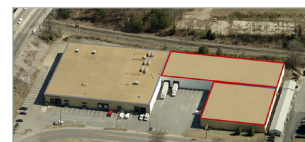
Hanover County/Route 1



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

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

City of Richmond



221 Stonebridge Plaza Avenue

~7,200 SF Off/Retail Space
Built 2018, 0.26 Acres,
Zoned C-4,
Kroger Anchor Tenant
For Sale: \$1,999,000

City of Richmond



17 E. Main Street

2,280 SF Creative Office,
Zoned B-4,
Flexible Plan for Single or
Multi-Tenant Occupancy, Income
Producing
For Sale: \$650,000

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

Hanover County



8324 Eagle Drive

17,700 SF on 2 acres
9 Drive-ins, 2x 2-Ton Cranes,
Zoned M-2, 3ph Power
For Lease: \$12.50/SF NNN
For Sale: \$2,950,000

Richmond Industrial Interport



4300-4326 Eubank Road

Suite 4312-4316: 20,583 SF,
2 Docks, 1 Ramp
Suite 4324-26: 13,945 SF
1 Dock, 1 Drive-in,
Zoned M-1,
17'9"- 19' Clear
For Lease: Call for Information

Commerce Rd Corridor



1207 Gordon Avenue

29,440 -83,880 SF Available,
78,080 SF Warehouse,
Up to 31' cl'r, 7 docks, 2 Drive-ins,
3 Acre Fenced in Property
5,800 SF Free-Standing Off/Shop
For Sale/Lease: Call for Information

City of Richmond



2200 Commerce Road

2 Buildings totaling 13,933 SF
Bldg 1: 12,133 Shop/Warehouse,
Bldg 2: 1,800 SF Office
For Lease: Call for Information
Co-Listed with: Wilson Flohr



Robert Porter III
804.521.1455
rep3@porterinc.com



3801 Carolina Avenue

Up to 95,910 SF Available
Zoned M-2, 3.019 Acres, 4 Docks,
16' cl'r, Add'l 1.5 Acres Available
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



11253 Leadbetter Road

16,000 SF +/- Off/Whse,
500 SF +/- Office,
Zoned M-3, 4 Docks,
1 Oversized Drive-ins,
Fenced In Yard Area, Sprinklered
For Lease: \$15/SF NNN
CONTACT:
KEVIN COX 804.521.1468



3310 Deepwater Terminal Rd

40,000 SF Warehouse, 20' 9" Cl'r,
Zoned M-2, 5 Docks,
2 Offices/Bathroom
For Lease: \$7.50/SF NNN
CONTACT:
ROBERT PORTER III 804.521.1455
WILSON FLOHR 804.521.1458

CURRENT LISTINGS

Q2 2026



AVAILABLE INDUSTRIAL & COMMERCIAL PROPERTY

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
INVESTMENT				
1	46,251 SF +/- Retail/Shop Center, 6 Acres +/- Total, Zoned B-3/O-2, Multi-Tenant Investment, Additional Land for Development, Rear Property Line Frontage of 280' +/- on Prestwick Rd	7921 W Broad Street & 2531 Prestwick Road ~5 minutes to I-64	Sale: \$6,500,000	Kevin Cox
2	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
3	18,732 SF Retail/Showroom/Warehouse Investment Opportunity, includes ~3,540 SF of warehouse, 1 dock, 1.41 Acres, Zoned B2 & B3, Built in 1973.	8711 W. Broad Street	Sale: \$4,500,000	Cliff Porter
4	13,249 SF Retail Free Standing Building, 1.16 Acres, Built in 2011, 12 Yr NNN Lease with CVS Pharmacy, Inc.	4261 E. Little Creek Rd Norfolk, VA 23518	Sale: \$3,095,000 7.5% CAP Rate	Byron Holmes
5	6,000 SF Office/Medical Building, Fully Leased, 7% CAP rate, zoned M-1, 2.36 Acres, 37 +/- Parking Spaces, Upstairs & Downstairs Kitchens, 4 restrooms, 1 with a shower.	8510 Bell Creek Rd	Sale: \$1,400,000	Kevin Cox
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
6	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
7	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 Available 8/1/2026	Bob Porter Robert Porter
8	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
9	29,440 SF - 83,880 SF Available, includes 78,080 SF Warehouse; Comprised of 2x ~30k SF Clear Span Sections and 1x ~20k SF Section, whse clear height 26'-31', 5,800 SF Free-Standing Office/Shop, Dry Sprinkler System, Dock & Oversized Drive-in Loading, 3 AC Fenced-In Property.	1207 Gordon Avenue 1 Mile to I-95!	Lease/Sale: Call for Information	Robert Porter
10	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
UPDATED!	Built to Suit Opportunity 15,000 - 55,000 SF, 31,000 SF Office/Warehouse "As Is", 4.53 Acres +/- Total, 2 Acres +/- Graveled Storage Yard, Drive In Doors, Zoned M-3 Landlord willing to demolish buildings and lease 4.53 Acres Outside Storage Yard	11114 Leadbetter Road Hanover Industrial Air Park	Lease: \$12.50/SF NNN Lease: 4.53 Acres - Call for Information Built to Suit Opportunity - Call for Info	Kevin Cox
12	10,740 SF +/- Total with Storage Yard, Includes 2-Story Office-2,640 SF, 2.80 Acres +/- Fenced, Zoned M-1: Allows Outside Storage, 2,000 SF Drive-Thru Shop with four 14' Height Roll-up Doors	1635 Commerce Road Truck Terminal/Distribution Facility	Lease: \$12.50/SF NNN (\$2.06/SF Pass-thru Cost)	Byron Holmes
13	Building 1: 832 SF± Building 2: 377 SF±, on 1.355± Acre, Fully Fenced Lot, Zoned Commercial/Industrial	15422 Northumberland Hwy Northumberland County, Burgess, VA	For Sale: \$275,000	Wilson Flohr Cliff Porter
14	Building 1: 4,000 SF± Building 2: 1,973±, 1.95± Acres, Zoned B-1, Fenced Rear Lot Nice Exposure off of George Washington Memorial Highway	6467 George Washington Memorial Hwy Gloucester, VA	For Sale: \$800,000	Wilson Flohr Cliff Porter
FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD & POWHATAN COUNTIES)				
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 Trnpr/Rt. 60 Access	Lease: \$13.50/SF IG (subject to term)	Wilson Flohr Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
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
17	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!	18 15,928 SF Total, 3 Buildings: 7,108 SF, 6,300 SF, 2,520 SF, 5.63 Acres +/-, Zoned Employment Center, Ground Level Loading, Gas Heat, 480V, 3Phase Power	3007-3015 Falling Creek Ave	SOLD!	Byron Holmes Wilson Flohr
19	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
20	2,480 SF up to 10,165 SF Available, 4 separate Units, 4 Drive-in Bays, 16' clr, Zoned I-1	11341 Business Center Drive Southport Office Park	Lease: \$14-\$15/SF MG	Wilson Flohr
21	6,000 SF Office/Warehouse Includes 700 SF Office +/-, Clear Span Building, 18'-22' Ceiling Height, (2) 14' Drive-In Doors, 0.54 Acres Outside Storage, Zoned I-2	13543 Charlotte Court	Lease: \$6,500/Month	Byron Holmes
22	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
23	2,500 SF Office/Warehouse, Loading Dock, Zoned I-1, Ample Parking, Well Maintained Business Park	11311 Business Center Drive Branchway Business Park	Lease: Call for Information	Wilson Flohr
24	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
25	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
26	Suite 103: 2,000 SF Office, Reception, 4 Private Offices, Breakroom.	1808 Coyote Drive	Lease: \$15.00/SF FSG First Year Introductory Rate \$9.95/SF	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (HANOVER, GOOCHLAND, & MISC COUNTIES)				
NEW!	27 17,700 SF on 2 Acres, M-2 Zoning, 9 Drive-in Doors, 2 - 2Ton Cranes, 3ph Power with Fenced-In Outside Storage.	8324 Eagle Drive 1.5 Miles to I-295	Lease: \$12.50/SF NNN Sale: \$2,950,000	Robert Porter
28	16,000 SF +/- Office/Whse, includes 500 SF Office, 4 Docks & 1 Over-sized Drive-in Door, Zoned M-3, Fenced in Yard Area, and Sprinklered.	11253 Leadbetter Rd Hanover Air Park	Lease: \$15.00/SF NNN	Kevin Cox
UPDATED!	29 14,000 SF Office/Warehouse on 10 acres, amenities include a kitchen & conference room, Zoned R-3/A-1.	7193 Brookling Way	UNDER CONTRACT!	Bob Porter Kevin Cox
30	4,300 - 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
NEW!	31 13,000 SF +/- Off/Whse Facility, Includes 4,000 SF Office, Zoned M-3, 1.45 Acres, 1 Dock, Drive-In Loading, 16'+ Clear, 800 Amp, 3ph.	10429 Leadbetter Road	UNDER CONTRACT!	Kevin Cox
32	9,307 SF Total, B-2 Rezoning in Progress, Adaptive Reuse, Retail & Office, Proximate to I-95 Ashland Exit, Owner will Renovate.	635 N. Washington Hwy	For Sale/Lease: Call for Information	Byron Holmes
UPDATED!	33 8,220 SF +/- Office/Warehouse, 1.26 Acres, Zoned M-3, 2 Drive-in Doors, and 1 Dock with Built in Loading Dock Ramp.	11011 Leadbetter Road	SOLD!	Kevin Cox
NEW!	34 7,860 SF Off/Whse, 1 Drive-in, 1.993 Acres, Zoned I-1, Built 1989, Ample Parking, Large Paved Fenced Yard.	195 N. Commerce Avenue Front Royal, VA	Sale: \$1,100,000	Wilson Flohr
NEW!	35 7,100 SF +/- Off/Whse, 1 Dock, 1 Drive-in, Zoned M-3 on 0.61 Acres. Available 11/1/26	10116 Leadbetter Place	Lease: \$13/SF NNN	Kevin Cox
NEW!	36 6,000 SF +/- Off/Whse, Zoned M-3, 3 Drive-in Doors	10125 Barrett Park Road Hanover Industrial Air Park	Lease: \$16/SF NNN Available January 2027	Kevin Cox
37	4,400 SF Office, 1,800 SF Shop, 5.8 Acres, 1-2 Acres total Graveled Yard Area, 2 14'x12' Shop Doors, Zoned M-1	13135 Telcourt Road	Lease: \$12,500/month NNN	Kevin Cox
UPDATED!	38 Storage/Warehouse Units Available: Unit 105 & 106: 3,600 SF Unit 208: 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 10375 & 10385 Wood Park Court	Lease: \$13/SF NNN	Kevin Cox
39	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
FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)				
40	95,910 SF Warehouse Available, 4 Dock Doors, Office/Restroom & Locker Room, Substantive Electrical Service, Zoned M-2, Wet Sprinklers, Heated & Lighting. Additional 1.5 Acres available for Lease.	3801 Carolina Avenue Enterprise & Opportunity Zone	Lease: \$7.00/SF NNN 1.5 Acres - \$6,000/month NNN	Wilson Flohr

		PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
NEW!	41	32,400 SF Office/Warehouse, Dock & Drive-in Loading, On site parking, Zoned M-1	4500 Sarellen Road	Lease: \$8.50/SF NNN	Wilson Flohr
	42	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
UPDATED!	43	Suite 4312-4316: 20,583 SF, ~3,000 SF office, 2 docks, 1 Ramp Suite 4324-4326: 13,945 sf SF with ~2,500 SF Office, 1 Dock Door and 1 Drive-in 17'9"-19' Clear Height, Zoned M-1, Wet Sprinkler	4300-4326 Eubank Road	Lease: Call for Information	Robert Porter Cliff Porter
	44	Development Opportunity! 3,500 SF Renovated Office/Shop with 3-Building Storage Complex (8,195 SF Total). 3.675 Acres Zoned M-3. Served by 8" Water Line.	413 Bickerstaff Road (Henrico, VA) Located Near Rocketts Landing Just East of Downtown Richmond	Sale: Call for Information	Kevin Cox
NEW!	45	Unit 2016: 1,974 +/- SF Unit 2018: 1,960 +/- SF Combined 3,934 SF, 2 Drive-in Doors, 14' clr, Zoned M-1	2000-2018 Tomlynn Street	Lease: \$14.50/SF MG	Wilson Flohr
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)					
NEW!	46	40,000 SF Industrial Warehouse, 5 Docks, Up to 20'9" Clr, Sprinkler System/Heated, 2 Offices/Bathroom, Zoned M-2 in an Enterprise Zone.	3310 Deepwater Terminal Road Highly Visible from I-95!	Lease: \$7.50/SF NNN	Wilson Flohr Robert Porter
UPDATED!	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	LEASED!	Robert Porter
	48	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
	49	18,850 SF Industrial Space, 2 Loading Doors, Zoned M-1, Sprinklered, ~20' clr.	5511 Biggs Road	Lease: Call for Information	Robert Porter
UPDATED!	50	13,933 SF available in 2 Buildings Bldg 1: 12,133 SF Shop/Warehouse with 3 Drive-in Doors Bldg 2: 1,800 SF Office On 2.45 Acres, Zoned M-2, Heavy Power	2200 Commerce Road	Lease: Call for Information	Wilson Flohr Robert Porter
UPDATED!	51	Suite A: 3,550 SF Total (Approx 1,800 SF WH & 1,750 SF Ofc, Zoned Office-Service, WH Clear Height: 12'8", Overhead Door: 10' H X 12' W	6290 Old Warwick Road Proximate to Chippenham Parkway	LEASED!	Robert Porter
	52	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	UNDER CONTRACT!	Kevin Cox
	53	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
UPDATED!	54	10,042 SF Office/Whse includes ~1,000 SF Office, 2 Docks, Zoned M-1, Sprinklered, 20'8" clr.	5519 Pride Rd, Suite A Enterprise Zone	LEASED!	Robert Porter
UPDATED!	55	9,160 SF Office/Warehouse, LL will consider partial office demo, Zoned M-1, 16' Clear Height, 400AMPS, 3Phase, 120/208V, 2 Loading Docks	1209 Admiral Street	LEASED!	Byron Holmes
	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	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
	58	1,900 SF Office/Storage Space, 5 Offices, 2 Restrooms, Kitchenette, Storage Space 31' x 15'. Available 3/1/26.	1725 Arlington Road Nears Scott's Addition and The Diamond	Lease: \$2,150/month	Wilson Flohr
	59	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
RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)					
	60	3,300 SF Office Available on 2nd Floor. 40,000 SF Total Building. Zoned M-3 on 3 Acres, Wet Sprinkler System, Ample Parking.	10991 Richardson Road (Ashland, VA) Hanover Air Park Location	Lease: \$5.50-\$6.50/SF NN	Kevin Cox
	61	1,760 SF Office/Retail, 0.28 Acres, Zoned B-1, Easy Access to I-95	23795 Rogers Clark Blvd Ruther Glen	Lease: \$3,000/Month Mod. Gross	Wilson Flohr
	62	1,201 SF Retail Space, Ample Parking, Ideal for Retail, Service or Medical Users	10392 Washington Hwy Wigwam Crossing Retail Center	Lease: \$17.00 - \$19.00/SF NNN	Wilson Flohr Robert Porter
UPDATED!	63	1,008 SF Office, Graveled/Fenced Storage Lot Behind Office, Zoned B-3	10420 Lewistown Road	LEASED!	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
	64 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
UPDATED!	65 1,874 SF Office, Mixed Zoning.	8805 Staples Mill Rd Henrico, VA	LEASED!	Wilson Flohr Cliff Porter
RETAIL/OFFICE/MULTI-FAMILY BUILDINGS (CITY OF RICHMOND)				
	66 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
	67 4,646 SF 3-Story Historic Renovated Restaurant + Office. Parking Available. Adjacent Office/Warehouse Available for Lease (1609 East Franklin St): 10,860 SF Total, Including 1,000 SF Office Space.	1609 & 1617 East Franklin Street Corner of East Franklin & 17th Streets Across from Farmer's Market, Next to Havana '59	Lease: Call for Information	Cliff Porter
NEW!	68 Up to 3,687 SF+/- Available with On Site Parking Suite 102: 829 SF +/- Office Suite 103: 1,188 SF +/- Office Suite 104: 1,670 SF +/- Office	4807 Radford Avenue Proximate to Willow Lawn, Staples Mill & Broad	Lease: Call for Information	Bob Porter
	69 3,657 SF Office Available, Ample Parking.	3207 Hermitage Rd	Lease: \$10/SF	Wilson Flohr
	70 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
	71 2,334 SF Office, End Cap Unit, On Site Management	4801 Radford Avenue	Lease: Call for Information	Bob Porter Owner/Agent
	72 2,000 SF Office Space, Access to Shared Conference Room & Kitchenette	3600 Deepwater Terminal Road	Lease: \$2,500/month Full Service	Wilson Flohr Robert Porter
	73 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
	74 First Floor Office Suites Available: Suite 1: 1,265 SF Suite 2: 1,198 SF Zoned R-2, On Site Parking	1806 Chantilly Street Centrally Located Near Willow Lawn One Block from GRTC Pulse Station	Lease: \$20.00/SF Mod. Gross Rate Subject to Tenant Improvements	Wilson Flohr
RETAIL/OFFICE BUILDINGS (CHESTERFIELD & POWHATAN COUNTIES)				
	75 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
UPDATED!	76 1,206 SF Office, 6 Private Offices, Reception & Break Room, Ample Parking, Available Immediately	1500 Huguenot Road, Suite 106 Midlothian	LEASED!	Wilson Flohr
	77 1,324 SF Retail, Walmart & Home Depot Center, Easy Access with Traffic Light, 50,000 VPD, Hull Street Rd, 5 Mile Avg. Income: \$132,279, 5 Mile Pop.: 125,896	12417 Tennessee Plaza Hull Street Rd @ Rt. 288	Lease: Call for Information 1st Yr Introductory Rate: \$14.95/SF NNN	Byron Holmes
UPDATED!	78 Suite B Available totaling 1,190 SF Office, Zoned O-2	11300 Iron Bridge Road	LEASED!	Byron Holmes
	79 850 SF Office, Newly Renovated, Zoned OBC.	2701 Goodes Bridge Road	Lease: \$1,050/month	Wilson Flohr
SPORTS & ENTERTAINMENT (CUMBERLAND COUNTY)				
UPDATED!	80 ~8,383 SF Renovated Event Venue with an ~ 4,000 SF reception hall, located on 91 Acres, Pickleball Courts, Zoned AG, Near the Farmville Regional Airport	36 Wedgewood Drive	Sale: \$2,300,000	Kevin Cox
LAND SITES - INDUSTRIAL (CHESTERFIELD & POWHATAN COUNTIES)				
UPDATED!	81 26.73 Acres, Zoned I-1 & I-3, Water & Sewer Available.	Castlewood Road & Cardwell Road Chesterfield County	SOLD!	Kevin Cox
NEW!	82 8.19 Acres, Zoned A, Potential Assemblage parcels available	140 Otterdale Woods Road	Sale: Call for Information	Byron Holmes
	83 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
	84 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)				
	85 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

PROPERTY DESCRIPTION		ADDRESS	SALE/LEASE PRICE	AGENT
LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE & MISC COUNTIES)				
86	181 Acres +/-, Includes 30 Acre +/- Spring Fed Ski Lake, Man-Made Ski Mountain, South Anna River Frontage ~2,200FT, ~10 Mintues Short Pump, Zoned A-1	Stonehaven Estates Drive/Walnut Hill Drive	Sale: Call for Information	Kevin Cox
87	62.46 Acres, Zoned A-1.	Pole Green Rd @ Rural Point Rd 2 miles East of I-295	Sale: \$1,800,000	Cliff Porter
88	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
89	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
90	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
91	7 Acres +/-, Zoned M-2.	10578 Vermeer Place ~1.5 Miles from I-95	Sale: \$1,950,000	Kevin Cox
92	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
93	3.210 Acres±, Zoned M-2 Fenced Portion in the Rear, Right off of Route 33	105 Business Park Circle Ruckersville	Sale: \$275,000	Wilson Flohr Cliff Porter
	1.05 Acre Industrial Development Site, Zoned M-1, Excellent owner-user or investment opportunity.	1570 Red Oak Street Harrisonburg, VA	Sale: \$150,000	Wilson Flohr
95	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)				
96	119.225 Acres, Zoned A-1, Near RIC Airport.	6743 Beulah Road	Sale: \$1,500,000	Robert Porter
97	105.7 Acres, Zoned A-1, Near RIC Airport.	La France Road	Sale: Call for Information	Cliff Porter
	94.352 Acres, Currently Zoned A-1 - Planned Industry (Industrial) in Henrico Comp Plan	Charles City Rd Access to I-64/I-295/895 Nearby	UNDER CONTRACT!	Robert Porter
	25.6 Acres, Zoned M-1C, Proximate to I-295 & I-64	1600 Old Williamsburg Road	Sale: Call for Information	Wilson Flohr Robert Porter
100	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
101	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
102	5.99 Acres Zoned M-1.	2260 & 2300 Charles City Road	Sale: Call for Information	Cliff Porter
103	5.98 Acres, Zone M1 & M-3.	7655 Staples Mill Road	Sale: \$500,000	Kevin Cox
104	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
105	.25 Acres, Zoned M-2, Fenced, Graveled Lot	2400 Anniston Street	Lease: \$1,000/month	Cliff Porter
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)				
106	~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
107	~4 Acres of Functional Yard Area for Tractor-Trailer Parking or Outside Storage, Zoned M-2	1951 Walmsley Blvd	Lease: Call for Information	Wilson Flohr
108	1.2 Acres Commercial/Industrial Land.	1401 North 1st Street Proximate to MCV & VCU, Downtown RVA	Sale: \$140,000	Bob Porter Wilson Flohr
109	0.4 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)				
110	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

PROPERTY DESCRIPTION		ADDRESS	SALE/LEASE PRICE	AGENT
111	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
112	1.9 Acres Zoned A. Includes 1,149 SF Former Office. Special Use Exception Expired, Paved & Striped Parking.	14909 Hull Street Road Route 360 (Chesterfield County)	Sale: \$685,000	Byron Holmes
113	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)				
114	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
115	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
116	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
117	5.52 Acres of Commercial Land.	Kings Highway	Sale: \$276,000	Wilson Flohr
118	3.08 Acres +/-, Zoned B-2, ~1 mile to I-95.	504 N. Washington Hwy Located in Town of Ashland/Hanover County	UNDER CONTRACT!	Kevin Cox
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO, NEW KENT & CHESAPEAKE COUNTIES)				
119	.82 Acres of Commercial Land.	S. Military Hwy	Sale: \$304,878	Wilson Flohr

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

804.353.7994
porterinc.com



This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.