


## AVAILABLE INDUSTRIAL & OFFICE/SERVICE BUILDINGS, SITES & FACILITIES







**" BUILD TO SUIT SITES AVAILABLE "**

### 4th Quarter 2011

PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT	
<b>INVESTMENT</b>				
1	55,740 SF +/- Office/Whse Includes 17k SF Office... Whse Expansion Potential. 56.24 Acres +/- Zoned M-1. Built 2000, Fully Conditioned, 3,000 Amp 480 Volt 3 Phase Power.	301 Business Lane (Ashland, VA) Hanover County Woodworth Virginia Industrial Facility	<b>Sale: \$3,600,000... PRICE REDUCED!</b> Adjacent 10 Acres Priced Separately	Kevin Cox
2	<b>7 Mini-Storage Bldgs on 6 Acres +/- with County Approval for 7 Add'l Blds. 2007 Income: \$84,056!</b> Avg 115 Units Rented. 2 Ac for Potential Rental as RV, Boat Storage.	HADENSVILLE MINI STORAGE 4751 Broad Street Road (Goochland Co) Rt. 250 & Rt. 629...Convenient to I-64!	PRICE REDUCED! Sale: \$1,200,000 GREAT INCOME POTENTIAL!	Kevin Cox
3	32,000 SF +/- Complex Includes <b>NEW 20k SF</b> + Adjacent 12k SF (LEASED), Both w/ HVAC + Dock Loading, Additional 1.7-Acre Lot to Rear <b>Fronting I-95.</b>	<b>Proximate to VCU... Enterprise Zone!</b> 900 W. Leigh Street w/ I-95 Frontage @ Belvidere St / I-95 Exit	<b>INCOME PRODUCING! 1/3 Leased!</b> <b>Sale: \$1,950,000 (Including Lot)</b>	Dick Porter
4	27,614 SF +/- Office/Whse Bldg (Includes 6k SF Renovated Office). 2.76 Acres Site Zoned M-1, 100% HVAC, 2 Docks, 3 GL Doors, New Roof Over Office in 2007. NOI: \$136,690.	2924 Bells Road (City of Richmond) Convenient Location off Jeff Davis Highway South of Downtown Richmond!	NET LEASE INVESTMENT! Sale: \$1,550,000... <b>10% Cap Rate!</b> Tenant Pays Taxes, Ins, Maintenance.	Byron Holmes
5	<b>24,328 SF +/- Total Building: 6,500 SF +/- Vacant.</b> 15' to 16' Ceilings, 5 Docks, Zoned M-1.	4103 West Clay Street (Henrico County) Dabney Center Location: Near West End!	Owner/User or Investor Opportunity! Sale: \$1,200,000 (\$49.33/SF)	Cliff Porter
6	<b>Oak Lake Business Park Flex Investment:</b> 24,000 SF +/- Office/Warehouse Building Built in 2008, 18' Clear, 4 Docks & 4 Drive-In Doors, Sprinklered.	12101-12121 Wilfong Court (Building B) Immediate Rt. 288/Rt. 360 Access! Located Near SportsQuest	<b>100% Leased! 5 Tenants in Place!</b> <b>Sale: \$1,650,000</b>	Byron Holmes
7	Owner/User or Investor... Income from Existing Tenants! 19,295 SF +/- Flex Building on 1.79 Acres, 5 Docks, 1 Drive-In. Zoned I-1... Outside Storage Permitted. Built in 2000.	1643 East Oak Lake Boulevard Adjacent to Powhite Parkway & Rt. 288	<b>Owner/User or Investor!</b> <b>Sale: \$1,650,000</b> <b>Lease: \$7/SF (2k SF Office)</b>	Byron Holmes
8	16,500 SF +/- Office/Whse Building (1,925 SF +/- Office Available for Owner/User) on 4.35 Acres +/- Zoned I-3. 21' Clear Ceilings. Significant Outside Storage (Leased)... <b>\$124,589 NOI From Existing Tenants.</b>	11901 Old Stage Road (Chester, VA)	Sale: \$1,500,000 Lease: \$8/SF	Bob Porter Byron Holmes
9	<b>Multi-Tenant Investment! 15,000 SF Building Adjacent to Costco... NOI: \$108,000. Low Maintenance Property. C-5 Zoning.</b>	<b>10305 Hull Street Road (Midlothian, VA)</b> <b>High Visibility! 41,000 Vehicles Per Day!</b>	<b>SOLD!</b>	<b>Byron Holmes</b>
 10	FULLY LEASED! 12,000 SF Office/Whse (Office Use) on 1.54 Acres. All Units Sep Metered + Long-Term Tenants in Place! <b>1,900 SF Office Available for Lease or Owner/User!</b>	13915 Boydton Plank Road (Warfield, VA) Across from Dinwiddie Co. Court House	Sale: \$820,000... 10% Cap Rate! <b>Lease: \$11/SF Full Service</b>	Kevin Cox
11	10,000 SF Office/Warehouse on 2 Acres +/- Leased to Ferrellgas: 5-Year Term Through May, 2014 + 2 Ea. 3-Year Options (NNN). Zoned I-3, New Roof.	8102 Shell Road, Richmond, VA 23237 Chesterfield County	"Fortune 824" Tenant Sale: \$560,000... 9.3% Cap Rate!	Byron Holmes
12	<b>9,468 SF +/- Free-Standing Retail Center. 100% Leased! NOI: \$46,544. Signalized Intersection!</b>	<b>3601 Mechanicsville Turnpike</b> <b>Henrico Co: Proximate to Laburnum Avenue</b>	<b>UNDER CONTRACT!</b>	<b>Byron Holmes</b>
13	FULLY LEASED Office/Warehouse... 9,000 SF +/- Building on 2.07 Acres +/- Fenced & Graveled Yard Area. 16' Ceilings, Loading Dock & Ramp. Gross Income: \$54,450!	1400 & 1408 Gordon Avenue City of Richmond	Sale: \$650,000	Kevin Cox
 14	Fully Leased Through 2012! 7,200 SF Off/Whse on 0.62 Acre +/- (Includes 2,200 SF Office). 1 Dock & 1 Drive-In, 16' Clear, Zoned B-3C, Built in 1996.	9306 Old Staples Mill Road Henrico County	<b>PRICE REDUCED!</b> <b>Sale: \$595,000</b>	Cliff Porter
15	FULLY LEASED! 5,000 SF +/- Building on 0.86 Acre +/- Site. Zoned C-3. Office or Retail Property. 10-Year Net Lease with NOI \$45,096!	3510 Courthouse Road Proximate to Hull Street (Chesterfield Co)	<b>NEW PRICE!</b> Sale: \$595,000	Byron Holmes
16	4,000 SF +/- Main Bldg with 4 Apartment Units Separately Metered. Add'l 1,000 SF Garage/Storage Area in Rear.	1400 Bainbridge Street City of Richmond	Sale: \$489,000 Income: \$750/Month/Unit + Utilities	Kevin Cox
17	3,788 SF Warehouse + 0.05-Acre Storage Yard. Zoned M-2 Heavy Industrial. Leased to Credit Tenant Thru 02/2013.	1136 Hermitage Road City of Richmond	Sale: \$195,000	Byron Holmes
18	FULLY LEASED! 3,320 SF Automotive Center Zoned B-3 on 0.25 Acre, 4 Drive-Ins. Built in 1970.	8810 Brook Road... 25k Vehicles Per Day! Near Parham Rd & Brook Rd/Route 1	Sale: \$435,000	Cliff Porter
19	Self-Storage Facility For Sale: 74 Units with Annual Income of \$42,500.	Fork Union Location... Proximate to Rt. 6! 4329 James Madison Highway	<b>PRICE REDUCED!</b> <b>Sale: \$280,000</b>	Kevin Cox
20	Four Seasons Car Wash: 5 Self-Serve Bays, 1 Auto Wash, Zoned C-5, 1.3-Acre Lot... Built in 2004.	2501 Osborne Rd @ Jefferson Davis Hwy! Located Behind WaWa	<b>PRICE REDUCED! Sale: \$895,000</b> <b>2010 NOI: \$83,399</b>	Byron Holmes
21	Super Suds Car Wash: 2 Automatic Bays + 3 Self-Service Bays, Auxiliary Vacuum Stations. Built in 2004.	14750 Hull Street Road (Chesterfield, VA) Adjacent to Woodlake!	Sale: \$480,000	Byron Holmes
<b>INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)</b>				
22	<b>AIRPORT DISTRIBUTION CENTER... Bulk Distribution!</b> <b>32' HIGH BAY, 4 Docks Per Bay, ESFR Type IV Sprinkler, Zoned M-1C. T-5 Lighting, Offices to Suit.</b> Add'l 591,500 SF Proposed... B: 175,500 SF, Bldgs D & E: 202,550 SF Each... CAN DIVIDE... All Sites PAD Ready!	<b>2500 Distribution Drive (Airport Area)</b> <b>Building C: 20,240 SF Remaining</b> <b>Building D: 202,550 SF Proposed</b> Buildings B, E: Pad Ready, BTS	<b>INCENTIVE RATE!</b> <b>Building C Lease: \$4.50/SF NNN</b> <b>Building D Lease: Call for Information</b> <i>Buildings B &amp; E: Avail for Development</i>	Cliff Porter Exclusive Agent
 23	<b>363,440 SF +/- Office/Warehouse Facility on ~21.33 Acs, 23 Docks &amp; 5 Drive-In Doors. Zoned M-1. ~17' to 29' Clgs.</b>	<b>16174 Industrial Drive (Milford, VA)</b> <b>Located East of I-95, Just North of Doswell, VA</b>	<b>Sale: \$1,500,000</b>	<b>Kevin Cox</b>










	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
24	Up to 360,500 SF +/- Available (Spaces from 25k SF + 70k SF Office Space). 16.25 Acres +/- Zoned M-2 Light Industrial. 127 Docks. 16' to 27' Clear Ceilings. Wet Sprinkler System. 6,000 Amp 277/480 Volt Electrical.	14174 North Washington Highway Hanover County Location... Frontage on Route 1 with 3 Miles to I-95!	Lease: \$2.50/SF EXPANSION OPPORTUNITIES! Sale: Call for Information	Bob Porter
25	Up to 225,000 SF Available (375k SF Building) on 28.78 Acres Site, Zoned M-3. 24' to 33' Ceilings. Wet Sprinklers, RAIL Served. 13 Docks + Drive-In Access. Yard Potential.	17320 North Washington Highway Doswell, VA (Hanover County) Convenient I-95 Access	Lease: \$2.50/SF NNN	Dick Porter
26	202,500 SF Proposed. 32' High Bay, Zoned M-1C. Average Bay Size: 13,000 SF, 4 Docks Per Bay. ESFR Type IV Sprinkler. T-5 Lighting. Offices to Suit.	Airport Distribution Center, Building D 2510 Distribution Drive Laburnum Avenue & Darbytown Road	Lease: Call for information	Cliff Porter
27	Up to 200,000 SF Office/Whse, Zoned I-1. 28' Clear Clgs, 25 Docks, 4000 Amp 277-480 Volt 3 Phase Svc. Rail Avail!	1301 West Hundred Road Chester, VA: I-95 @ Route 10	Sublease: \$2.95/SF NNN Est. Operating Expenses: \$1.13/SF	Bob Porter
	<b>CAN DIVIDE! Up to 200,000 SF</b> (10k SF Min) Including 30,419 SF Office, Zoned M-2, 30 Acres, 16'-20' Clear, Wet Sprinkler System.	8080 AMF Drive (Hanover County) Mechanicsville, VA... I-295 Visibility	<b>NEW PRICING!</b> Lease: \$1.95/SF NNN + TI Sale: \$5,250,000	Cliff Porter Bob Porter
29	173,000 SF Manufacturing/Distribution Facility (Includes 4,000 SF Office), 16.3 Acres, 20' to 26' Ceilings, 12 Docks, Zoned M-2. Rail Siding, Ample Parking.	3400 Deepwater Terminal Road Enterprise Zone Location! City of Richmond	EXPANSION CAPABILITY! Sale: \$3,600,000	Bob Porter
30	171,820 SF +/- Manufacturing Facility Includes 18,415 SF Office & 153,405 SF Heated Whse. 5.85 Acres, Zoned M-1, 14 Dock Doors, Wet Sprinklers, 3 Phase Electrical.	1609 Sherwood Avenue Proximate to Boulevard Corridor... Immediate I-95/I-64 Access!	Lease: \$3/SF Gross (20k to 50k SF) Sale: Call for Information	Bob Porter
31	Build to Suit: 40k to 160k SF +/- from 24' to 40' Clear. Zoned M-1, Office/Service Distribution, POD Approved!	Faces Main Entrance to RIC Int'l Airport! 5600 Audubon Drive... Off Airport Drive!	Lease: Call for information	Bob Porter Owner/Agent
32	130,560 SF Modern Facility on 20.2 Acres: Expandable up to 260k SF. Built 2007, 32' Clear, Designed for ESFR, 8 Docks, 1 Drive-In, 1,200 Amp 277/480 Volt Service.	6062 Quality Way (Prince George, VA) Southpoint Business Park Easy Access to I-95, I-85 & I-295 (Route 460)	<b>LEASED!</b>	Dick Porter
33	Up to 130,000 SF +/- Whse Facility (32k SF Min). Includes 2,700 SF 2-Story Office, Potential Rail, Zoned M-2, Dock Loading (12 Front & 6 Rear), 21' Ceilings, Wet Sprinklers, 208 Volt 600 Amp 3 Phase Service.	700 Gordon Avenue (City of Richmond) Located at I-95 & Maury St Interchange! ENTERPRISE ZONE LOCATION!	Lease: \$2 - \$3/SF Gross	Dick Porter
34	104,000 SF +/- on 10 Acres, 20' to 22' Clear, 6 Docks + Drive-In Access, 5-Ton OH Crane. 277/480 Volt Electrical w/ 2 Ea. 300 Amp & 3 Ea. 1600 Amp Svc. EXPANDABLE!	23209 Airpark Drive (Dinwiddie County) Low Tax Locality! Immediate 1-85 Access! Adjacent to Dinwiddie County Airport!	<b>UNDER CONTRACT!</b>	Dick Porter
35	Up to 100,000 SF +/- Mfg (Includes 10k SF Office), 3.1 Ac + 1.46-Ac Fenced Lot. Zoned M-1. Partial AC.	3801 Carolina Avenue (Henrico County) Proximate to Richmond Int'l Raceway!	<b>SOLD!</b>	Dick Porter
36	Up to 90,000 SF Off/Whse (Min. 36,000 SF); 1 Drive-in, 24' Clear, ESFR Sprinkler.	Northlake Industrial Park Phase VI @ I-95/Lewistown Rd Exit	Lease: Up to \$6.50/SF Net	Bob Porter Owner/Agent
37	NEW PRICING! Up to 88,000 SF: 58k SF +/- Mfg Facility Includes Some Office, ~20' Clear, High Density Sprinklers, Multiple Docks. 30k SF +/- Off/Whse Includes 10k SF Dual Level Office, Multiple Docks, ~17' Clr, 100% Sprinklered.	1814 High Point Ave & 1801 MacTavish Ave City of Richmond... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	Manufacturing Facility (58k SF)... Sale: \$1.8MM or Lease: \$3.50/SF Gross Office/Warehouse (30k SF)... Sale: \$750,000 or Lease: \$3/SF Gross	Dick Porter
	Up to ~85,000 SF Available, 10 Docks (2 Ea. Step Van Height), 6,040 SF 2-Story Office, 230,520 SF +/- Facility on 19.14 Ac. Expandable, ESFR, 1600 Amp 277/480 Volt Svc, 50' x 50' Col. Spacing. Up to 27'+ Ceilings.	25410 Weakley Road... Tri-Cities Area, VA Just off I-85 @ Exit #63A... Minutes to I-95! Low Tax Locality: Dinwiddie County Enterprise Zone Location!	Lease: \$2.99/SF Net... Sale Possible! ~2.5 Mi N of Amazon.com Ctr @ Exit 61 ~14 Mi to Rolls Royce Jet Engine Mfg Complex (Prince George, VA)	Dick Porter
39	78,000 SF +/- Office/Showroom/Warehouse. Up to 20' Clear. NEW ROOF! Can Divide, Zoned M-1, Sprinklered, CSX Rail Potential. 10 Docks Total.	1306 Jefferson Davis Highway Easy Access to I-95! HUB ZONE! Enterprise Zone!	Sale: \$1,600,000 Lease: Interim Tenant (Front 48k SF) Lease: \$1.50/SF Gross (13k SF & 17k SF)	Dick Porter
40	Up to 70,400 SF +/- Whse/Mfg Includes 8,400 SF Office (20k SF Min), 4 Docks, 1 Drive-In Door, Zoned I-1 Light Industrial, 480 Volt 2,000 Amp 3 Phase Service. ~50% AC!	7600 Whitepine Road Chesterfield Air Park	Seller Financing Available! Sale: \$2,250,000 Lease: \$3/SF Net	Dick Porter
41	Up to 70,200 SF +/- Mfg/Dist Includes 4,000 SF Off on 6.45 Ac, I-1, ~20' Clear, 6 Docks + 1 Drive-In. 1600 Amp 480 Volt 3 Ph Svc. Wet Sprinklers. Sealed Production Floor.	7820 Whitepine Road Chesterfield Air Park	Sale: \$2,500,000 Lease: \$3.25/SF NNN	Byron Holmes
	~60,800 SF + 2nd Floor Office/Mezzanine, 3 Acres Zoned M-2 (Outside Storage), Substantive Electrical Svc, 5 Docks & 2 Drive-Ins. Majority Air Conditioned.	8433 Erle Road (Hanover County) Ellerson Industrial Park (Mechanicsville, VA)... Minutes to I-295 & I-95	Attractively Priced! Sale: <\$1MM... Call for Details	Dick Porter Kevin Cox
	Up to 60,000 SF +/- Available on 4.12 Acres +/- Site. Dock & Drive-In Access, Zoned M-1. Separate Office & Warehouse Buildings Available.	1402 Ingram Avenue (City of Richmond) Located off Commerce Road... I-95 Access @ Maury Street (Exit 73)	Lease: \$1.50/SF Office/Warehouse Lease: \$1.00/SF Warehouse Sale: Call for Information	Dick Porter Wilson Flohr
	Up to 59,385 SF Available: Includes 1,485 SF Office. 7 Docks, 15'6" Ceilings, Zoned M-1. Ample Parking. Airport Area Location!	5450 Lewis Road (Henrico County) Sandston: 2 Blocks from Richmond Int'l Airport	Lease: \$2.25/SF + Utilities	Cliff Porter
45	58,000 SF +/- Mfg Facility Includes Some Office, ~20' Clear, High Density Sprinklers, Multiple Docks. Adjacent 30k SF Office/Warehouse Available (Priced Separately).	1801 MacTavish Avenue... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	NEW PRICING! Sale: \$1,800,000 Lease: \$3.50/SF Gross	Dick Porter
46	53,455 SF Facility Includes 2,436 SF Office, Zoned M-1, 2.637 Acres, 15 Docks, 1 Drive-In, 22' Ceilings, 25 Parking Spaces. Current Tenant Would Like to Remain.	2250 Charles City Road (Henrico County) Richmond Industrial Interport Charles City Road & Klockner Drive	<b>UNDER CONTRACT!</b>	Cliff Porter
47	Potential Redevelopment/Renovation: 53,392 SF 4-Story Facility on 1.209 Acres. Zoned M-1. CBD Enterprise Zone!	221-225 Bollingbrook Street Located in Historic Old Towne Petersburg, VA	<b>UNDER CONTRACT!</b>	Cliff Porter
	5,000 to 47,000 SF +/- Warehouse, Heated & Lit, 2 Loading Doors. Zoned M-1. Enterprise Zone Location. Fenced Lot Potential.	3801 Carolina Avenue Henrico Co. Location Off Laburnum Ave	Lease: \$1.60/SF Gross (Unsubdivided) "Can Divide" - Short Terms Considered	Dick Porter
49	45,375 SF Office/Warehouse, Includes 12k SF 2-Story Office. 75% Conditioned, Gas Heat, 18' to 22' Ceilings, Built 1986. Zoned M-3 Heavy Industrial. 2 Docks & 5 Drive-Ins.	11126 Leadbetter Road Hanover Industrial Air Park Location Near Whitesel Rd & Air Park Rd	Lease: \$6/SF NNN	Kevin Cox
50	42,895 SF +/- Office/Warehouse Zoned M-1. 14 Docks, 24' Clear Ceilings, ESFR Sprinklers, 45' x 40' Column Spacing, 6" Reinforced Concrete.	5401 Lewis Road (Sandston, VA) Richmond Int'l Airport Area Location	Sublease: \$2.95/SF Gross Through February 28, 2012	Cliff Porter
	Up to 41,000 SF... Can Divide! Suite 3905: ~18k SF with ~2,500 SF Office, 2 Docks, 1 Drive-In. Suite 3907: ~23k SF, 2 Docks. 3 Phase Electrical. Sprinkler System.	3905-3907 Carolina Avenue ENTERPRISE ZONE Location... Proximate to Richmond Int'l Raceway @ Laburnum Avenue	Lease: \$3.50/SF NNN	Bob Porter Owner/Agent

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52	40,170 SF +/- Facility on 2.05 Acres, Zoned M-2, 14' to 33' Ceilings, Fenced Yard, 7 Docks + 1 Ramp, Sprinkler Fire Suppression Installed.	1600 Valley Road Enterprise Zone: I-95 Access @ 3rd Street I-64 Visibility North of I-95 Interchange	Sale: \$1,200,000 Lease: \$2.95/SF Net	Byron Holmes
53	36,051 SF +/- Includes 15,871 SF Office. CAN DIVIDE! Dock & Drive-In Access + Yard Storage Area. Zoned M-3. Two 5-Ton Cranes. 20' to 22' Clear, Heavy Electrical.	8407 Erle Road (Hanover County) Ellerson Industrial Park... Off Meadowbridge Road in Mechanicsville!	<b>Lease: \$5/SF NNN (Office)</b> <b>Lease: \$3/SF NNN (Warehouse)</b>	Cliff Porter
54	35,594 SF +/- <u>Modern</u> MFG Facility on 4.55 Acres Zoned I-1. Includes 5,954 SF Office + Lab in Production Area. 15-Ton OH Crane, 3 Phase Svc, 1 Dock, 2 Drive-Ins. <b>100% AC!</b>	8020 Whitepine Road... Chesterfield Industrial Air Park! Convenient to Rt. 288 & Powhite Pkwy!	EXPANDABLE! Potential 30k SF Addition! <b>Sale: \$1,990,000...</b> Lease: Call for Information	Dick Porter
55	Up to 35,000 SF +/- Warehouse (Includes Some Office). ~20' Ceilings, Dry Pipe Sprinkler System, Multiple Docks. Zoned M-2. Immediate I-95 Access!	2700 Deepwater Terminal Road (Building 4) City of Richmond ENTERPRISE ZONE!	Lease: \$2 - \$3/SF Gross <b>Potential for Adjacent 95k SF!</b>	Dick Porter
56	32,000 SF +/- Warehouse in 2 Section: 12k SF & 20k SF. Zoned M-1, 16' Clear, Dry Sprinkler System. 1 Truck Dock w/ 2 Levelers + Covered Canopy & 1 Add'l Truck Door.	1001 East 12th Street (City of Richmond) Proximate to Commerce Rd & Maury St!	Lease: \$2.25/SF Gross	Byron Holmes
57	32,000 SF +/- Complex Includes <b>NEW 20k SF</b> + <b>Adjacent 12k SF (LEASED)</b> , Both w/ <b>HVAC</b> + Dock Loading, Additional 1.7-Acre Lot to Rear <b>Fronting I-95</b> .	<b>Proximate to VCU... Enterprise Zone!</b> 900 W. Leigh Street w/ I-95 Frontage <b>@ Belvidere St / I-95 Exit</b>	<b>INCOME PRODUCING!</b> 1/3 Leased! <b>Lease: \$4/SF Net</b> <b>Sale: \$1,950,000 (Including Lot)</b>	Dick Porter
	58 <b>Up to 20,050 SF +/- Warehouse.</b> Zoned M-1, Dock Loading & Ramp. Up to 25' Clear Ceilings, 3 Phase Service, Sprinkler System.	I-95 Frontage! Across from Southpark Mall! 1104 West Roslyn Road (Colonial Heights)	Lease: \$3 to \$4/SF Gross + Water/Sewer	Dick Porter
59	<b>30,000 SF +/- Off/Whse</b> Includes 10k SF Dual Level Office, Multiple Docks, ~17' Clear, 100% Sprinklered. <b>Adjacent 58k SF</b> Mfg Facility Available (Priced Separately).	1814 High Point Avenue... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	<b>NEW PRICING!</b> <b>Sale: \$750,000</b> <b>Lease: \$3.00/SF Gross</b>	Dick Porter
60	Contractor's Storage Yard + 5-Bldg Complex: 5,200 SF Main Office, 1,800 SF & 6,400 SF Warehouses, 6k SF & 9k SF Storage Sheds on 9.92 Acres +/- Zoned M-2.	4600 & 4680 Vawter Avenue Henrico Co: Fairgrounds Area Location Contractor Storage Yard	Sale: \$1,900,000 Lease: \$1 to \$5/SF Ind Gross Lease: \$1,000/Acre Land Area	Cliff Porter Bob Porter
61	<b>INCOME PRODUCING: 27,100 SF Available</b> w/ Balance Leased. 114,714 SF RBA (Includes 4,200 SF office) on 5.13 Acre... 18' -25' Ceilings, Dry Sprinkler, 7 Docks, 1 Van Height Door, 3 Drive-ins, 2400 Amp 480 Volt Svc, Zoned I-3.	8401 Fort Darling Rd 8331 Fort Darling Rd (Adjacent 6.5 Acres) <b>Chesterfield County Enterprise Zone</b> <b>Outdoor Storage Allowed!</b>	Sale: \$2,350,000 Seller Financing Possible Lease: \$3/SF NNN <i>Additional 6.5 Acres Priced Separately</i>	Cliff Porter Dick Porter
62	26,472 SF +/- Mfg Facility: Includes ~1,950 SF Lab + ~8,614 SF Upscale Office, 8.15 Acres, Zoned M-1, Paved/Fenced Outside Storage, 14' Clear, 3 Docks, 1 Ramp. Enterprise Zone, New Roof 2002/2003 (South Side).	4725 Jefferson Davis Highway Less Than 1 Mile to Philip Morris... I-95/I-895 Access Between Chippenham & Bells Road!	<b>Located Adjacent to DuPont</b> Sale: \$995,000	Dick Porter
63	24,000 SF +/- Available: Includes ~6,800 SF Office + Multiple Enclosed Production. Gated/Fenced/Paved Parking, Zoned M-1. 100% AC! Compressor Lines Throughout.	3900 Carolina Avenue (Henrico County) Proximate to Richmond Int'l Raceway... Just off Laburnum Ave (Enterprise Zone)	Lease: \$3.50/SF NNN	Dick Porter Wilson Flohr
<b>INDUSTRIAL (CHESAPEAKE/NORFOLK MSA)</b>				
64	130,000 SF Industrial Facility on 9.5 Acres... Zoned M-1. RAIL SERVED! 10 Docks & Oversized Drive-In.	723 Fenway Avenue (Chesapeake, VA) Convenient I-64 Access @ Route 17	<b>PRICE REDUCED!</b> <b>Sale: \$4,750,000</b>	Bob Porter
65	10,200 SF +/- Facility: Current Use as Office & Trailer Staging (Removable Office Build Out). <u>Former Use: Truck Terminal (21 Docks + 1 Ramp)</u> . Paved, Graveled, Fenced.	1305 Cavalier Boulevard (Chesapeake, VA) Cavalier Industrial Park Location... I-664, I-264 & I-64 (Exit 297) Access!	<u>Outside Storage Allowed!</u> Sale: Call for Information <i>Co-Listed with: The Garibaldi Group</i>	Dick Porter
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
66	Build to Suit: Up to 60,000 SF (Min. 15,000 SF). 28' Clear Ceilings. 330' Wide x 180' Deep. Multiple Docks & Drive-Ins. Sprinklered. Zoned I-1.	Oak Lake Business Center Located off Genito Road @ Route 288!	Leasing Opportunities: Call for Details! 2nd Floor Office Potential to 20,000 SF w/ Two 6-Passenger Elevators.	Byron Holmes
67	Up to 32,000 SF +/- Off/Whse Available... (4,000 SF min.), Zoned I-1, Chesterfield Air Park Location! 5 Docks & 3 Drive-Ins. Proposed New Construction!	7900 Whitepine Road Chesterfield County	Sale: \$102/SF Lease: Call for Information	Byron Holmes
68	20,131 SF +/- Office/Warehouse on 4 Acres. Zoned I-2, Covered Loading Dock to Accommodate 10 Box Trucks + 2 Truck Height Doors. 22' Clear.	2401 Bellwood Road Easy Access to I-95 @ Willis Rd (Exit 94)	Sale: \$1,650,000 Lease: Call for Information	Byron Holmes
69	<b>16,400 SF +/- Showroom/Office/Warehouse on 1.34 Acres. Zoned I-1, 16' Ceilings, 3 Docks &amp; 1 Drive-In. New Roof in 2004 &amp; New Pella Windows in 2002!</b>	<b>10802 Trade Road</b> <b>Southport Business Center Location</b>	<b>SOLD!</b>	<b>Byron Holmes</b>
70	<b>Up to 16,000 SF +/- in 2 Flex Buildings.</b> Built 2008. <b>4k SF Building Leased.</b> Multiple Loading Doors. 1.99-Acre Site Zoned I-1... Outside Storage Permitted.	12631 Oaklake Crest Way Proximate to Rt. 60 & Rt. 360!	<b>Bank Owned... New Pricing!</b> <b>Sale: \$999,500</b> <b>Lease: \$8/SF</b>	Byron Holmes
	71 <b>12,000 SF +/- Office/Showroom/Warehouse: 7,200 SF Available for Owner/User.</b> 1.86 Acres, Built 2002. 16' Ceilings, 2 Drive-In Doors.	1575 Standing Ridge Drive Upscale Oakbridge Business Park Location	<b>Sale: \$1,400,000</b> <b>Lease: \$10/SF Gross... Will Divide!</b>	Byron Holmes
72	12,000 SF + 4k SF Mezzanine, Includes 8k SF Warehouse, 2 Drive-Ins, Zoned C-5, 20' Clear.	17211 Hull Street Road (Moseley, VA) Fronting on Rt. 360, West of Rt. 288	Lease: \$6/SF NNN	Cliff Porter
73	<b>From 2,700 to 11,700 SF +/- Office/Warehouse Includes 900 SF Office,</b> 1.16 Acres. Attractive Masonry & Glass, Built in 2006, 18' Clear in Whse, Drive-In Loading.	OWNER/USER/INVESTOR Opportunity! 14341 Sommerville Court (Midlothian, VA) Proximate to Rt. 60 & Rt. 288	Existing Rental Income In Place! Sale: \$1,700,000 Lease: \$9.50/SF	Byron Holmes
74	<b>11,000 SF +/- Flex Space Available (Owner Will Divide!.. 2,000 SF Min.</b> Masonry Construction. 3 Phase Electrical, Dock & Drive-In Loading.	<b>7729 Pocoshock Way</b> <b>Located off Hull Street/Route 360... 1.2 Miles from Chippenham Parkway/Route 150!</b>	<b>UNDER CONTRACT!</b>	<b>Byron Holmes</b>
	75 <b>9,000 SF +/- Office/Warehouse Available.</b> Zoned I-1, Sprinklered, Dock Loading, Brick & Glass Exterior + Ample Parking.	512 Southlake Boulevard Chesterfield County... Near Chesterfield Towne Center Off Rt. 60!	<b>Lease: \$8/SF + \$0.80/SF CAM</b> <b>Southport Business Center!</b>	Byron Holmes
76	<b>7,300 SF Office/Whse Available.</b> 100% HVAC, 400 Amp 3 Phase Power, 1 Drive-In with LiftMaster Automatic Opener, Fire Sprinkler Sys, Zoned C-5. 10' to 12' Clear.	7501 Iron Bridge Road Significant Visibility @ Iron Bridge Rd/Rt. 10 Chesterfield Air Park... Rt. 10 Near Rt. 288	<b>Lease: \$4,000/Month</b>	Byron Holmes
	77 <b>7,000 SF Office/Warehouse: Includes 3,500 SF Office, Fenced Storage Area Available, 2 Drive-In Doors. Built 2007... Excellent Condition! Can Divide.</b>	<b>12224 Wilfong Court</b> <b>Oak Lake Business Center Location</b>	<b>Lease: \$8.95/SF</b> <b>Sale Opportunities Available</b>	<b>Byron Holmes</b>
78	Up to 6,500 SF +/- Office/Warehouse... Zoned I-1, Outside Storage Available, Ground Level Loading Doors.	13301 Ramblewood Drive Chester, VA	Lease: \$5/SF	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
79	6,240 SF +/- Available: Includes ~2,000 SF Finished Open Area on 0.9 Acre. I-2, C-2 + Other Uses Allowed. 2 Drive-In Doors & 2 Van-Height Doors.	14440 Sommerville Court Visibility from Midlothian Turnpike/Rt. 60... 30,000 Vehicles Per Day!	Lease: \$9/SF	Byron Holmes
80	6,060 SF Available (13,060 SF Total Building), Zoned I-1, Dock High Loading, 16' to 18' Clear Ceilings. Electrical Svc to Include 400 Amp 206V & 480V 3 Phase Services.	7518 Whitepine Road Chesterfield County Air Park Location	Lease: \$1,600/Month	Byron Holmes
81	Oak Lake Business Park: 6,000 SF +/- Flex Available (24,000 SF Building), Built in 2008, 18' Clear, 2 Drive-In Doors, Sprinklered.	12101-12121 Wilfong Court (Building B) Immediate Rt. 288/Rt. 360 Access! Located Near SportsQuest	Lease: \$6/SF Sale: \$1,650,000	Byron Holmes
82	From 3,200 SF to 6,400 SF +/- Office/Warehouse Space. 18' to 20' Ceilings. 2 Drive-In Doors. Sprinkler System.	8747 Whitepine Road Chesterfield Air Park	Lease: Call for Information	Byron Holmes
83	6,000 SF +/- PROPOSED Off/Whse... Includes 1,000 SF Office + 2 Restrooms, Zoned I-2. 20' Clear at Eaves, 3 GL Doors & Dock Potential. 400 Amp Single Phase Electrical.	13537 Charlotte Court (Chester, VA) Includes 0.75 Ac Outside Storage (Potential for Add'l 1 Acre!)	Lease: \$7/SF Gross	Byron Holmes
84	<b>Office &amp; Office/Whse Suites Zoned M-1 Available:</b> Suite A: 2,605 SF Office Suite B: 2,519 SF Office Suite D: 931 SF Office/Warehouse	711 Moorefield Park Drive <b>EXTERIOR SIGNAGE AVAILABLE!</b> <b>Conditioned Warehouse + Ample Parking!</b>	<b>ALL SUITE LAYOUTS CUSTOMIZABLE!</b> Lease: \$7/SF Gross (Warehouse) Lease: \$9/SF Gross (Office) Office/Whse Build-Out to Suit!	Byron Holmes Cliff Porter
85	Suite 461: 1,140 SF Office Available Suite 467-A: 4,747 SF Off/Whse (Includes 1,369 SF Office) Suite 481-A: 4,128 SF Off/Whse (2,128 SF Off & 2 Docks) Suite 491-B: 4,753 SF (2,500 SF Open Office + Dock)	<b>Southport Corporate Center</b> <b>461-491 Southlake Boulevard</b> <b>Office &amp; Office/Whse Suites Proximate to</b> <b>Chesterfield Towne Center!</b>	Lease: \$11.50/SF Office Lease: \$7.50/SF Warehouse Incl. Base Yr Tax, Ins, Water/Sewer Sublease: \$11/SF (Ste 491) Can Divide!	Byron Holmes
	3,966 SF +/- on 0.97 Ac (Includes 1,697 SF Office) Built 1986. 2 Drive-Ins, Secure Storage Yard.	3101 Warbro Road... Powhite Pkwy & Rt. 288! Zoned for Contractors	<b>NEW PRICING! Sale: \$395,000</b> <b>Lease: \$3,200/Month</b>	Byron Holmes
87	3,400 SF Available with 1 Drive-In Door. Zoned I-1, Built 1999. Ample Parking.	13513 East Boundary Road Brandermill Trade Center Location	Lease: \$7.75/SF IG	Byron Holmes
	<b>3,320 SF +/- Storage Building on 0.75 Acre. Zoned B-3. Paved Site.</b>	<b>61 Labrook Concourse</b> <b>Proximate to Chippenham Parkway</b>	<b>Sale: \$125,000</b>	<b>Byron Holmes</b>
89	3,300 SF Office Condo (Includes 500 SF Warehouse), Dock Loading.	9710 Farrar Court, Suite L Moorefield Business Park	Sale: \$415,000	Byron Holmes
90	2,654 SF +/- Office/Warehouse Space + 740 SF Additional Loft Space. Zoned C-5, Ample Parking, Drive-In Access.	11626 Busy Street Near Chesterfield Town Ctr off Rt. 60!	Sale: \$350,000 Lease Opportunities Available	Byron Holmes
91	2,608 SF +/- Office/Lab & Warehouse Suite with Dock Loading.	483 Southlake Boulevard Southport Office Park Location	Sublease: \$9.44/SF (Thru 10/31/2013) Includes Water & Sewer	Byron Holmes
	<b>2,000 SF +/- Office Available.</b> 19,295 SF +/- Flex Building on 1.79 Acres, 5 Docks, 1 Drive-In. Zoned I-1... Outside Storage Permitted. Built in 2000.	1643 East Oak Lake Boulevard Adjacent to Powhite Parkway & Rt. 288	<b>Lease: \$7/SF</b> <b>Sale: \$1,650,000... Owner/User or Investor!</b>	Byron Holmes
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (DINWIDDIE &amp; AMELIA COUNTIES)</b>				
93	5,400 SF Office + Additional 1,000 SF Warehouse on 1.865 Acres, Zoned B-1. Built in 1990.	~15 Minutes from Woodlake off Rt. 360! 13241 Mt. Olive Lane (Amelia County)	Sale: \$499,000 Lease: Call for Information	Byron Holmes
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (GOOCHLAND &amp; LOUISA COUNTIES)</b>				
	<b>NO CLOSING COSTS! New Office/Warehouse (6k SF) + Build-to-Suit Sites.</b> 400 Amp 230 Volt Svc, 20' Ceilings, Masonry Construction. Fully Insulated. Propane Heat (Whse). 5.4 Acres +/- Site. Dock & Drive In Loading.	MIDPOINT INDUSTRIAL PARK 113-119 Midpoint Drive Pad Sites Available... Priced Separately!	<b>Lease: \$4.95/SF... Free Rent Offered!</b> Sale: \$350,000 (6k SF Shell Bldg) Sale: \$75,000 Per Pad Site (3 Available) Special Owner Financing Available!	Kevin Cox
95	4,626 SF +/- Office on 2.14 Acres +/- Fenced, Graveled Outside Storage. Zoned M-2.	2314 Commerce Center Drive Rockville, VA... Convenient I-64 Access!	Ideal Contractor or Trailer Storage Yard! Sale: \$850,000	Kevin Cox
96	2,000 SF Office/Warehouse Condos Zoned M-2 <b>Phase I Complete:</b> Two Units Remaining for Sale <b>Phase II Complete:</b> 2,000 SF to 10,000 SF For Sale... with 4,000 SF Remaining For Lease!	Available for Sale/Lease! 112 Midpoint Drive @ Midpoint Industrial Park Goochland County	Unit A5 Sale: \$170,000 Unit A6 Sale: \$185,000 <b>Units B2 &amp; B3: \$350,000 Ea (2k SF Ea)</b> <b>Units B1-B5: \$850,000 (10,000 SF)</b> Lease: Call for Information	Kevin Cox
	<b>1,250 SF +/- Units (2 Each Available)...</b> Each Unit Incl. 500 SF Off., 1 Dr.-In (10'x10'), HVAC & Heat Pump (Office), Gas Heat (Warehouse). Zoned M-2.	2410-2414 Granite Ridge Road <b>ROCKVILLE COMMERCE CENTER INDUSTRIAL PARK</b>	Lease: \$1,060/Month/Unit <b>BLDG B: Units 2 &amp; 3 Available</b>	Kevin Cox
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (HANOVER, KING WILLIAM &amp; ESSEX COUNTIES)</b>				
98	90,000 SF Off/Whse (Min. 36,000 SF) w/ 1 Drive-in, 24' Clear, ESFR Sprinkler.	Northlake Industrial Park Phase VI @ I-95/Lewistown Rd Exit	Lease: Call for Information	Bob Porter Owner/Agent
99	<b>45,375 SF Office/Warehouse, Includes 9,000 SF 2-Story Office.</b> 75% Conditioned, Gas Heat, 18' to 22' Ceilings, Built 1986. Zoned M-3 Heavy Industrial.	11126 Leadbetter Road Hanover Industrial Air Park Location Near Whitesel Rd & Air Park Rd	Lease: \$6/SF NNN	Kevin Cox
100	Office/Whse Condos: 2,100 to 4,800 SF +/- (up to 31,000 SF), Zoned M-3. Secure, Fenced Yard Could be Provided.	Executive Suites of the Air Park (Phase III) Hanover Industrial Air Park (Ashland, VA)	Sale: \$90/SF Shell	Kevin Cox
101	2-Building Complex: 18k SF Office/Shop (1.5-Acre Fenced Yard, 2 Docks, 3 Drive-Ins) + 9k SF Office/Shop (.50-Acre Fenced Yard, 1 Dock, 2 Drive-Ins). 3 Phase Service.	10987 Richardson Road (Ashland, VA) Hanover Industrial Air Park Location	Lease: \$6.67/SF Buildings Separately Metered (Electric & Water)	Kevin Cox
102	Up to 23,400 SF +/- Office/Warehouse (Includes 2,500 SF Office), 3 Docks, 1 Drive-In Door. Add'l 4,500 SF Office Available (Suites A-B). Landlord will subdivide!	Presidential Business Center 325 Hill Carter Parkway, Suites E-M	Lease: \$7.50/SF NNN	Kevin Cox
103	<b>22,400 SF +/- Office/Warehouse (Includes 4,400 SF Office), 2.02 Acres +/- Site, Zoned M-2, 2 Docks, 1 Drive-In.</b>	<b>11049 Lakeridge Parkway</b> <b>Convenient to Rt. 1/Washington Highway!</b>	<b>SOLD!</b>	<b>Kevin Cox</b>
104	Up to 21,000 SF +/- Avail: Includes Racking, 2 Doors, 32' Clgs, 50' x 50' / 50' x 55' Col Spacing. Zoned M-2.	11798 Lakeridge Parkway Convenient I-95 Access at Lewistown Road!	Lease: \$5.00/SF Gross	Bob Porter
105	<b>20,000 SF +/- Building, Includes 8,434 SF Office on 19.37 Acres.</b> Warehouse Fully Conditioned, 20' to 22' Ceilings, 2 Docks, Zoned M-2, Built 2002, 3 Phase Electrical.	<b>10511 Old Ridge Road</b> <b>Located Off Route 1/Washington Highway in Ashland, VA</b>	<b>UNDER CONTRACT!</b>	<b>Kevin Cox</b>
	<b>20,000 SF Available:</b> Can Divide... Min. 5,000 SF Whse, Built 2001, Zoned M-3. Dock, 18' to 20' Clgs. 20' Eave Height. 3 Phase Electrical, Wet Sprinklers. Dock Loading.	11152 S. Leadbetter Road Hanover Industrial Air Park Location	Lease: \$6/SF NNN Est. \$1.15/SF Taxes/Ins/CAM	Bob Porter Kevin Cox


	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
107	18,942 SF Enclosed Office/Whse & Shop Complex + 12,958 SF Open-Sided Space on 8 Acres +/- Zoned M-1. CSX Rail Spur on Site. Can Subdivide!	12447 Maple Street (Ashland, VA) High Growth Corridor off Rt. 1/Washington Highway!	Lease: \$13,000/Month (Unsubdivided)	Kevin Cox
108	15,000 SF +/- Office/Warehouse on 3.68 Acres, Zoned M-3. 1 Drive-In & 2 Docks. 800 Amp 208 Volt 3 Phase Power.	11250 Hopson Road Convenient Hanover Air Park Location!	Sublease: \$4/SF NNN	Kevin Cox
109	Build to Suit: 12,000 SF (4 Bays) on 2.19 Acres Zoned M-2, 22' Ceilings, 2 Docks, 120/208v 3 Phase Service.	Hunter's Ridge Industrial Park 11532 Fox Cross Road (Ashland, VA)	<b>Lease: \$9 to \$10/SF NNN</b> <b>Sale: \$315,000 (Land Only)</b>	Cliff Porter
110	12,000 SF Office/Warehouse Bldg + 8k SF Basement Storage. Zoned M-2, 5-Ton OH Crane. 18' Clear at Eaves, 400 Amp 480/270 Volt 3 Phase Svc. Yard Area Available.	10477 Cobbs Road Hanover Industrial Air Park Location!	Lease: \$4,500 to \$6,000/Month	Bob Porter Kevin Cox
	<b>10,600 SF Office/Warehouse Bldg + Mezzanine Area.</b> Includes 2k SF Office, 1.24 Acres, 3 Drive-In Doors. 18' to 20' Clear, 600 Amp 3 Phase Svc.	10988 Leadbetter Road Hanover Industrial Air Park Location... I-95 Access @ Atlee Elmont!	<b>PRICE REDUCED!</b> <b>Sale: \$742,000</b> <b>Lease: \$6.50/SF NNN</b>	Bob Porter Kevin Cox
112	10,510 SF +/- Office/Whse on 1.7 Acres, Includes 2,560 Office, 3 Phase Power, 5 Drive-In Doors + 4-Ton Crane. Up to 22' Ceilings. Zoned M-3.	10979 Richardson Road Hanover Industrial Air Park Location	Sale: \$790,000	Kevin Cox
113	9,700 SF Office/Warehouse Building + Paved Storage Area. Zoned M-3... Corner Lot! 1-Acre +/- Site.	11106 Leadbetter Road Hanover Industrial Air Park	Sale: \$950,000 Lease: \$10/SF NNN	Kevin Cox
	<b>New Construction/Renovation! 8,787 SF Building: 5,557 SF Office/Warehouse Available for Lease.</b> 18' Clear, 2 Drive-Ins, Zoned M-3. Ideal for Owner/User/Investor!	<b>11173 Leadbetter Road</b> High Visibility Location... Frontage on Air Park & Leadbetter Roads!	<b>Sale: Call for Information</b> <b>Lease: \$8.75/SF NNN (Office)</b> <b>Lease: \$5.75/SF NNN (Whse)</b>	Cliff Porter Kevin Cox
115	8,460 SF +/- Off/Whse Bldg, 1.38 Acre Site, Dock High Loading, M-3 Zoning, Convenient to I-95 & I-295!	11144 Progress Road (Ashland, VA) Located Off Atlee/Elmont Exit of I-95	Lease: \$5,500/Month	Kevin Cox
116	8,400 SF +/- Bldg (Includes 2,040 SF Office & Conditioned Shop), 1.66 Acres (M-1), 1 Drive-In, 12' Ceilings, Built 1988.	10455 Dow Gil Road (Ashland, VA) Ashcake Village Location	<b>SOLD!</b>	Cliff Porter Kevin Cox
117	7,450 SF +/- Office/Whse (Includes 1,400 SF Office), 1.38 Acres +/- Zoned M-3. 2 Drive-Ins & 1 Dock (12' x 10').	11189 Leadbetter Road Hanover Industrial Air Park	<b>Priced Reduced!</b> <b>Sale: \$550,000</b>	Kevin Cox
	<b>Up to 5,030 SF +/- Office/Warehouse Available:</b> Suite A: 3,930 SF & Suite F: 1,100 SF. 19' to 22' Clear Ceilings. Zoned M-3. 10' x 10' Loading.	NEW CONSTRUCTION! 11201 Hopson Road (Ashland, VA)	Lease: \$10/SF Excludes Water/Sewer, Trash, Electric, Phone/Internet	Kevin Cox
119	5,000 SF +/- Office/Warehouse, M-1 Zoning, Landlord Will Subdivide!	Presidential Business Ctr, 319 Business Ln I-95 Access... Off Route 1 @ Ashcake Road!	Lease: \$7.50/SF NNN	Kevin Cox
120	5,000 SF +/- Building Includes 800 SF Showroom & 4,200 SF Warehouse. Zoned M-3, Drive-In Access, 0.44 Ac. Site.	11262 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location!	<b>Sale: \$450,000</b>	Kevin Cox
121	4,500 SF +/- Office Available, Zoned M-1. Landlord will Subdivide!	Presidential Business Center 325 Hill Carter Parkway, Suites A-B	Lease: \$9.50/SF NNN	Kevin Cox
122	4,030 SF +/- Total, Includes 800 SF Office, 1 Drive-In Door (12' x 10'), Zoned M-3.	11138 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location	Lease: \$2,700/Month NNN	Kevin Cox
123	NEW CONSTRUCTION! 4,000 SF Office/Warehouse Available (Includes 2k SF Office), 1 Acre Paved Yard, Zoned M-1. Drive-In Loading.	12124 Washington Highway (Route 1) Convenient Location South of Ashcake Rd & North of Success St!	Lease: \$3,000/Month Gross	Kevin Cox
124	Two Bldgs (1,600 SF & 2,400 SF) on 1 Acre, Zoned B-3 (Used Car Dealership Allowed), Graveled Lot.	8130 Elm Drive (Rt. 360, Mechanicsville, VA) Possible Owner Financing!	Sale: \$575,000... Motivated Seller! Lease: \$3,500/Month	Kevin Cox
125	3,200 SF +/- Flex Condo Unit Includes 2,360 SF +/- Office and 850 SF +/- Warehouse. Zoned M-3. 18' Eave Height.	11206 Leadbetter Road, Unit 4 Hanover Industrial Air Park Location!	<b>Price Reduced!</b> <b>Sale: \$349,000</b>	Kevin Cox
126	<b>THREE UNITS AVAILABLE!</b> 2,125 SF Each Including 1,125 SF Office Space & 1,000 SF Warehouse, 3.09 Acres +/- Site, Zoned M-3 Heavy Industrial, Rear Drive-In Loading.	AIR PARK OFFICE SUITES 11139-59 Air Park Road Ashland, Virginia	<b>Up to 6,375 SF Total Available</b> Lease: \$8/SF Industrial Gross	Kevin Cox
127	2,000 SF +/- Office/Whse Condo. Built 2006, Zoned M-3. 1 Drive-In (10' x 10'). Access to I-295 in Hanover Ind Air Park!	Executive Suites of the Air Park (Phase I) Building B, Unit 2	Sale: \$240,000 Lease: \$10/SF w/ 500 SF Office Build Out	Kevin Cox
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO &amp; CHARLES CITY COUNTIES)</b>				
128	Up to 37,600 SF, 20-24' Clear, up to 8 docks - Expandable to 54,400 SF - Prime Location! Visible from I-195!	2190 Westwood Trail @ I-95/I-64/I-295 Near Dabney Center at Hamilton Street	Lease: Call for information	Bob Porter Owner/Agent
129	Office/Warehouse: 18' Clear, Zoned M-1, Wet Sprinklers. <b>Suite 4300: 6,994 SF (1,000 SF Office &amp; 1 Dock)</b>	4300-4326 Eubank Road Richmond Int'l Airport Area Location	Lease: \$4.25/SF Gross	Cliff Porter
130	22,000 SF +/- Includes 4,500 SF Office + Add'l 1,000 SF Office. Fully Conditioned, Sprinklered, 7 Docks, 1 Drive-In Ramp + 3 Drive-In Doors. Zoned M-1C.	5251 Air Express Road Richmond Int'l Airport Location!	<b>Sublease: \$1.50/SF NN</b> <b>Taxes/Insurance Est. @ \$0.43/SF</b>	Cliff Porter
131	Office/Whse Available: Wet Sprinklers, 20' Clgs, Zoned M-1. Suite 4317-21: 18,000 SF Available (5 Docks)	Interport I: 4301-4329 November Avenue Richmond Int'l Airport Area!	<b>Lease: \$3.85/SF NNN</b> <b>Suite 4307-09: LEASED!</b>	Cliff Porter
132	<b>16,747 SF Facility Includes 1,496 SF Office, 15,241 SF Whse + 1,350 SF Mezzanine Offices/Storage on 1.12 Acres, Zoned M-1C, 20' Clear, Sprinklered.</b>	3496 Deep Rock Road (Henrico County) West End Location off Gaskins Road & West Broad Street!	Lease: \$6.25/SF NNN	Cliff Porter
133	Up to ~12,800 SF Drive-In Facility. Part of ~28,698 SF Complex on 3.98 Acres. Zoned M-1. Ample Parking.	4400 West Broad Street Near West End: Proximate to Staples Mill Rd	Lease: \$4/SF Net	Dick Porter Wilson Flohr
	<b>Glenfield Business Center:</b> Zoned M-1C, Wet Sprinklers. **Suite 2527-29: 8,560 SF... 492 SF Office & 2 Docks. **Suite 2535: 4,175 SF... 1 Dock	2501-55 Mechanicsville Turnpike Great Access from I-64!	<b>Lease: \$6/SF IG + \$0.35/SF CAM</b>	Cliff Porter
135	8,400 to 16,800 SF Flex Zoned M-2: 1k SF Office + 1k SF Showroom, 4 Docks, 18' Clear. Tractor Trailer Accessible.	2277 Dabney Road, Suites A-D Near West End Location in Dabney Center!	Sublease: Call for Information	Dick Porter
	<b>8,320 SF +/- Warehouse/Service/Showroom on 1.695 Acres Zoned M-1. Fully Conditioned Space! 1 Drive-In, 10' Ceilings.</b>	<b>4508 Oakleys Lane</b> <b>Convenient to I-64 &amp; Richmond Int'l Airport</b>	<b>Owner Financing Available!</b> <b>Sale: \$498,000</b> <b>Lease: \$3,500/Month NNN</b>	Kevin Cox
137	6,640 SF +/- Office/Warehouse (Includes 1,000 SF Office), Zoned M-1, 12' Ceiling, 4 Drive-In Doors, 200 Amp 220 Volt 3 Phase Electrical. Built in 2005. CAN DIVIDE!	4104 Eubank Road (Henrico County) Great Location... Proximate to Richmond Int'l Airport!	Sale: \$550,000 Lease: \$5.95/SF	Byron Holmes
138	<b>2,862 SF Flex Space Including ~500 SF Office, Conf Room + 7 Offices. Zoned M-1C, Dock Loading.</b>	<b>3532 Mayland Court</b>	<b>UNDER CONTRACT!</b>	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	139 2,604 SF Office (Includes ~600 SF Whse), 17' Ceilings, 3 Phase Power, 1/2 Acre Storage Yard, Zoned M-1.	3002 Lincoln Avenue Located off Staples Mill Rd & Hilliard Rd	<b>NEW PRICING! Sale: \$350,000</b>	Byron Holmes
	140 2,400 SF Building (Former Lance Vending Storage), Paved Site, 1.15 Acres, Zoned M-2, Built in 1992.	4380 Vawter Avenue	Sale: \$125,000	Byron Holmes
<b>FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)</b>				
	141 26,190 SF Office/Whse on 1.16 Ac, 2 Docks w/ GL Potential, 24' Clear, Zoned M-1. 600 Amp 277 Volt 3 Ph, Sprinklers.	5611 Pride Road (Proximate to Route 60) Convenient to Chippenham Parkway!	<b>Subdividable for Investment! Sale: \$975,000</b>	Byron Holmes
	142 20,000 SF Office/Warehouse... Includes 2k SF Office & Showroom. Some AC in Whse, 16' Ceilings, Fenced Lot.	5411 & 5421 Distributor Drive Off Midlothian Tnpk/Rt. 60 Near Chippenham	Sale: \$650,000 Seller Financing Available!	Byron Holmes
	143 <b>NEW 20k SF Bldg</b> (Contiguous <b>12k SF Bldg LEASED</b> ) w/ <b>HVAC</b> + Dock Loading. Add'l 1.7 Acre Lot to Rear <b>Fronting I-95</b> Also Available!	<b>Proximate to VCU... Enterprise Zone!</b> 900 W. Leigh Street w/ I-95 Frontage @ Belvidere St / I-95 Exit	<b>Sale: \$1,300,000 Lease: \$4/SF Net</b>	Dick Porter
	144 <b>Investment or Potential Redevelopment with Prime I-95 Visibility: 19,478 SF Hospitality/Motel on 1.29 Acres.</b>	<b>1500 Sherwood Avenue Diamond Area Location</b>	<b>Sale: Call for Information</b>	<b>Bob Porter Wilson Flohr</b>
	145 <b>15,000 SF +/- Facility: 10k SF &amp; 5k SF Sections. 2 Drive-In Doors, ~12' Ceilings, 0.57 Acre +/- Zoned M-2. Current Use: Fabrication.</b>	<b>1726 &amp; 1728 Arlington Road Enterprise Zone! Diamond Area/Scott's Addition I-64/I-95/I-195 Access!</b>	<b>Sale: \$686,000 Potential for Partial Seller Leaseback!</b>	<b>Dick Porter Wilson Flohr</b>
	146 12,849 SF +/- Industrial Bldg. (Incl. 500 SF Office), Divided into 2 Sections: 6,754 SF +/- & 6,905 SF +/- on a 0.62 Acre Site, 3 Docks & 1 Drive-In Door, 20' Clear, Storage Yard.	611 & 613 Wickham Street City of Richmond	<b>Sale: \$499,000</b>	Byron Holmes
	147 12,000 SF Building (NEW Contiguous <b>20k SF Bldg</b> Priced Separately) w/ <b>HVAC</b> + Dock Loading. Add'l 1.7 Acre Lot to Rear Fronting I-95 Also Available!	Proximate to VCU... Enterprise Zone! 900 W. Leigh Street w/ I-95 Frontage @ Belvidere St / I-95 Exit	<b>100% LEASED... INCOME PRODUCING! Sale: \$700,000</b>	Dick Porter
	148 10,740 SF +/- Truck Terminal Includes 2-Story Office Bldg, 20 Doors + Repair Facility in Rear (Accommodates 2 Tractors). 2.80 Acres +/- Site Zoned M-1.	1635 Commerce Road <b>OUTSIDE STORAGE ALLOWED!</b>	<b>NEW PRICING! Lease: \$5,800/Month NNN Sale: \$399,000</b>	Byron Holmes
	149 2-Building Complex: 6,908 SF +/- Office/Shop & 3,200 SF Whse (Leased: Income Producing). Includes 4,145 SF 2-Story Office, 10' Drive-In Door, 3 Phase Electrical.	1731 & 1733 Kelly Road Scott's Addition Location! Enterprise Zone!	<b>BRING ALL OFFERS! Sale: Call for Details Lease: Negotiable</b>	Dick Porter
	150 10,042 SF Office/Whse Available... Includes 1,350 SF +/- Office, 2 Docks + Add'l Side Loading, 20' Clear, Zoned M-1. Sprinklered, Heated + Off Street Parking.	5519-A Pride Road... Convenient to Rt. 60/Midlothian Tnpk & Chippenham Pkwy/Rt 150! ENTERPRISE ZONE!	Lease: \$3.75 to \$4.25/SF Gross	Dick Porter
	151 8,707 SF +/- Office/Shop & Warehouse on 0.57 Acre +/- Zoned B-2.	5724 Hull Street Road Convenient to Chippenham Pkwy!	Sale: \$325,000	Byron Holmes
	152 7,495 SF +/- Automotive Repair Facility, Zoned B-3, 6 Service Bays + Storage/Whse & Showroom Areas. Great Signage & Visibility! <b>Seller Financing Potential.</b>	216 Belt Boulevard Across from New GRTC Bus Terminal	<b>NEW PRICING! Sale: \$465,000 Lease: Call for Details</b>	Byron Holmes
	153 7,200 SF +/- Warehouse Building (~5,500 SF Ground Level Space), Zoned M-1, Drive-In Access, A/C, 277/480 Volt Electrical + On-Site Parking. Air Conditioned.	2915 & 2919 West Leigh Street Scotts Addition Location off the Boulevard Enterprise Zone!	Lease: \$2,000/Month Gross + Utilities Sale: \$400,000	Dick Porter
	154 Suite 1606-08: 5,650 SF Available. Zoned M-1, Drive-In Access, Sprinklered. 14' Clgs in Warehouse. Can Divide.	Commerce Park I, 1606-1642 Ownby Lane Minutes from Downtown, I-64 & I-95	Lease: \$10.50/SF NNN (\$1.50/SF NNN Charges)	Cliff Porter
	155 4,695 SF +/- (Includes 1,300 SF Office) on 0.4-Acre Site (Additional 0.25-Acre Yard For Lease). Fenced Storage Yard. 6 OH Doors (Drive-Thru Capability), Built 1980.	5976 Midlothian Turnpike Easily Accessible & Highly Visible Location on Route 60!	<b>PRICE REDUCED! Sale: \$360,000</b>	Byron Holmes
	156 4,000 SF +/- Industrial Building on 0.31 Acre + 0.7 Acre Yard Area For Lease... Priced Separately.	2300 Anniston Street... Off Magnolia Road! North of I-64 & Mechanicsville Turnpike	Lease: \$2,400/Month NNN Yard Lease: \$1,000/Month NNN	Cliff Porter
	157 3,560 SF +/- Office/Warehouse on 1.73 Acres Includes 1.5 Acres Paved/Fenced. Zoned M-1, 14' Ceilings, 4 Drive-In Doors (14' Clear).	2201 East Belt Boulevard Proximate to Hull St/Rt 360 & Jefferson Davis Highway (Rt 301/Rt 1)	<b>Sale: \$360,000 Lease: \$2,500/Month Gross Industrial</b>	Dick Porter
	158 <b>Up to ~3,036 SF Flex Space</b> (Units Range from 1,104 SF) + Newly Paved Outside Storage (Up to ~3 Acres). Drive-In Access & Dock High Loading. Zoned M-2.	<b>ENTERPRISE ZONE!</b> 1207 School Street Immediate Access to I-64 & I-95!	Building: \$5/SF NNN Lot Storage: \$750/Month (Per 1/2 Acre)	Dick Porter
	159 2-Building Complex: 3,000 SF +/- Total, Includes 1,200 SF Warehouse, 2.97 Acres: Large Storage Yard! Zoned M-1.	2734 Cofer Road (City of Richmond) Proximate to Jeff Davis Highway/Route 1	Sale: \$425,000 Lease: \$3,000/Month	Byron Holmes
	160 0.89 Acre +/- Contractor's Storage Yard Available, B-3 Zoning. Cleared, Graded, Graveled with Security Fencing.	200, 210 & 218 Arcadia Street Convenient to Rt. 60 & Chippenham Pkwy!	<b>Lease: \$1,500/Month</b>	Byron Holmes
<b>RETAIL/OFFICE BUILDINGS (CHESTERFIELD COUNTY &amp; CITY OF COLONIAL HEIGHTS)</b>				
	161 <b>Up to 6,878 +/- For Lease... Can Be Divided!</b> Ample Parking, Zoned B-1C. Easy Access & Proximity to Rt. 288 with GREAT Visibility & Signage on Hull Street Rd/Rt. 360!	13204 Hull Street Road Brandermill Location (Chesterfield County)	Sublease/Lease: Call for Information	Bob Porter Owner/Agent
	162 <b>OWNER RELOCATING: 6,000 SF +/- Showroom Building,</b> 0.64 Acre Lot, Zoned C-5 General Bus. District, Built in 1982. Pylon Signage. ~57,000 Daily Traffic Count.	8221 Midlothian Turnpike <b>RECENTLY RENOVATED!</b> Walthall Subzone... Call for Incentives!	<b>PRICE REDUCED! Sale: \$995,000</b>	Byron Holmes
<b>RETAIL/OFFICE BUILDINGS (HANOVER, HENRICO &amp; KING WILLIAM COUNTIES)</b>				
	163 <b>Up to 9,614 SF Available! Zoned B-3 &amp; M-1.</b> Suite 2121-23: 2,560 SF, Suite 2127-29: 3,000 SF, Suite 2145-49: 4,054 SF.	<b>Staples Mill Center 2121-2149 Staples Mill Road</b>	<b>Lease: \$9.75/SF NNN + Pro Rata Share of Electric</b>	Cliff Porter
	164 Turn Key Car Dealership! 9,480 SF +/- Facility, Includes Showroom + 3,200 SF Warehouse. 2.75 Acres Paved Site, Zoned B-2. Includes 3 Lift Systems, Paint Booth & More!	12141 Washington Highway (Ashland, VA) Highly Visible Location on Route 1!	Sale: \$1,290,000 Lease: \$8,500/Month All Office Furniture Included	Kevin Cox
	165 2,500 to 5,000 SF Office (1st Floor Space). Ample Parking!	8827 Staples Mill Road Proximate to Parham Rd @ Staples Mill Rd!	<b>Lease: \$9.75/SF FSG</b>	Cliff Porter
	166 <b>Owner Must Sell... Will Entertain ALL OFFERS!</b> 2,500 SF +/- Office Bldg on 2.76 Ac, O-2/C-1 Zoning.	10221 Brook Road... Located Just North of Virginia Center Commons!	<b>Price Reduced! Sale: \$499,000 Lease: \$2,400/Month</b>	Kevin Cox
	167 1,150 SF +/- Store + Kiosk & Covered Canopy. Zoned B-1. 3 Ea. 10k Gal. Tanks w/ Veneer Root Monitoring Sys.	5815 Lakeside Avenue Proximate to Lewis Ginter Botanical Gardens!	<b>FUELING STATION Ready to Open!</b> Sale: \$475,000	Byron Holmes
	168 <b>Former BULLETS Drive-Thru Location!</b> 700 SF on 0.461 Ac. Enterprise Zone, Excellent Signage & Visibility! Zoned B-2.	1501 Eastridge Road Between Parham Rd & Three Chopt Rd	Lease: Negotiable	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)</b>				
	169 24,000 SF +/- Office Bldg., Spaces to 4,200 SF, Covered Parking Spaces Available, Zoned B-3, Proximate to I-95.	3212 Cutshaw Avenue Fan Area: Convenient Access off Broad St.	Lease: \$10/SF Full Service	Byron Holmes
	170 15,525 SF +/- 3-Story Office on 0.52-Acre Site, Zoned B-3. Move-In Ready! Former Use as Behavioral Health Center.	180 East Belt Boulevard Located Across from GRTC Corp Office	<b>Price Reduced! Sale: \$499,000</b> Lease: \$3.50/SF NNN	Byron Holmes
	171 9,417 SF Building: Zoning Permits Day Care, Religious, Recreational, Community, Single/Multi Family Uses. 11 Off-Street Parking Spaces, New Sprinkler System (2005).	1312 Bainbridge Street Manchester Area Location 10-Year Tax Abatement (From 2005)	Sale: \$595,000 Leasing Opportunities Available	Byron Holmes
	172 8,050 SF +/- Total Includes 6,250 SF Office/Service & 1,800 SF Metal Shed. On-Site Parking (10-15 Spaces), 1 Drive-In.	1523 West Cary Street Located Off I-195 (Downtown Richmond)	Sale: \$900,000	Kevin Cox
	173 5,600 SF +/- Automotive Facility Built in 1988. Zoned B-3, 3 Drive-In Doors.	5101 Old Midlothian Turnpike Located off Route 60 @ Belt Boulevard	Sale: \$420,000	Byron Holmes
	174 4,646 SF +/- 3-Story Historic Renovated Restaurant. Parking Available. Adjacent Space Available for Lease: 10,860 SF +/- Office/ Whse Including 1,000 SF Office Space.	Great Restaurant/Office Opportunity! 1617 E. Franklin (Corner of Franklin & 17th St) Across from Farmer's Market, Next to Havana '59	Lease: Call for information	Cliff Porter
	175 Up to 3,407 SF Class A Office Available: 1,584 SF 1st Floor & 1,823 SF 2nd Floor Space. Built 1989.	4801 & 4807 Hermitage Road Henrico County: Immediate I-95 Access	Lease: \$12.50 to \$13.50/SF FSG	Cliff Porter
	176 HISTORIC DOWNTOWN LOCATION! 3,000 SF +/- 2-Story Office Building with Basement. Divisible to 1,000 SF.	26 North 8th Street Located One Block from VA State Capitol!	Lease: \$12 to \$16/SF Full Service Gross Sale: \$450,000	Bob Porter
	177 3,000 SF +/- on .71 Acre +/-, Zoned B-3 General Business, Rear Fenced & Paved Lot.	4505 W. Broad Street Highly Visible Location + Excellent Signage!	Sale: Call for Information Lease: \$6,500/Month Net	Bob Porter
	178 <b>2,163 SF End Cap Office Suite. Near Willow Lawn Shopping Center with Easy I-64 Access.</b>	<b>4801 Radford Avenue Off Staples Mill Road &amp; West Broad Street</b>	<b>LEASED!</b>	<b>Bob Porter Owner/Agent</b>
	179 977 SF Available (7,730 SF +/- Gross Building), Medical Uses Permitted, Off-Street Parking Available.	3500 Grove Avenue, Suite 107 Convenient Fan Area Location!	Lease: Call for Information	Byron Holmes
<b>OFFICE BUILDINGS (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
	180 <b>8,800 SF Office Building on 1.64 Acres, Built 1998, Zoned Commercial. Single Story, Brick Construction.</b>	<b>2442 New Dorset Circle Powhatan Commerce Center Business Park</b>	<b>Sale: \$640,000</b>	<b>Byron Holmes</b>
	181 6,648 SF Office Building on 1.08 Acres. Zoned C-2. Multi-Tenant or Single Occupant... Excellent Condition.	6301 Harbourside Drive Desirable Southside Location!	<b>PRICE REDUCTION! Sale: \$795,000</b>	Byron Holmes
	182 6,000 SF NEW Office Building, Built 2010. <b>Can Divide... Suite 569: 3,800 SF &amp; Suite 571: 2,200 SF.</b> Brick Exterior, Single Story, Controlled Campus Setting.	569-571 Southlake Boulevard Southport Office Park Location	Motivated Seller! Sale: \$600,000 Will Consider Partial Financing! Leasing Opportunities Available	Byron Holmes
	183 <b>5,151 SF Office Building on 1.04 Acres... Potential Building Expansion. Loading Dock + Small Storage Area, Built 1988, Zoned I-1, Back-Up Electric Generator.</b>	<b>3106 East Boundary Court Midlothian, VA... Near SportsQuest!</b>	<b>UNDER CONTRACT!</b>	<b>Byron Holmes</b>
	184 <b>Office &amp; Office/Warehouse Suites Zoned M-1 Available:</b> Suite A: 2,605 SF Office Suite B: 2,519 SF Office Suite D: 931 SF Office/Warehouse	711 Moorefield Park Drive <b>EXTERIOR SIGNAGE AVAILABLE!</b> <b>Conditioned Warehouse + Ample Parking!</b>	<b>ALL SUITE LAYOUTS CUSTOMIZABLE!</b> Lease: \$7/SF Gross (Warehouse) Lease: \$9/SF Gross (Office) Office/Whse Build-Out to Suit!	Byron Holmes Cliff Porter
	185 4,899 SF +/- Free-Standing Office Building. Corporate Office Complex, Ample Parking.	707 North Courthouse Road Windsor Executive Center	Lease: \$12.75/SF Full Service Sale: \$489,500	Byron Holmes
	186 <b>4,663 SF Available</b> (10,220 SF +/- Office Building)... 2,494 SF (Suite 101) & 2,169 SF (Suite 201).	611 North Courthouse Road Windsor Executive Center	Lease: \$12.75/SF Full Service Sale: \$1,022,000	Byron Holmes
	187 <b>3,307 SF Available</b> (10,220 SF +/- Office Building)... 1,138 SF (Suite 103) & 2,169 SF (Suite 202).	605 North Courthouse Road Windsor Executive Center	Lease: \$12.75/SF Full Service	Byron Holmes
	188 <b>3,149 SF Available</b> (4,100 SF +/- Office Building)... 2,468 SF (Suite 101), 681 SF (Suite 201).	701 North Courthouse Road Windsor Executive Center	Lease: \$12.75/SF Full Service	Byron Holmes
	189 2,700 SF +/- Office Space Available, Ample Parking, Zoned C-5, 1.00 Acre +/- Site.	11000 Trade Road Southport Location in Chesterfield County!	Lease: \$7/SF + Utilities/Janitorial	Byron Holmes
	190 2,500 SF 1st Floor Office Space Zoned B-1/B-2 with Common Area + Conference Room. Handicapped Accessible.	11513 Allecingie Parkway Off Huguenot Road, South of Robious Road! Chesterfield Towne Center Area	Rate Reduction! Lease: \$2,000/Month Full Service + Telephone, Internet, Janitorial	Kevin Cox
	191 2,472 SF Multi-Tenant Building: Controlled Campus Setting, Strong Curb Appeal, Minimal Maintenance Issues.	575-B Southlake Boulevard Proven Bus. Park, Strategic Customer Base!	Sale: \$290,000 <b>NEW PRICE! Lease: \$8/SF</b>	Byron Holmes
	192 Two-Story Office Suites: 2,400 SF Each + Rear Loading, Zoned B-3. Shell Space Includes Drywall Hung & Taped, Lighting/HVAC & Bathroom Fixtures Included.	2091 Anderson Highway (Powhatan, VA) Located Across from South Creek Shopping Center!	Sale: \$425,000	Byron Holmes
	193 <b>2,267 SF Available</b> (4,728 SF +/- Office Building)... 1,301 SF (Suite 101) & 1,326 SF (Suite 201).	713 North Courthouse Road Windsor Executive Center	Lease: \$12.75/SF Full Service	Byron Holmes
	194 <b>Up to 1,800 SF Office Available... Suite 557-A: 1,000 SF &amp; Suite 559-A: 800 SF. Flexible Lease Terms!</b>	<b>557-A &amp; 559-A Southlake Boulevard Southport Business Park Location</b>	<b>Lease: \$10/SF</b>	<b>Byron Holmes</b>
	195 <b>1,500 SF +/- Available (6,000 SF Building), Located at Corner of Courthouse Rd &amp; Southlake Blvd, Zoned O-2.</b>	<b>601 North Courthouse Road Chesterfield County</b>	<b>LEASED!</b>	<b>Byron Holmes</b>
	196 <b>1,200 SF +/- Office with Ample Parking. Chesterfield Air Park Location!</b>	<b>7420 Whitepine Road</b>	<b>Lease: \$1,200/Month Full Service Includes Electric, Heating/Cooling</b>	<b>Byron Holmes</b>
	197 900 SF Office (11,700 SF Gross Building), Attractive Masonry & Glass Construction, Built in 2006.	14341 Sommerville Court (Midlothian, VA) Proximate to Rt. 60 & Rt. 288	Lease: Call for Information	Byron Holmes
<b>OFFICE BUILDINGS (HANOVER &amp; HENRICO COUNTIES)</b>				
	198 <b>Office Condominiums Available: Suites from 1,100 SF! Buildings from 5,000 to 10,500 SF! New Construction: 160,000 SF Planned in 24 Buildings. Phase I Complete!</b>	<b>Rutland Center (Rt. 301 &amp; Atlee Road) Part of Master Planned Mixed Use Development, Anchored by Kroger</b>	<b>Sale: \$115/SF Shell... Turnkey Delivery Available! Adjacent ~12 Acres: \$175,000/Acre</b>	<b>Kevin Cox</b>
	199 14,125 SF +/- Office Avail, Suites from 1,800 SF, Ample Parking, HIAP location. (Potential Office/Warehouse)	10991 Richardson Road Hanover Industrial Air Park	Lease: \$5/SF + Utilities	Bob Porter Kevin Cox
	200 <b>5,400 SF +/- Office/Medical/Commercial Bldg, Zoned B-1, Built in 1979 on 0.447 Acres. New Roof in 2004.</b>	<b>35 East Williamsburg Road Proximate to Richmond Int'l Airport</b>	<b>LEASED!</b>	<b>Byron Holmes</b>

	<b>PROPERTY DESCRIPTION</b>	<b>ADDRESS</b>	<b>SALE/LEASE PRICE</b>	<b>AGENT</b>
201	4,100 SF +/- Office on 0.81 Acre +/- Zoned B-1. Signage Available. ~45 Parking Spaces.	7271 Hanover Green Drive Mechanicsville: Convenient to I-95 & I-295!	Sale: \$475,000 Lease: \$9.50/SF NNN	Kevin Cox
202	<b>4,025 SF +/- Office on 0.73 Acre. Mixed Zoning. Great Office in Prime Location!</b>	<b>8803 Staples Mill Road (Henrico County) Corner of Staples Mill Rd &amp; East Parham Rd</b>	<b>LEASED!</b>	<b>Cliff Porter</b>
203	4,000 to 8,000 SF Office with Ample Parking.	4650 Oakleys Lane (Henrico County) Airport Area Location!	Lease: \$8/SF NNN	Cliff Porter
204	Proposed 3,845 SF 2-Story Office Building on 0.53 Acre +/- Site Zoned O-2C.	2117-2119 Pemberton Road Proximate to I-64 @ Pemberton & Three Chopt Roads	Sale: \$99,500 (Land Only) Sale: \$125,000 (Includes Complete POD & Building Plans)	Cliff Porter
205	3,680 SF +/- Office/Medical/Commercial Bldg, Zoned B-1, Built in 2004 on 0.72 Acres.	43-49 East Williamsburg Road Proximate to Richmond Int'l Airport	Sale: \$450,000 Lease: Call for Information	Byron Holmes
206	Two-Story Office Suites: 2,400 SF Each + Rear Loading, Zoned B-3. Shell Space Includes Drywall Hung & Taped, Lighting/HVAC & Bathroom Fixtures Included.	<b>Stonewall Parkway Center (Unit L) Only One Unit Remaining! Suites M &amp; O Sold! 8052 Elm Drive (Mechanicsville, VA)</b>	<b>Priced to Sell! Sale: \$50/SF</b> Association Fees Only \$60/Month Lease: \$9/SF	Kevin Cox
207	2,200 SF +/- Office Available (6,400 SF +/- Gross Building)... Zoned for Office Uses!	301 North Washington Highway Rt. 1 Location... Convenient to I-95 & I-295!	Lease: \$2,165/Mo + \$75/Mo (Op Exp) Excludes Telephone Service & Electricity	Kevin Cox
208	<b>2,100 SF Office Condo... Furnished or Unfurnished. End Unit!</b>	<b>3761 Westerre Parkway, Suite H Innsbrook Area Near Cox Rd &amp; Broad St</b>	<b>SOLD!</b>	<b>Cliff Porter</b>
209	1,981 SF Office Building on 0.24 Acre +/- Site. Zoned B-1. Ample Parking in Rear. Possible Seller Financing.	6203 Lakeside Avenue Convenient I-64 & I-95 Access!	<b>Sale: \$165,000</b> Lease: Call for Information	Kevin Cox
210	1,874 SF Office Space Available.	8805 Staples Mill Road (Henrico County) Near Parham Rd @ Staples Mill Road!	Lease: \$1,150/Month + Utilities	Cliff Porter
211	834 SF Office Includes 3 Private Offices & Reception Area... Zoned B-3. Built in 1990.	1600 Mountain Road (Henrico County) Glen Allen Location!	Lease: \$12.25/SF FSG	Kevin Cox
212	Up to 500 SF Office, M-3 Zoning.	10993 Richardson Road	Lease: Call for information	Kevin Cox
213	300 SF Office Available: Includes Shared Lobby, Reception Area & Restroom. Zoned M-3.	10102 Whitesel Road (Ashland, VA) Hanover Industrial Air Park Location	Lease: \$375/Month FSG Rate Includes Internet & Janitorial	Kevin Cox
<b>OFFICE BUILDINGS (CITY OF NEWPORT NEWS)</b>				
214	1,931 SF +/- Class A Office Space Available, Built in 2005, Great Frontage & Parking!	11842 Rock Landing Drive Easily Accessible to I-64!	<b>Sale: \$160,000</b> Lease: \$10.95/SF FSG + Janitorial	Cliff Porter
<b>LAND SITES - INDUSTRIAL (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>				
215	185 Acres, Zoned I-1, Utilities... Industrial or Commercial Potential!	14700 Woods Edge Rd <b>Fronts I-95 @ Walthall Interchange</b>	<b>PRICED TO SELL! CAN DIVIDE!</b>	Dick Porter
216	<b>Up to ~123 Acres! Recent Use: Lumber Reload/Storage.</b> Tract A: 65 Ac (35 Ac Cleared) w/ Norfolk Southern SPUR! Tract B: 44.26 Acres. Tract C: 13.84 Acres.	2040 Genito Road (Powhatan County) Located JUST West of Chesterfield line!	<b>MOTIVATED SELLERS!</b> <b>Sale: Call for Information</b>	Dick Porter
217	28.676 Acres +/- Located at SEQ of Rt. 288/Powhite Pkwy @ Genito Road... Proximate to New Clover Hill High School (Completed 2010)!	13021 Genito Road Chesterfield County... Near Brandermill Across from SportsQuest (East Campus)	<b>OPPORTUNITY PURCHASE!</b> Sale: Call for Information	Dick Porter
218	26.73 Acres, Zoned I-3 & I-1, Water & Sewer Available	Castlewood Rd & Cardwell Rd Chesterfield County	Lease: \$5,000/Acre	Kevin Cox
219	Up to 26 Acres (Up to 11 Acres Frontage & Up to 15 Acres Rear), Zoned I-1.	8901 Courthouse Road (near Rt. 288 & Rt. 10) SWQ	Sale: \$38,000/Acre	Dick Porter
220	22.54 Acres, Zoned I-2. Water to Site & Sewer Proximate. I-95 FRONTAGE!	2401 Elliham Avenue Enterprise Zone Location!	Sale: \$600,000	Dick Porter
221	Up to 18 Acres (10 Acres <b>Graveled &amp; Fenced</b> ) Zoned I-3, Heavy Industrial District, James River Barge <u>Docking Access w/ Concrete Pier</u> , Enterprise Zone. <b>OUTSIDE STORAGE!</b>	7710 Fort Darling Road Accessed via Jefferson Davis Highway to Bellwood Road!	<b>Sale: Call for Information</b> Lease: All or Part... Call for Details	Dick Porter
222	<b>Pad Ready Building Sites Available!</b> 8.18 Acres +/- in Two Sites: 3.23 Acres (Approved for 40k SF) & 4.86 Acres (Approved for 60k SF). <b>OWNER WILL DIVIDE!</b>	Oak Lake Business Center (Midlothian, VA) 1754 & 1800 Oak Lake Boulevard	<b>Site Plan Approved &amp; Utilities Available!</b> <b>Site Work Complete (\$800,000 Value)</b> <b>Price Reduced... Sale: \$87,250/Acre</b>	Byron Holmes
223	4.95 Acres +/- Zoned C-5... Utilities Proximate to Site. <b>Owner Will Divide! Located Near Sports Quest!</b>	12912 Genito Road Oak Lake Business Center Location!	Sale: \$675,000	Byron Holmes
224	<b>1 Parcel Remaining!</b> Zoned C-5, Utilities Avail. Parcel 2: 4.326 Acres +/-	15730 Woods Edge Road Walthall Interchange off I-95	Sale: \$1,450,000	Bob Porter
225	Up to 4.26 Acres Zoned C-5... Includes Utilities. Parcel 1: La Quinta Inn & Suites Franchise, Sewer/Plumbing Roughed In + Curb, Bldg Permits/Plans. Parcel 2: Days Inn & Suites Franchise Pad Site with Curb & Gutter, Building Permits/Plans.	15730 Woods Edge Road Walthall Interchange off I-95 Colonial Heights, VA (Chesterfield Co.) Enterprise Zone Location!	Sale - Parcel 1: \$1,250,000 (2.5 Acres) Sale - Parcel 2: \$900,000 (1.76 Acres)	Bob Porter
226	4.16 Acres +/- Zoned C-5. Utilities to Site... <b>Owner Will Divide!</b>	3950 North Bailey Bridge Road Proximate to Rt. 288 @ Rt. 360/Hull Street!	Sale: \$1,200,000 Lease: Call for Information	Byron Holmes
227	3 Acres Zoned I-1. Outside Storage + Some I-2 Uses Permitted. Access from Two Roads!	Cloverhill Industrial Park 12201 Deergrove Road	Sale: \$375,000 Seller Will Consider Financing!	Byron Holmes
228	2.96 Acres +/- Zoned I-1. Outside Storage Permitted. Water/Sewer Proximate.	12050 Wilfong Court Proximate to New SportsQuest Complex	Sale: \$279,300	Byron Holmes
229	2.49 Acres +/- Zoned I-1. Two Parcels: 0.93 Acre & 1.56 Acres.	12650 & 12600 Oak Lake Crest Way	Sale: \$225,000	Byron Holmes
230	1.6 Acres +/- Zoned C-4.	9120 Burge Avenue (Chesterfield County) I-95 Access @ Willis Road	Sale: \$99,000	Byron Holmes
231	1.6 Ac +/- (C-2) on the Shores of Swift Creek Reservoir... Lakefront Walking Trails. Ideal for Office or Restaurant!	14701 Village Square Place Chesterfield County... Woodlake Location!	Rare Waterfront Land Site! Sunset Views! Sale: \$395,000	Byron Holmes
232	1.091 Acres +/-... 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
233	Lots from 1 to 30 Acres Zoned I-1. All Utilities Available! Outside Storage Permitted.	<b>Cloverhill Industrial Park Convenient to Rt. 360 Corridor... Located off Rt. 288 &amp; Hull St Road</b>	Sale: \$160,000/ Acre <b>SOLD!.. Lot #8</b>	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)</b>				
234	114 Acres +/- Remaining (Lots from 2 to 50 Acres), Zoned M-1/M-2, <b>Design Build Opportunities. Well/Propane/Sprinkler System Designed.</b>	<b>Midpoint Industrial Park (Goochland Co.)</b> I-64 @ Hadensville Exit: 39 Miles to Richmond & 34 Miles to Charlottesville!	<b>FALL SPECIAL... REDUCED PRICES ON SELECTED LOTS! Sale: \$23,000 - \$55,000/Acre</b>	Bob Porter Kevin Cox
235	Up to 4.8 Acres +/- Available... Zoned M-2. Graveled Lot + Possible Shop Space. Cleared & Graded. Complete Site Work, Storm Water BMP Credits & Engineering Paid!	Midpoint Industrial Park (Lots 38 & 39) I-64 Access @ Hadensville Exit!	<b>Sale: \$795,000 (Owner Finance Option)</b> Lease: \$1,500/Acre	Kevin Cox
236	Yard Area Storage: 1 to 2 Acres +/- Zoned M-2. Fenced, Graveled Outside. Key Pad for Added Security. Great Contractor or Tractor Trailer Storage Yard!	2326 Commerce Center Drive Rockville, VA	Lease: \$1,700/Acre	Kevin Cox
<b>LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE &amp; SPOTSYLVANIA COUNTIES)</b>				
237	197.6 Acres +/-, Zoned M-2, Rail - CSX, Future Business Park... I-95 Frontage!	Hickory Hill Road (Hanover County)	Call: Available for Development	Cliff Porter
238	<b>85 Acres Available Zoned M-2</b> Gen Manufacturing, Utilities on Site & Rail Served! Convenient Location off Rt. 301. Additional ~200 Acres Wetlands Available.	Richfood Road (Hanover County) Off Rt. 301 @ I-295 in Mechanicsville!	<b>85 Acres... Sale: \$35,000/Acre 200 Acres Wetlands... Call for Details</b>	Bob Porter Kevin Cox
239	72 Acres Zoned A-2. Technology Zone Location, Frontage on Route 1. 10 Miles to Fort A.P. Hill. 10 Miles to Spotsylvania Medical Center (HCA)	Thornburg, VA (Spotsylvania Co.) 6116 Jefferson Davis Hwy: I-95 @ Exit 118	Sale: \$3,000,000	Byron Holmes
240	<b>Up to 16 Acres Available. Zoned M-1.</b>	301 Business Lane & Ashcake Road Ashland, VA (Hanover County)	Sale: \$600,000 Owner Will Divide!	Kevin Cox
241	Up to 11 Acres... Zoned M-2. Plans for Lighted Intersection + Storm Water Drains. 1.2 Miles from I-95!	Sliding Hill Road (Ashland, VA) Prox to Atlee/Elmont Interchange off I-95!	Sale: \$2,000,000 (7 Acres - Front) Sale: \$600,000 (4 Acres - Back)	Kevin Cox
242	9.06 Acres, M-2 Zoning, High Growth Corridor! <b>Development Opportunity!</b>	Cobbs Road (Off Washington Highway) Hanover County	Sale: \$45,000/Acre	Kevin Cox
243	7.235 Acres +/- Available, Located on Rt. 360 in King William County, Zoned M-1 Industrial	Route 360/ Richmond Tappahannock Hwy King William County	Sale: \$1,000,000	Kevin Cox
244	7 +/- Acres, Zoned M-2	<b>Ellerson Industrial Park (Hanover County)</b>	Available for Development	Cliff Porter
245	5.91 Acres Zoned M-2.	11223-11231 Washington Highway 10438 Dellwood Road	Sale: \$899,000	Kevin Cox
246	<b>STORAGE TANK COMPLEX:</b> 4.11 Acres +/- with ~1.83MM Gallon Capacity. 21 Tanks: 8 Above & 13 Below Ground. Zoned M-2. Borders CSX RR (~550'): <u>Rail Spur Possible.</u>	8424 Meadowbridge Road Ellerson Industrial Park (Mechanicsville, VA) ~2.5 Miles to I-295 @ Exit 38!	Sale: \$995,000 <b>INCOME PRODUCING!</b>	Dick Porter
247	4 Acres +/- Zoned M-2, Fenced Lot.	Off Washington Hwy/Route 1 (Ashland, VA) Located Just North of Lewistown Road	Sale: \$580,000	Bob Porter Byron Holmes
248	2.109 Acres +/- Zoned M-2. POD Approved for 12,000 SF Building. Sale Includes All Engineering, Site Plans & Architectural Plans/Specs!	Hunter's Ridge Industrial Park 11532 Fox Cross Road (Ashland, VA) Hanover County Taxes!	<b>Sale: \$315,000</b>	Cliff Porter
249	1.7399 Acres, B-1 Zoning, High Growth Corridor! Development Opportunity!	Old Hickory Drive (Mechanicsville, VA) Hanover County	Sale: \$300,000	Kevin Cox Cliff Porter
<b>LAND SITES - INDUSTRIAL (HENRICO &amp; NEW KENT COUNTIES)</b>				
250	229.85 Acres +/- Zoned M-1C... <b>"Excellent Exposure."</b>	I-64/I-295 Intersection NEQ near Airport	Sale: \$35,000/Acre	Cliff Porter
 251	<b>109.06 Acres +/- Zoned M-2 &amp; A-1. Well &amp; Septic.</b>	<b>1401 Portugee Road (Airport Area Location)</b>	<b>Sale: \$375,000</b>	<b>Cliff Porter</b>
252	105.7 Acres +/- Zoned A-1, Near RIC Airport	La France Road	Call: Available for Development	Cliff Porter
253	95.94 Acres +/- Zoned A-1. Located off I-295 @ Route 60, South of I-64 & East of RIC Airport.	Technology Boulevard Richmond Int'l Airport Area Location	Sale: \$2,900,000	Cliff Porter
254	60.59 Acres +/-, M-2/M-2C, Rail, Water & Sewer <b>Prime Industrial Development Site Near proposed I-895 Airport Connector Road!</b>	<b>Frontage on S. Laburnum Avenue Seven Hills Blvd &amp; Miller Road Henrico County - Airport Area near I-64</b>	Sale: \$118,000/Acre	Cliff Porter
255	POD Approved Pad Sites Available... Up to 40.11 Acres! Zoned M-1C, Adjacent to Existing Industrial Buildings. Pad B: 12.02 Ac, Pad D: 13.7 Ac, Pad E: 14.39 Ac.	Airport Distribution Center Distribution Drive & Laburnum Avenue Henrico County	Sale: \$150,000 to \$175,000/Acre	Cliff Porter
256	34.686 Acres +/- Zoned A-1. Proximate to Richmond Int'l Airport, Laburnum Ave & Eastgate Industrial Park.	3429 Charles City Road Immediate Access to I-295!	Sale: \$693,720	Cliff Porter
257	Up to 32.5 Acres, Zoned M-1(C) (Possible M-2C) With Outside Storage Allowed	4201 Oakleys Lane... <b>Airport Area near I-64</b> Access to Laburnum Avenue/Audubon Drive	Sale: \$29,500/Acre (Unsubdivided Price)	Dick Porter
258	19.418 Acres +/-, M-1 Zoning, Utilities Available, <b>Great for Hotel, Retail, Office/Service, Distribution</b>	5600 Audubon Drive <b>Airport Area off Airport Drive</b>	Sale: Call for Information	Bob Porter Owner/Agent
259	18.57 Acres +/-, Zoned M2-C (Proposed) Rail Potential, Near Richmond Airport + Potential 148k +/- SF Bldg.	Sprouse Road Extended Henrico County - Adjacent to RIC Airport	Sale: \$65,000/Acre (Unsubdivided Price)	Dick Porter
260	15.85 Acres +/- in 2 Parcels: 9.85 Ac (6.3 Ac Usable) with <u>I-64 Frontage</u> & 6.00 Ac, Zoned M-1, Utilities Available, Ideal for Office/Service, Distribution, Light Mfg & Retail!	International Airport Centre Convenient Location off I-64 & <b>Airport Drive!</b>	Sale: \$100,000/Acre	Bob Porter
261	4.61 Acres Available... Zoned M-2: Ideal for Truck, Equipment or Other Vehicle Storage.	2190 Westwood Trail @ I-95/I-64/I-295 High Visibility Location!	Lease: \$6,000/Month	Bob Porter Owner/Agent
262	4.5 Acres +/- Zoned M-1.	2260 Charles City Road	Sale: \$70,000/Acre	Cliff Porter
263	4.5 Acres +/- on Two Adjacent Lots, Zoned A-1, Utilities Available, <b>Close Proximity to I-64!</b>	2342 & 2354 Charles City Road	Sale: \$360,000	Cliff Porter
264	4.26 Acres +/- Zoned A-1.	2306 & 2320 Charles City Road	Sale: \$75,000/Acre	Cliff Porter
265	1.5 Acres, Zoned A-1, Water/Sewer Available, <b>Great Location Near Airport!</b>	2300 Charles City Road	Sale: \$120,000	Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
<b>LAND SITES - INDUSTRIAL (CITY OF RICHMOND)</b>				
266	<b>NEW PRICING! River Frontage! 23.730 Acres +/- Zoned M-2. Enterprise Zone Location... Potential Barge Traffic.</b>	<b>3240 Deepwater Terminal Road I-95 Accessibility!</b>	<b>UNDER CONTRACT!</b>	<b>Dick Porter</b>
267	3.49 Acres +/- Commercial Storage Area Zoned B-3. Office On-Site (1,767 SF) Priced Separately.	Westover Hills Boulevard Area 351 West 49th Street... Proximate to Rt. 60!	Lease: \$3,000/Month	Byron Holmes
268	0.49 Acres, Zoned M-1.	2024 Sledd Street... Prox to I-95/I-64! Located off Chamberlayne Ave	Sale: \$89,000	Byron Holmes
<b>LAND SITES - INDUSTRIAL (CITY OF PETERSBURG, DINWIDDIE &amp; PRINCE GEORGE COUNTIES)</b>				
269	Up to 13 Usable Acres +/- Includes 1,500 SF Office, w/ 5 Ac Graveled, M-2 Zoning, I-295 Frontage. <b>Outside Storage!</b>	6800 Scotland Way (Prince George County) Prox. to Prince George Cty Gov't Complex	Lease: \$2,500/Mo Gross... Sale Possible! Tenant Pays Utilities & Grounds Maint.	Dick Porter
270	7.45 Acres +/- Zoned M-1. Convenient Location off Simpson Road with Frontage on I-85! Development Opportunity!	Boydton Plank Interchange Simpson Road @ I-85 (Dinwiddie Co.)	Sale: \$600,000	Byron Holmes
271	6.8 Acres +/-, M-1 Zoning (Industrial)	Chudoba Parkway - <b>Frontage I-295</b> Prince George County	Sale: Call for information	Dick Porter
<b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD, POWHATAN &amp; PRINCE GEORGE)</b>				
272	DEVELOPMENT OPPORTUNITY! 52 Acres +/- Available Zoned R-15 (Single Family Residential).	8316 & 8320 Beach Road Convenient to Rt. 10/Iron Bridge Road!	Sale: \$1,300,000 Prox to Proposed Nash Rd Extension!	Bob Porter
 273	<b>46 Acres +/- Available, Zoned RC. Owner Will Divide!</b>	<b>3155 Anderson Highway (Powhatan, VA) Proximate to Food Lion at South Creek</b>	<b>Sale: \$995,000</b>	<b>Byron Holmes</b>
274	31.48 Acres Zoned C (Commercial). Located ~8 Miles from Route 288!	Anderson Highway (Powhatan, VA) Route 60 Frontage!	Sale: \$2,325,000	Bob Porter Byron Holmes
275	7.34 Acres +/- Prox. to Brandermill Country Club, High Growth Area! Water/Sewer. Development Opportunity!	3301 Old Hundred Road... Adjacent to Brandermill Trade Center!	Sale: \$1,250,000	Byron Holmes
276	6.33 Acres +/- Zoned C-3. Potential for Adjacent 6.57 Acres.	Midlothian Turnpike @ Huguenot Road 11621 Old Buckingham Road	Sale: \$1,450,000	Byron Holmes
277	<b>6.185 Acres +/- Zoned C-3</b> with 611' Frontage on Hull Street, Access to Otterdale & Cosby Roads.	Hull Street Road/Route 360 & Otterdale Rd	Sale: Call for Information	Bob Porter Byron Holmes
278	4.16 Acres +/- Zoned C-5. Utilities to Site... Owner Will Divide!	3950 North Bailey Bridge Road Proximate to Rt. 288 @ Rt. 360/Hull Street!	Sale: \$1,200,000 Lease: Call for Information	Byron Holmes
279	4 Acres +/- Zoned R-88 (Residential). Located ~4 Miles from Route 288.	10249 Kimlynn Trail (Chesterfield, VA)	Sale: \$155,000	Bob Porter
280	3.428 Acres +/- Total Available (3 Parcels). Owner Will Divide! Proposed Commercial Zoning.	5400-5408 Omo Road Visibility from Ironbridge Road!	Sale: \$125,000	Byron Holmes
281	2.661 Acres +/- Zoned C-3. Public Utilities Available, Crossover Access... Owner will divide.	15100 Hull Street Road (Midlothian, VA) 217' Frontage on Hull St/Route 360	Sale: Call for Information	Byron Holmes
282	1.82 Acres +/- Zoned C-5 (Gen Business). Located 1 Mile East of Rt. 288 & 3.5 Miles from Powhite Parkway.	3800 Castle Rock Road (Midlothian, VA) Frontage on Hull Street Road (Rt. 360)	Sale: \$600,000	Byron Holmes
283	1.482 Acres +/- Available. O-2 Zoning. Southport Area Location!	705 North Courthouse Road Windsor Executive Center	Sale: \$250,000	Byron Holmes
<b>LAND SITES - RETAIL/OFFICE (HANOVER, CAROLINE, SOUTHAMPTON &amp; SPOTSYLVANIA COS)</b>				
284	203 Acres +/- (47 Acres Usable). Zoned R-O... Single Family Low Density Residential.	Franklin, VA (Southampton County) Rt. 706... Less Than 2 Mi. to Airport	Sale: \$1,500,000	Bob Porter
285	<b>200.23 Acres +/- Available for Development</b>	<b>Rt. 639 &amp; I-95 (Ladysmith, VA)</b>	<b>Sale: \$10,000,000</b>	<b>Cliff Porter Kevin Cox</b>
286	60.57 Acres +/- Available for Development	Rt 1/Washington Hwy & Kings Acres Rd North of VA Center Commons & Across from Green Top Hunting & Fishing	Sale: Call for Information	Cliff Porter
287	25 Acres +/- Available, Zoned B-2, Some Utilities	12021 Washington Highway	Sale/Lease: Call for Information	Kevin Cox
288	22-Acre Site (~10 Ac. Usable) Zoned C-3. Utilities Avail, Preliminary Site Plan Complete. 37,000 VPD Traffic Count.	14717 Hull Street Rd... Across from Woodlake 1,400' Frontage on Hull Street	Sale: Call for Information	Byron Holmes
289	9.64 Acres +/- Zoned B-3 Commercial... Washington Highway Frontage!	Washington Highway/Route 1 (Ashland, VA) Located Just North of Lewistown Road	Sale: \$2,290,000	Bob Porter Byron Holmes
 290	<b>6.8011 Acres +/- Zoned B-3, High Demographics: Across from Kings Charter Shopping Center.</b>	<b>Sliding Hill Road (Ashland, VA) Prox to Atlee/Elmont Interchange off I-95!</b>	<b>Sale: \$999,000</b>	<b>Kevin Cox</b>
291	6.40 Acres, RR-1 Zoning	Maple Street (Ashland) Prox to Rt. 1!	Sale: \$150,000	Kevin Cox
<b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (HENRICO &amp; NEW KENT COUNTIES)</b>				
292	Mixed Use Potential: 68.85 Acres +/- Located Just West of Proposed Gayton Road Extension!	12121 West Broad Street (Route 250) Just West of Short Pump Town Center!	Sale: Call for Information	Bob Porter
293	<b>32.31 Acres +/- for Sale. Zoned A-1. Henrico County: Easily Accessible from I-295!</b>	<b>10500 Woodman Road (Glen Allen, VA)</b>	<b>UNDER CONTRACT!</b>	<b>Bob Porter</b>
294	21.74 Acres +/- Available Zoned A-1. Utilities Available. 2 Miles from I-895 & 4 Miles from Richmond Int'l Airport.	Frontage on South Laburnum Ave! 6900 S. Laburnum Ave & 6856 Willson Road	Sale: \$954,000	Bob Porter
295	5 Acres +/- Master Planned Office/Service (Current Agricultural Zoning). Proximate to I-64. Water/Sewer/Gas.	3908 East Nine Mile Road... East of I-64! 500' Total Road Frontage... <b>Enterprise Zone!</b>	Sale: \$500,000	Dick Porter
296	<b>PRICE REDUCED! OWNER MOTIVATED TO SELL! 4.8 Acres +/- Zoned A-1.</b>	1661 Burning Tree Road (Henrico County) Airport Area Off S. Laburnum Avenue	<b>PRICE REDUCED: \$400,000 No Contingencies, 45 Day Close</b>	Cliff Porter
297	3.69 Acres +/- with Frontage on I-64. Immediate Access to Proposed Gayton Rd Extension @ I-64 off West Broad St!	<b>West Broad Street &amp; Gayton Road Located West of Short Pump Town Center!</b>	Sale: \$2,350,000	Kevin Cox
298	2.1 Acres & 1.1 Acres, Zoned B-3.	Glenfield Business Center Route 360 East... Located Near I-64!	Sale: Call for information	Cliff Porter

	<b>PROPERTY DESCRIPTION</b>	<b>ADDRESS</b>	<b>SALE/LEASE PRICE</b>	<b>AGENT</b>
299	1.83 Acres +/- Zoned B-1. Water/Sewer & Storm Water in Place. Cross Over Access.	3800 Pocahontas Trail (Quinton, VA) Bottoms Bridge Exit @ New Kent County	Sale: \$600,000	Byron Holmes
300	1.34 Acres. Zoned A-1. Sale Subject to Rezoning.	9000-9006 Old Staples Mill Road	Sale: \$795,000	Cliff Porter
301	1 Acre +/- Zoned R-5 (Staples Mill Rd frontage)	2115-2127 Park Lane	Sale: \$55,000	Dick Porter
302	0.53 Acre +/- Site Zoned O-2C... Proposed 3,845 SF 2-Story Office Building!	2117-2119 Pemberton Road Prox. to I-64 @ Pemberton & Three Chopt Rds	Sale: \$99,500 (Land Only) Sale: \$125,000 (With POD & Bldg Plans)	Cliff Porter
<b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CITIES OF PETERSBURG &amp; NEWPORT NEWS)</b>				
303	9-10 Acres +/- Zoned R-5, Water, Sewer, Gas & Electric	934 Winfield Road Quick Access to I-95 & Tri-Cities Area	Sale: \$95,000	Dick Porter
304	0.48 Acre Zoned C-2. Located less than 4 Miles from I-64 Between US 258 & I-664 (Hampton Roads Beltway).	5712 & 5714 Jefferson Avenue Newport News, VA	Sale: \$70,000	Byron Holmes