









4801 Radford Avenue • P.O. Box 6482 • Richmond, VA 23230  
 804.353.7994 • Fax: 804.355.7950  
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**AVAILABLE INDUSTRIAL & OFFICE/SERVICE BUILDINGS, SITES & FACILITIES**  
**"BUILD TO SUIT SITES AVAILABLE"**

April & May 2008

PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT	
<b>INVESTMENT</b>				
 1	7 Existing Mini-Storage Buildings on 6 Acres +/- with County Approval for 7 Additional Buildings. 2007 Income: \$84,056! Average of 115 Units Rented. 2 Acres of Yard Area for Additional Potential Rental as RV, Trailer, Boat Storage.	HADENSVILLE MINI STORAGE 4751 Broad Street Road (Goochland Co) State Route 250 & Route 629... Convenient Access of I-64!	Sale: \$1,300,000 GREAT INCOME POTENTIAL!	Kevin Cox
 2	7-Year NNN Lease @ \$325,000/Year... Bldg 1: 25,000 SF +/- Off/Whse (Includes 4,000 SF Off) w/ 1 Dock & 2 Drive-Ins. Bldg 2: 40,000 SF +/- Off/Whse (Includes 3,000 SF Off) w/ 8 Docks & 1 Drive-In.	12727, 12731 & 12739 Spectrim Lane Oak Lake Business Park	<b>UNDER CONTRACT!</b>	Byron Holmes
3	Owner/User or Investment... Lease Thru 09/2008 to Credit Tenant: 20,100 sf Off/Distribution Facility on 3.1 acs (3 ea. Docks & 10 ea. Drive-Thru Doors). Located in Upscale Business Park: Park Central @ Parham Road Exit	8800 Park Central Drive Off I-95 @ Parham Rd Exit Henrico County	Sale: \$1,795,000 Lease: \$8.95/SF NNN	Dick Porter
 4	16,500 SF +/- Office/Warehouse Building (6,000 SF +/- Available for Owner/User) on 4.35 Acres +/- Zoned I-3. 21' Clear Ceilings. Significant Outside Storage (Leased)...\$77,432 NOI From Existing Tenant.	11901 Old Stage Road (Chester, VA)	Sale: \$1,500,000 Lease: \$8.00/SF	Bob Porter Byron Holmes
 5	Investment Opportunity: 8,325 SF +/- Off/Whse (Includes 960 SF Off), 4.08 Ac +/-, M-1, 8 Drive-Ins, 18' Clear, Fenced & Graveled Yard, Lease Extension w/ Nat'l Credit Tenant!	2108 Bellemeade Road Located Near Philip Morris/Airport Near I-95 & Commerce Road	Sale: \$895,000 (~7.6% Cap Rate Based on NOI)	Dick Porter
 6	FULLY LEASED! 6,079 SF +/- Multi-Tenant Office Building. Strong Curb Appeal, Minimal Maintenance, Near Restaurants & Vendors	585 & 587 Southlake Blvd SOUTHPORT OFFICE PARK	Sale: \$698,000	Byron Holmes
 7	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)	Sale: \$685,000	Byron Holmes
 8	FULLY LEASED! 5,000 SF +/- Off/Whse Bldg. (Showroom Space Included), 1.04 Acres, Zoned M-1, Secured Fenced Lot, Located off Route 1/Washington Hwy. PRICE REDUCED!	10429 Success Street Ashland, Virginia	PRICE REDUCED! Sale: \$729,500	Kevin Cox
9	3,100 SF +/- Flex space, on 1.92 acres, M-1 Zoning, Drive-in access (4 doors), Suitable for automotive uses	12255 Washington Hwy	Sale: \$500,000... <b>Fully Leased!</b>	Kevin Cox Cliff Porter
<b>INDUSTRIAL/BULK WAREHOUSE</b>				
10	<b>AIRPORT DISTRIBUTION CENTER</b> Building C: 115,957 SF +/- Building B: 175,500 SF +/- (Bulk Distribution*) Building D: 208,000 SF +/- (Bulk Distribution*) Building E: 208,000 SF +/- (Bulk Distribution*) *Can Divide - All Sites PAD Ready	6601 South Laburnum (Airport Area) Building C: Completion Date Feb, 2008 Building B: Pad Ready Avail, BTS Building D: Pad Ready Avail, BTS Building E: Pad Ready Avail, BTS <b>Bldgs D &amp; E Can Be Combined</b>	Lease: \$5.25/SF NNN (Building C) Avail for Development: Buildings B, D & E	Cliff Porter Exclusive Agent
11	Up to 2,000,000 SF w/ rail svc. (9,000 SF & Up) Bldg C: 99,000 SF (Add'l 45,000 SF Avail 05/2008) Bldg D: 36,000 SF Bldg G: 13,800 SF Bldg I: 36,000 SF (Includes 5,000 SF Office) Bldg J/K: 317,400 SF (Avail 02/01/2009)	FAIRGROUNDS DISTRIBUTION CENTER 4263-4299 Carolina Avenue, Bldg. C 4301-4335 Carolina Avenue, Bldg. D 4551-4593 Carolina Avenue, Bldg. G 4645-4683 Carolina Avenue, Bldg. I 4401-4491 Carolina Avenue, Bldg. J/K	Lease: \$4.10/SF NNN* *(+\$0.83/sf Estimated for 2007 OE)	Bob Porter Open Listing
 12	Up to 392,000 SF +/- Available (50k SF, 125k SF & 146k SF Spaces + 70k SF Office Space). 16.25 Acres +/- Site Zoned M-2 Light Industrial. 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!	Bob Porter
13	Up to 316,062 SF +/- on 20.94 acres, <b>CAN DIVIDE... 25k SF Min.</b> , M-2C, 16 Loading Docks, 22' Ceiling Height, 100% Wet Sprinklers, Fenced Property, Rail Potential!	5710 South Laburnum Avenue Available Immediately!	Lease: \$3.35-\$3.50/SF Sale Potential	Bob Porter
14	200,000 SF Including 30,419 SF Office, Zoned M-2, 30 Acres, 16'-20' Clear, Wet Sprinkler - Can Divide.	8080 AMF Drive at I-295	Lease: \$3.00/SF NNN + TI Sale: \$6,000,000	Cliff Porter Bob Porter
15	Up to 150,000 SF +/- Available (375k SF Gross Building). 800 Amp 480 Volt 3 Phase Electrical Service. Rail Served (CSX & Norfolk Southern). Sprinklered. 13 Docks & Drive-In Access. Zoned M-3. 24' to 33' Ceilings. Yard Area.	17320 N Washington Hwy (Hanover County) 3 Mi. to I-95 @ Carmel Church Exit 3 Mi. to I-95 @ Route 30 Exit 10 Mi. to I-95 @ Ashland/Route 54 Exit	Lease: \$2.70 - \$3.50/SF Net	Dick Porter
16	100,000 SF +/- Whse., Zoned M-2 Industrial, Dock High Loading, 14' Clear Ceilings, 10' x 18' Column Spacing. Convenient Access Off I-95	Ingram Ave off Commerce Rd City of Richmond	Sale: \$15.00/ SF Lease: \$2.00/ SF	Kevin Cox
17	Build to Suit-up to 110,000 SF M-1, Office/Service Distribution, POD Approved!	5600 Audubon Drive Airport Area off Airport Drive	Lease: Call for information	Bob Porter Owner/Agent
18	Up to 100,000 SF +/- <b>CAN DIVIDE</b> (Includes ~ 10k SF Office), AC in Mfg Area (~52 SF), 3.1 Acres, Zoned M-1, Wet Sprinklers, 1600 Amp 120/240 Volt 3 Phase, Dock Height Loading, Ceiling Up to 16'	3801 Carolina Avenue Henrico County	Lease: \$2.00/SF Gross + Utilities	Dick Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	19 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
	20 89,090 SF +/- (CAN DIVIDE... Includes 2 sections of 45K SF each), Inc 11K sf 2-story Office, M-2, 6 docks & 1 drive in, sprinklered, Up to 24' clear, 4,000 Amp Service	1125 Commerce Road City of Richmond ENTERPRISE ZONE!	Available: Call for Information	Dick Porter
	21 Up to 83,000 SF +/- Mfg/Distribution w/ 6k SF +/- Office, 20' to 22' Ceilings, Sprinklered, 15 Dock Doors + 2 Ramps, 2 Drive-in Doors, 85 Parking Spaces, Elec Service: 4,000 Amps 277/480 Volt. <b>CAN DIVIDE!</b>	7425 Ranco Road Henrico County - <b>West End Location</b>	Lease: \$5.00/SF Net (Unsubdivided Price)	Dick Porter
	22 Up to 93,778 SF +/- Warehouse (Small Office Included), <u>22,000 SF Minimum</u> , 188,163 Total Bldg, Zoned M-1, 7 Docks, Rail Potential, ESFR Sprinkler System	2913 Transport Street Access to Richmond Deepwater Port Terminal	Lease: \$3.10 - \$3.40/SF Gross	Dick Porter
	23 Up to 70,400 SF +/- Whse/Mfg Includes 8,400 SF Office, 4 Docks, 1 Drive-In Door, Zoned I-1 Light Industrial, 480 Volt 2,000 Amp 3 Phase Service. <b>AC in 40k SF!</b>	7600 Whitepine Road Chesterfield Air Park	Available: \$4.00/SF Gross	Dick Porter
	24 49,167 SF +/- Warehouse on 4.9 Acres +/- Zoned M-1. Masonry Construction. 1 Ext Loading Dock & 11 Drive-Ins. 18' Ceilings. Wet Sprinklers. 1200 Amp 3 Phase Electrical.	1801 Commerce Road City of Richmond	Lease: \$5.00/SF Net	Byron Holmes
	25 48,000 SF +/- with Existing Tenant (78,000 SF Total), Ceilings Up to 20' Clear. <b>NEW ROOF!</b>	1306 Jefferson Davis Highway <b>HUB ZONE! Enterprise Zone!</b>	Sale: \$1,200,000 (\$25/SF)	Dick Porter
	26 Up to 44,000 SF +/- Whse, Divisible: <u>22k SF Bay Size</u> , 12 Docks, 20' Clear, Wet sprinkler, Zoned M-1.	2901 Bells Road City of Richmond	Lease: \$3.25 - \$3.50/SF Gross	Dick Porter
	27 39,000 SF +/- Total (Includes 5,800 SF Office, 2,400 SF Mech Rooms, 2,478 SF Former Baler Room). 11 Ac. +/- with <b>100% HVAC</b> . Wet Sprinklers. 30 Paved Parking Spaces, Striped & Lighted. 5 Docks & 1 Ramp. CSX Adjacent to Property!	2910 Cofer Road (City of Richmond) <b>ENTERPRISE ZONE!</b> Built 1986 & Refurbished 1998.	Sale: \$1,600,000	Byron Holmes
	28 Up to 38,000 SF +/- (18k SF + Adj. 20k SF). Zoned M-2. 4 Docks w/ Potential to Add. Dry Sprinkler System. Up to 17' Clear Ceilings. CSX Rail Service Available.	2500 Deepwater Terminal Road Immediate Access to Bells Road @ I-95 (Exit #69)	Lease: \$2.25 - \$3.00/SF Gross	Dick Porter
	29 37,536 SF +/- Rear Warehouse Section (incl. small Off.), Close to I-95, Zoned M-1, 3 Docks / 1 Ramp, Sprinklered	2100 Jefferson Davis Highway Enterprise Zone	Lease: \$3.00/SF Gross + Utilities	Dick Porter
	30 37,263 SF +/- Off./Whse., ~3,315 SF Off., 2.2074 Acres, 7,560 SF Storage Shed, 5 Docks, 1 Drive-In, Fenced Yard, Wet Sprinklered, 18' Clr., Zoned M-2, 21 Park. Spaces.	2120 Maywill Street Henrico County - Off Staples Mill Road	Lease: \$5.00/SF NNN	Cliff Porter
	31 34,700 SF +/- Available (129,600 SF +/- Gross Building). Up to 30' Clear Ceilings. Multiple Docks & 1 Ramp. Rail Spur to Rear of Building (Reactivation Possible). Dry Sprinkler System. Zoned I-2.	1821 Battery Dantzler Road Chesterfield County... East of I-95 off Rt. 10!	Available: \$8,675/Month Month-to-Month Possible	Dick Porter
	32 32,965 SF +/- Total Available... Suite A: <u>20,623 SF +/-</u> (Includes 2 Docks & 2 Drive-Ins) and Suite B: <u>12,342 SF +/-</u> (Includes 2 Docks). Zoned M-1 Light Industrial. Dry Sprinkler System. 16' Clear Ceilings.	CAN DIVIDE... Two Sections Available! 1001 East 12th Street City of Richmond	Sale: \$30/SF Lease: \$3.30/SF Net	Dick Porter
	33 32,000 SF (NEW 20k SF + Adj. 12k SF: Both w/ <b>HVAC</b> + Dock Loading), Add'l 1.7 Acre Lot to Rear <b>Fronting I-95, Enterprise Zone - CAN DIVIDE.</b>	<b>Proximate to VCU</b> 900 W. Leigh Street w/ I-95 Frontage @ Belvidere St / I-95 Exit	Lease: \$6.50/SF Net Sale: \$2,400,000 (Including Lot) \$2,100,000 (Excluding Lot)	Dick Porter
	34 Rear 30,000 SF +/- Available Whse w/ 4 Docks, <u>Balance Leased (78,000 SF +/- Total)</u> . Ceilings Up to 20' Clear. 1600 Amp 120/240 Volt 3 Phase Electrical. <b>NEW ROOF!</b>	1306 Jefferson Davis Highway <b>HUB ZONE! Enterprise Zone!</b>	Sale: \$900,000 (\$30/SF) Lease: \$2.50 - \$3.00/SF Gross	Dick Porter
	35 14,342 SF +/- Flex Space, Zoned M-3, 1 Dock, 20' Clear, Hanover Industrial Air Park Location Close to I-95.	11237-B Leadbetter Road	Lease: \$4.75/SF NNN + TI	Cliff Porter
<b>FLEX OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD &amp; POWHATAN)</b>				
	36 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: \$102.00/SF Lease: Call for Information	Byron Holmes
	37 30,000 SF Total Includes 5k SF 2-Story Office + 2,400 SF Off w/ Storage Mezzanine Above. 4 Ac. w/ Concrete Yard & Perimeter Fencing. Built 1991. 2 Docks & 1 Forklift Ramp. Dry Sprklr Sys. 28' Clear at Ctr. Truck Scales (80k lbs Cap).	14200 Justice Road (Midlothian, VA) <u>Located in Upscale Sommerville Bus Park!</u> <b>Immediate Rt. 288/Rt. 60 Access!</b>	Sale: Call for Information Lease Possible	Dick Porter
	38 Up to 21,000 SF +/- Flex Remaining, 18' Clear, 4 Dock High + 4 Drive-In Doors, Sprinklered	Oak Lake Business Park, Bldg B 12101 Wilfong Court	Lease: \$7.50/SF Warehouse Lease: \$12.50/SF Office	Byron Holmes
	39 16,652 SF +/- Office/Warehouse Bldg (Includes 3,000 SF Office) on 1.82 Acres +/- Zoned I-1. 5,000 SF Min! 2 Loading Docks & 1 Drive-In. 11' to 17' Clear Ceilings. 600 Amp 3 Phase Electrical, Wet Sprinkler System.	8031 Whitebark Terrace Chesterfield Industrial Air Park	Sale: \$1,530,000 Lease: \$5.00/SF Net (Subdividable)	Byron Holmes
	40 <b>13,600 SF +/- Flex Bldg... Incl. 4,600 SF +/- Off., 5.53 Acres, 14' to 16' Clear, Drive-In Access, Dock-High Loading, Zoning Permits Contractor Shop &amp; Office/Whse. Uses</b>	<b>8142 Hull Street Road Chesterfield County</b>	<b>UNDER CONTRACT</b>	<b>Byron Holmes</b>
	41 10,000 SF +/- Office/Warehouse Under Construction: Tenant Build Out to Suite. Min. 3,000 SF. Drive-In Loading. 20' Clear Ceilings. <b>Available May/June, 2008!</b>	Oak Lake Business Park Chesterfield County	Lease: \$12.50/SF Office & \$7.50/SF Whse	Byron Holmes
	42 7,200 SF +/- Remaining (12,000 SF Gross Building). Office/Showroom & Warehouse (Min. 2,400 SF Sections). Built in 2004, 14' to 16' Clear Ceilings, 2 Docks, 3 Drive-Ins. Located off Route 60... 3.2 Miles to Route 288 Interchange!	1575 Standing Ridge Drive Upscale Oakbridge Business Park! Powhatan County	Lease: \$8.00/SF Net (St. B, C, D) Sale: \$1,400,000 Potential Partial Seller Leaseback! <b>Suite E (4,800 SF)... LEASED!</b>	Byron Holmes Dick Porter
	43 6,500 SF +/- Bldg on 1 Acre with 4,408 SF +/- Available for Owner/User or Tenant. Includes Drive-In Whse. Space, Zoned 1. Great Single or Multi-Tenant Building!	13541 East Boundary Road Brandermill Trade Center... Proximate to Rt. 288, Rt. 360 & Powhite Pkwy!	Sale: \$725,000 <b>Existing Income from Current Tenants!</b>	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	44 From 3,200 SF to 6,400 SF +/- Office/Warehouse Space. 18' to 20' Clear Ceilings. 2 Drive-In Doors. Sprinkler System.	8747 Whitepine Road Chesterfield Air Park	Lease: Call for Information	Byron Holmes
	45 5,925 SF +/- Office/Manufacturing/Warehouse Building on 0.84 Acre +/- Site Zoned I-2. 3 Drive-In Doors (2 Front & 1 Rear). ~16' Clear Ceilings.	9701 Express Lane Located off I-95 via Reymet Road!	Sale: \$495,000	Dick Porter
	46 Office & Ofc/Whse Suites Near Chesterfield Towne Center! Suite 463-A: 800 SF Office Suite 467-A: 4,747 SF Off/Whse (Includes 1,369 SF Office) Suite 467-B: 4,128 SF Off/Whse (Includes 2,128 SF Office) Ample Parking & Building Signage Available!	<b>Southport Corporate Center</b> <b>461-491 Southlake Boulevard</b>	Lease: \$11.50/SF Office Lease: \$7.50/SF Warehouse <b>Incl. Base Yr Tax, Ins, Water/Sewer</b>	Byron Holmes
	47 3,000 SF to 6,000 SF +/- Flex Space... 750 SF +/- Off. Incl., 2 Dock Doors. <b>Can Divide</b> . Located 3 Mi. West of Rt. 288 & 60	1551 Oakbridge Drive (Powhatan County) Located 3 Miles West of Watkins Center!	Sale: \$360,000 (3,000 SF) or Sale: \$710,000 (6,000 SF)	Byron Holmes
<b>FLEX OFFICE/SERVICE - WAREHOUSE (GOOCHLAND &amp; LOUISA)</b>				
	48 <b>52,371 SF Office/Warehouse Building with 2 Docks &amp; 5+ Drive-Ins. Located on Route 33 Off I-64 &amp; Northwest of Metro Richmond. Redevelopment Potential.</b>	<b>401 East Main Street</b> <b>Louisa County</b>	<b>SOLD!</b>	<b>Cliff Porter</b> <b>Kevin Cox</b>
	49 Two Office/Free Span Warehouse Buildings. NEW CONSTRUCTION: From 6,000 to 24,000 SF Available, March 2008 Delivery! M-2 Zoning (Industrial), Drive-In & Dock High Loading.	Lanier Industrial Park Goochland County Convenient to I-64!	Lease: \$9.00/SF	Kevin Cox
	50 14,000 SF in 2 Buildings: 4,000 SF with 2 Oversized Drive-Ins & 10,000 SF with 4 Oversized Drive-Ins on 3.79 Acres. Zoned M-2. Outside Fenced Storage with Both Building! Low Goochland County Taxes.	2416-2420 Lanier Road Rockville, VA (Goochland County)	Lease: \$9/SF NN	Cliff Porter
	51 <b>Front Bldg, Suites F, G &amp; I: Up to 15,000 SF +/- (Includes 1,500 SF +/- Office &amp; 2 Docks). 16' - 19' Clear Ceilings. Rear Bldg, Suite I: 5,000 SF +/- Whse. 100% HVAC + Dock.</b>	<b>Manakin Trade Center</b> 12820 & 12830 West Creek Parkway <b>Immed. Access to Rt. 288 &amp; I-64!</b>	Lease: \$8.25 - \$13.25/SF NNN + Utilities + Pass Thrus (~ \$1.50/SF)	Dick Porter
	52 8,000 SF +/- Warehouse & Mezzanine. Includes 1,000 SF Office Space. 1 Drive-In (12' x 14'), 16' Clear at Eaves, 19' Clear at Ceiling Center.	2508 Turkey Creek Road Oilville Business Park (Goochland County) Convenient to I-64 at Oilville Road!	Lease: \$4,700/Month Gross Includes Electricity	Kevin Cox
	53 5,000 SF +/- Whse w/ 714 sf off, 3 GL doors, Zoned M-2, (Available July/August 2006)	2371 Lanier Road Goochland County	Lease: \$7.00/SF + 0.75/SF for TI	Kevin Cox
	54 Up to 2,500 SF Available (1,250 SF per Unit)... Incl. 500 SF Off., 1 Dr.-In (10'x10') per Unit, HVAC & Heat Pump in Off., Gas Heat in Whse.	2410-2414 Granite Ridge Road ROCKVILLE COMMERCE CENTER INDUSTRIAL PARK	Lease: \$1,060/Month/Unit <b>BLDG B: Units 2-3 Available</b>	Kevin Cox
	55 2,000 SF Office/Warehouse Condos - <b>Phase I Complete:</b> Two Units Remaining, Zoned M-2 <b>Phase II Complete:</b> Three Units Available... 1 Unit @ 2,000 SF & 2 Units @ 4,000 SF Each	112 Midpoint Drive MidPoint Industrial Park	Phase I: Unit #A5: \$170,000 Unit #A6: \$185,000 <b>Phase II Sale: \$87.50/SF</b> Lease: Call for Information	Kevin Cox
<b>FLEX OFFICE/SERVICE - WAREHOUSE (HANOVER &amp; ESSEX)</b>				
	56 90,000 SF Off/Whse ( <b>Min. 36,000 sf</b> ); 1 Drive-in, 24' Clr, ESFR sprinkler	Northlake Industrial Park Phase VI @ I-95/Lewistown Rd Exit	Lease: Call for Information	Bob Porter Owner/Agent
	57 25,000 SF +/- Available Including 1,000 SF Office. 10 Acres +/- Site. 2 Dock Doors & 2 Drive-Ins. 18' Clear at Eaves, 22' Clear at Center.	6401 Midway Road (Millers Tavern, VA) Essex County... Located off Route 360!	Sale: \$600,000	Kevin Cox
	58 24,000 SF +/- Office/Whse... Includes 3,000 SF Office & 21,000 SF Warehouse. Subdividable: 12,000 SF Min. 2.19 Acres +/- Site with Fenced Lot. Zoned M-3. 1 Dock & 4 Drive-Ins. 3 Phase Power.	11100 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location!	Lease: \$6.50/SF NNN Subdividable!	Kevin Cox
	59 23,400 SF +/- Off/Whse, Includes 4,000 SF +/- Office, M-1 Zoning, 3 Dock High Doors, 1 Drive-In Door, Will Subdivide	319 Business Lane Hanover County	Lease: \$7.50/SF NNN	Kevin Cox
	60 19,500 SF +/- Building Includes 1,500 SF Office, 10k SF Ground Floor Whse & 8k SF Basement. 5-Ton Crane & 3 Drive-In Doors. 22' Clear at Eaves & 25' Clear at Center.	10471 Cobbs Road (Ashland, VA) Convenient Location off Route 1!	Lease: \$6,000/Month NNN	Kevin Cox
	61 Up to 15,200 SF +/- Office/Warehouse (Space from 1,100 SF +/-). Includes 500 SF Office. 19' to 22' Clear Ceilings. Zoned M-3. 10' x 10' Loading. AVAILABLE JUNE 2008!	<b>UNDER CONSTRUCTION!</b> Hopson Road... Directly Across from the Hanover Industrial Airport!	Lease: \$10/SF Excludes Water/Sewer, Trash, Electric, Phone/Internet	Kevin Cox
	62 12,000 SF +/- Office/Warehouse. Docks & Drive-Ins. Delivery Fall, 2008.	Foxxcross Road Phase II, Lot 5 - Hunters Ridge	Lease: Call for Information	Cliff Porter
	63 9,660 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	Lease: \$5,500/Month	Kevin Cox
	64 <b>Up to 5,770 SF</b> Office/Whse space, zoned M-2 Suite D: 2,970 SF, 1 dock Suite E: 2,800 SF, 1 dock	10520 Lakeridge Parkway Suites D & E	Lease: Call For Information	Kevin Cox
	65 <b>4,150 to 5,000 SF +/- Office/Warehouse Space on 1 Acre +/- Yard (Outside Storage). Easily Subdividable for Multiple Tenants.</b>	<b>10976 Richardson Road</b> <b>Hanover Industrial Air Park Location!</b>	<b>UNDER CONTRACT!</b>	<b>Kevin Cox</b>
	66 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!	Sale: \$450,000	Kevin Cox
	67 ONE UNIT REMAINING! 2,125 SF +/- Includes 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	Lease: \$8.00/SF Industrial Gross	Kevin Cox

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<b>FLEX OFFICE/SERVICE - WAREHOUSE (HENRICO &amp; CHARLES CITY)</b>				
	68 Up to 37,600 SF, 20-24' clg, 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
	69 37,263 SF +/- Off./Whse., ~3,315 SF Off., 2.2074 Acres, 7,560 SF Storage Shed, 5 Docks, 1 Drive-In, Fenced Yard, Wet Sprinklered, 18' Clr., Zoned M-2, 21 Park. Sp.	2120 Maywill Street Henrico County - Off Staples Mill Road	Lease: \$5.00/SF NNN	Cliff Porter
	70 <b>Owner/User or Investment... Lease to Credit Tenant Thru 09/2008:</b> 20,100 SF Office/Distribution Facility on 3.1 Acres +/- with 3 Docks & 10 Drive-Thru Doors. Located in Upscale Business Park "Park Central"	8800 Park Central Drive Located @ I-95 via Parham Road Exit	Sale: \$1,795,000 Lease: \$8.95/SF NNN <b>Layout Flexible for Alternative Use</b>	Dick Porter
	71 2 Office/Whse Bldgs, 9,600 SF +/- Avail. in Each, Units from 1,800 SF! 2.12 Acres, Zoned M-1, Convenient Access off I-64 & I-95!	<b>Wistar Commons</b> <b>Located off Staples Mill Road!</b> <b>Henrico County</b>	Sale: \$110/SF Shell <b>Bldg 1: Units A-E... UNDER CONTRACT</b> Lease: \$10.00/SF NNN	Kevin Cox
	72 <b>Glenfield Business Center</b> <b>**Suite 2531-33 - 8,438 SF w/ 1,810 SF office, 2 docks</b>	2501-55 Mechanicsville Turnpike <b>Great Access from I-64!</b>	Lease: \$6.00/SF +\$.35/SF CAM	Cliff Porter
	73 8,320 SF whse/service bldg w/Showroom, 1.695 Acres +/- Site for Parking/Outside Storage, Ideal for Contractor, Zoned M-1, 1 drive-in, 9'6" clear, Owner will build to Suit	4508 Oakleys Lane	Lease: \$4,000/Month Net	Kevin Cox
	74 6,640 SF +/- Office/Warehouse Building (Includes 1,700 SF +/- Office). Zoned M-1 with Drive-In Loading.	4104 Eubank Road Airport Area Location in Henrico County!	Lease: \$12/SF Office & \$5.50/SF Whse Sale: \$625,000	Byron Holmes
	75 4,874 SF Office/Warehouse, Zoned O-S. <b>Owner Motivated!</b>	8040 Villa Park Drive	Sublease: Call for Information	Kevin Cox
	76 4,500 SF Off/Whse (includes 1k Office), 1 Acre Gravel yard, 2 Drive-Ins, 16' Clr at Eaves, Subdividable into 2 Units.	302 Roxbury Industrial Center	Lease: Call for Information Sale: \$450,000	Kevin Cox
	77 4,395 SF Office/Warehouse Available. Dock & Drive-In Loading. Zoned M-1.	8504 Glazebrook Avenue Located Near Parham Rd & Staples Mill Rd!	Lease: \$5.25/SF Gross + Landscaping, Water/Sewer, Trash	Cliff Porter
	78 2,000 to 4,000 SF +/- Off/Whse, Drive-In Loading, Zoned M-1	8500 Glazebrook Avenue, Suites C & D Henrico County	Lease: \$6.00/SF Gross + CAM	Cliff Porter
<b>FLEX OFFICE/SERVICE - WAREHOUSE (RICHMOND)</b>				
	79 32,000 sf +/- - <b>CAN DIVIDE</b> - on 2.7 acres, 1.7 acre lot in rear, 20k sf NEW (includes 8k mezz. <b>w/ HVAC</b> ) 12k sf Original Bldg <b>w/ HVAC</b> , Enterprise Zone, Zoned M-1, 5 Truck Height Docks + 1 Van Height Dock, 28 Parking Spaces.	900 West Leigh Street Prox. to VCU @ Belvidere St, Exit @ I-95 City of Richmond	Sale: \$2,400,000 w/ 1.7 Acre Fronting I-95 <b>OR \$2,100,000 without Rear Lot</b> Lease: \$6.50/SF Net	Dick Porter
	80 26,190 SF on 1.16 acres - 10,000 SF Office & 16,190 SF Warehouse; Dock-High Doors w/ GL Loading Potential, 24' Ceilings, Zoned M-1, sprinkler; can be divided	5611 Pride Road	Sale: \$1,050,000	Byron Holmes
	81 15,000 SF +/- Off./Whse., 2 Acres, Zoned M-1, 1 Dock, Yr. Built 1979	5124 Glen Alden Drive City of Richmond	Sale: \$850,000	Cliff Porter
	82 12,849 SF +/- Industrial Bldg. (Incl. 500 SF Off.), Divided into 2 Sections: 6,754 SF +/- & 6,905 SF +/- on a 0.62 Acre Site, 3 Docks & 1 Drive-In Door, 20' Clr. Ceil., Storage Yard	611 & 613 Wickham Street City of Richmond	Sale: \$750,000	Byron Holmes
	83 10,860 SF +/- Office/Warehouse Building Including 1,000 SF Office Space. Adjacent Space Also Available for Lease: 4,646 SF +/- 3-Story Office/Retail/Restaurant.	1609 & 1617 East Franklin Street City of Richmond	Lease: \$4,000/Month NNN (Adjacent Space @ \$12.00/SF NNN)	Cliff Porter
	84 <b>10,042 SF +/- (Includes 1,350 SF +/- Office). Dock Loading (2 Ea.) Zoned M-1 Light Industrial. Sprinklered &amp; Heated. 20' Ceiling, Off-Street Parking. Enterprise Zone.</b>	<b>5519-A Pride Road (City of Richmond)</b> <b>Access to Rt. 60 &amp; Chippenham Parkway</b>	<b>LEASED!</b>	<b>Dick Porter</b>
	85 8,000 SF +/- Office/Warehouse Remaining. Owner Will Divide. 14' to 16' Ceilings, 2 Dock Doors, 2 Drive-Ins, Dry Sprinkler System, Security Fencing.	1015 East 12th Street City of Richmond	Lease: \$3.00/SF Gross	Byron Holmes
	86 6,000 SF +/- Off/Whse (1,300 SF Office), 0.17 +/- Acres, Zoned M-1 Light Ind, Drive-In Loading (10'), 15' Clg, Gas Heat, 240 Volt 200 Amp Svc	2503 Magnolia Road City of Richmond	Sale: \$399,000 Lease: \$6.50/SF NNN	Kevin Cox
	87 5,700 SF +/- Office/Warehouse Unit Available. 1 Drive-In Door. Zoned M-2. Ample Off Street Parking!	711 Hospital Street Downtown Location... Convenient to I-64/I-95!	Sale: \$399,000	Kevin Cox
	88 <b>Commerce Park I:</b> From 2,732 SF to 4,000 SF Remaining, Zoned M-1, 10' x 10' Drive In Doors, Minutes to Richmond CBD/West End, I-95 & I-64! <b>Enterprise Zone.</b>	<b>1606-1642 Ownby Lane</b> <b>Suites 1616-1618: LEASED!</b> Suites 1612-1614: 4,000 SF	Lease: \$8.00/SF NNN (Base Rent) (2007 Est. NNN Charges: \$1.50/SF)	Cliff Porter
	89 <b>4,500 SF +/- Flex Bldg., Cary St. &amp; Robinson St., Zoned B-3, Open Floor Plan, 1 Drive-In Door, Enterprise Zone.</b>	<b>2601 West Cary Street</b> <b>City of Richmond</b>	<b>UNDER CONTRACT</b>	<b>Byron Holmes</b>
	90 2,900 SF +/- Building Including 1,800 SF Conditioned Warehouse with 1,100 SF Office. Zoned M-1. Expanded Parking/Loading Area. Drive-In Loading.	3003-3009 West Leigh Street Scott's Addition Location... Easy Access to I-64 & I-195!	Lease: \$9.00/SF Sale: \$420,000	Byron Holmes
	91 0.40 Acre +/- Storage Yard Available, B-3 Zoning. Cleared, Graded, Graveled with Security Fencing. Owner Will Divide! Convenient to Rt. 60 & Chippenham Pkwy!	200, 210 & 218 Arcadia Street City of Richmond	Lease: \$1,500 to \$3,000/Month	Byron Holmes
<b>RETAIL / OFFICE - BUILDINGS (CHESTERFIELD &amp; COLONIAL HEIGHTS)</b>				
	92 5,400 SF +/- Showroom Building, 0.64 Acre Lot, Zoned C-5 General Bus. District, Built in 1982 & Recently Renovated!	8221 Midlothian Turnpike Chesterfield County	Sale: \$1,400,000	Byron Holmes
	93 2,821 SF Office/Lab, Ample Parking. ENTERPRISE ZONE!	9211 Burge Avenue	Lease: \$6.95/SF Net	Byron Holmes

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	94 2,700 SF +/- Showroom/Shop (A: 1,500 SF & B: 1,200 SF) with Drive-In Door (12' x 10') in Rear. Front Counter Area. Ample Parking. High Visibility! Road Signage on Rt 360!	10220 Hull Street Road, Suite A & B Located 2 Blocks West of Courthouse Road!	Lease: \$10.20/SF Net	Dick Porter Owner/Agent
	95 <b>2,500 SF +/- Restaurant/Retail Building, Zoned B-1, Blvd. (Rt. 1/Rt. 301) Frontage! Convenient access of I-95</b>	<b>3420 Boulevard Colonial Heights</b>	<b>SOLD!</b>	<b>Byron Holmes</b>
<b>RETAIL / OFFICE - BUILDINGS (HENRICO)</b>				
	96 17,022 SF +/- 2-Story Office on 2 Acres +/- Zoned M-1. Available Oct., 2007. 1 Dock. Built 1981. Kohler Generator (105 kw), Wet Sprinklers, 85 Parking Spaces.	2201 Westwood Avenue Enterprise Zone!	Sale: \$2,100,000 Lease: \$12.00/SF NNN	Cliff Porter
	97 2,500 to 5,000 SF Office (1st Floor Space). Ample Parking!	8827 Staples Mill Road Proximate to Parham Rd @ Staples Mill Rd!	Lease: \$11/SF Gross	Cliff Porter
	98 2,500 SF +/- Office Bldg on 2.76 acres, O-2/C-1 Zoning, Free Surface Parking, Close to Virginia Ctr Commons	10221 Brook Road	Sale: \$599,000	Kevin Cox
	99 1,800 SF Office Located Near Broad Street.	2415 Westwood Avenue	Lease: \$15.00/SF	Kevin Cox
	100 <b>Suite 2125: 1,500 SF, Zoned B-3 &amp; M-1</b>	<b>Staples Mill Center 2121-2149 Staples Mill Road</b>	Lease: \$11.00/SF NNN + Pro Rata Share of Electric	Cliff Porter
<b>RETAIL / OFFICE - BUILDINGS (RICHMOND)</b>				
	101 24,000 SF +/- Office Bldg., Spaces from 250 SF to 7,000 SF, Covered Parking Spaces Available, Zoned B-3, Proximate to I-95, Fan Area Location, Convenient Access off Broad St.	3212 Cutshaw Avenue City of Richmond	Lease: \$9.50/SF Full Service	Byron Holmes
	102 <b>15,525 SF +/- 3-Story Office Building on 0.52 Acre +/- Site. Zoned B-3. Convenient Southside Location... Proximate to Route 60/Midlothian Turnpike. Great Office/School or Daycare Property! Spaces from 1,000 SF.</b>	180 East Belt Boulevard Belt Business Center (City of Richmond)	Sale: \$575,000 Lease: Call for Information	Byron Holmes
	103 12,000 SF +/- Office Space in 2 Buildings. Bldg A: 8,000 SF +/- Partially Leased. Bldg B: 4,000 SF +/- Ample Parking (25 Spaces) with Numerous Individual Offices. Spaces from 1,000 SF.	<b>Owner/User or Investor Opportunity!</b> 2508 Chamberlayne Avenue City of Richmond	<i>Bldgs Avail Together or Separately...</i> Bldg A Sale: \$399,000 Bldg B Sale: \$199,000 Lease: Call for Information	Byron Holmes
	104 4,646 SF +/- 3-Story <b>Historic Renovated</b> Restaurant. Parking Available. Adjacent Space Also Available for Lease: 10,860 SF +/- Office/ Warehouse Building Including 1,000 SF Office Space Located Next to Havana '59.	<b>Great Restaurant/Office Opportunity!</b> 1617 E. Franklin (corner of Franklin & 17th) Across from Farmer's Market	Lease: \$12.00/SF NNN	Cliff Porter
	105 3,000 SF +/- on .71 Acre +/-, Zoned B-3 General Business, Rear Fenced & Paved Lot, Great Location on Broad Street in City of Richmond! Excellent Signage	4505 W. Broad Street City of Richmond	Sale: Call for Info Lease: \$6,500/Month Net	Bob Porter
	106 2,500 SF +/- Office/Service (10,000 SF +/- Gross Building). On-Site Parking.	1523 West Cary Street Located Off I-195 (Downtown Richmond)	Lease: \$3,100/Month Gross Sale: Call for Information	Kevin Cox
	107 <b>2,348 SF +/- Building on 0.33 Acre +/- Site. Recent Use as Equipment Rental. Zoned B-2. Location Proximate to Forest Hill Avenue &amp; Midlothian Turnpike.</b>	<b>1211 Westover Hills Boulevard City of Richmond</b>	<b>UNDER CONTRACT!</b>	<b>Dick Porter</b>
	108 One Suite Remaining... (7,730 SF +/- Office Building). Suite 103: 977 SF, 0.65 Acre, Off-Street Park., FAN Area! Easy Access to Powhite Pwy. & Expressway	3500 Grove Avenue City of Richmond	Lease: Call for Information	Byron Holmes
<b>OFFICE - BUILDINGS (CHESTERFIELD)</b>				
	109 11,069 SF +/- 2-Story Office Building with Warehouse Storage. 1.5 Acres +/- Site Zoned I-1. Built in 1987. Convenient Access off Route 288 @ Genito Road!	13501 East Boundary Road Brandermill Trade Center	Sale: \$1,100,000	Byron Holmes
	110 3,900 SF +/- Office Available, Full Service, 1 Acre +/- Site 6,500 SF +/- Office on 1 Acre	13541 East Boundary Road Brandermill Trade Center	For Sale: \$725,000 <b>Income from Current Tenants!</b>	Byron Holmes
	111 3,070 SF +/- Office Conversion. 0.92 Acre +/- Site, Zoned C-3. Convenient Location... Easy Access to Rt 288!	7220 Beach Road Chesterfield County Off Route 10	Lease: Call for information	Bob Porter
	112 500 SF +/- Available (6,000 SF Office Building), Located at Corner of Courthouse Rd. & Southlake Blvd., Zoned O-2.	601 North Courthouse Road Chesterfield County	Lease: \$10.00/SF Includes Water & Sewer	Byron Holmes
<b>OFFICE - BUILDINGS (GOOCHLAND)</b>				
	113 NOW AVAILABLE FOR SALE... 41,198 SF +/- Office, 14.08 +/- Acres, High Growth Cor., Conv. Access off I-64 & Rt. 250, Zoned B-1, Generator on Site, Ample Parking	1700 Cardwell Drive Goochland County	Sale: \$2,000,000 Lease: \$7.50/SF	Kevin Cox
<b>OFFICE - BUILDINGS (HANOVER)</b>				
	114 14,125 SF +/- Office Avail, Suites from <b>1,800 SF</b> , Ample Parking, HIAP location. (Potential Office/Warehouse)	10991 Richardson Road Hanover Air Park	Lease: \$5.00/SF + Utilities	Bob Porter Kevin Cox
	115 5,000 SF +/- Proposed Office Building, 1 Acre On Site, Zoned M 1 Light Industrial, NEW Construction, 300' + Frontage on Bell Creek Road! Convenient Access to I-295.	Bell Creek Business Park Mechanicsville - I-95 Access	Sale: Call for Information Lease: \$15.00/SF Net	Byron Holmes Kevin Cox
	116 <b>Up to 4,700 SF +/- Off. Avail. (Suites A &amp; B), M-1 Zoning, Landlord Will Subdivide! Avail. Aug. '07, Easy Access to I-95</b>	<b>Presidential II, 325 Business Lane Ashland, VA</b>	<b>LEASED!</b>	<b>Kevin Cox</b>
	117 3,900 SF +/- (Incl 2,400 SF Off Bldg w/ 1,500 SF Detached Whse), Zoned B-1/B-2. Future 1,000 SF Whse Expansion!	603 England Street	Sale: \$610,000	Kevin Cox
	118 2,500 SF +/- Office with 2 Entrances, Reception and Kitchenette, Zoned M-3 on 3.09 Acres +/- Site.	11129 Air Park Road	Lease: \$10.00 - \$11.00/SF Gross	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	119 1,962 SF +/- Off., Conf. Rm., 4 Off., Kitch. & 2 Bthrms, 376 SF Shared Lobby, Rec. Area & Rstrm, 384 SF +/- Shop Space, Trash, Elec., Wtr., Internet, Janitorial included	10102 Whitesel Road Hanover County	Lease: \$9.00/SF	Kevin Cox
UPDATED!	120 <b>2 Bldgs: 1,600 SF Front Bldg. &amp; 2,400 SF Back Bldg., 1 Ac. Site, Zoned B-3, Graveled Lot.</b>	<b>8130 Elm Drive (Mechanicsville, VA)</b>	<b>SOLD!</b>	<b>Kevin Cox</b>
	121 Up to 500 SF Office, M-3 Zoning.	10993 Richardson Road Hanover Industrial Air Park	Lease: Call for information	Kevin Cox
<b>LAND SITES - INDUSTRIAL / COMMERCIAL (CHESTERFIELD)</b>				
	122 185 Acres, Zoned I-1, Utilities... Industrial or Commercial Potential!	14700 Woods Edge Rd <b>Fronts I-95 @ Walthall Interchange</b>	Sale: \$50,000/Acre	Dick Porter
	123 85 Acres Avail. for Commercial Development w/ Rt. 10 Frontage, Incl. 2.5 Acre Pad Site, Current Zoning A-1, Electric, Water, Sewer, 1 Mile from Rt. 288!	Courthouse Commons Intersection of Rt. 10 & Beach Rd	Sale: Pricing TBD	Bob Porter
UPDATED!	124 28.676 Acres +/-, SEQ of Rt. 288/Genito Rd. & Powhite Parkway, Industrial Potential... <u>Proximate to New Clover Hill High School Currently Under Construction!</u>	13021 Genito Road Chesterfield County - Near Brandermill	Sale: \$85,000/Acre	Dick Porter
	125 26.73 Acres, Aoned I-3 & I-1, Water & Sewer Available	Castlewood Rd & Cardwell Rd Chesterfield County	Lease: \$5,000/Acre	Kevin Cox
	126 Up to 26 acres (Up to 11 acres frontage and up to 15 acres rear), zoned I-1	8901 Courthouse Road (near Rt. 288 & Rt. 10) SWQ	Sale: \$38,000/Acre	Dick Porter
	127 18 Acres (10 Acres <b>Graveled &amp; Fenced</b> ) Zoned I-3, Heavy Industrial District, James River Barge Docking Access w/ Concrete Pier, Enterprise Zone.	7710 Fort Darling Road	Sale: \$95,000/Acre <b>INCOME PRODUCING (Interim Tenant)</b>	Dick Porter
UPDATED!	128 7.23 +/- Acres, Comprehensive plan calls for I-1 Light Industrial, Currently Zoned A.	Whitepine Road & Cogbill Road	Sale: \$25,000/Acre Owner Will Divide	Byron Holmes
	129 <b>6.185 Acres +/- Zoned C-3</b> , 611' road frontage on Hull Street, road frontage on 3 sides of property, access to Otterdale & Cosby Rds.	Hull Street Road/Route 360 & Otterdale Rd Proximate to Hampton Park & Other Large Subdivisions Off Route 360!	Sale: \$3,500,000	Bob Porter Byron Holmes
	130 5.6 Acres Commercial Uses Allowed (Comercial Potential), Water/Sewer. Corner Lot!	5301 Woolridge Road (Woodlake)	Sale: Call for Information	Dick Porter
	131 5.25 Acres +/- Available, Southport Area Location, Water to Site, Sewer Proximate, 242' Frontage along Courthouse Rd	301 North Courthouse Road Chesterfield County	Sale: \$495,000	Byron Holmes
UPDATED!	132 1 Parcel Remaining! Zoned C-5, Utilities Avail. <b>Parcel 2: 4.326 Acres +/-</b>	15730 Woods Edge Road Walthall Enterchange off I-95	Sale: Call for Details! <i>Parcels 1 &amp; 3... SOLD!</i>	Bob Porter
	133 <b>3.4 Acres +/- Majority Zoned C-3, Water &amp; Sewer, Corner Lot!</b>	<b>2207 E. Hundred Road, Chester, VA Just East of I-295.. Fronting Rt. 10!</b>	<b>UNDER CONTRACT</b>	<b>Dick Porter</b>
	134 1.6 Acres +/- Zoned C-2; Woodlake section, rare waterfront land site on the shores of Swift Creek Reservoir, sunset views & lakefront walking trails, great office or restaurant location!	14701 Village Square Place Chesterfield County	Sale: \$395,000	Byron Holmes
UPDATED!	135 <b>1.1 Acres +/-, Zoned I-1, Utilities</b>	<b>14400 Justice Court</b>	<b>UNDER CONTRACT</b>	<b>Byron Holmes Kevin Cox</b>
	136 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
	137 Lots from 1 to 30 Acres Zoned I-1. All Utilities Available! Outside Storage Permitted.	<b>Cloverhill Industrial Park</b>	Sale: \$160,000/ Acre	Byron Holmes
<b>LAND SITES - INDUSTRIAL (GOOCHLAND)</b>				
UPDATED!	138 155 Acres +/- Available (Lots from 2 to 50 Acres), Zoned M-1/M-2, <b>Design Build Opportunities</b>	I-64 @ Hadensville Exit (Goochland Co.) <b>Midpoint Industrial Park</b>	Sale: <b>\$20,000 - \$50,000/Acre</b> <b>UNDER CONTRACT: Lots 35 &amp; 40</b>	Bob Porter Kevin Cox
	139 11.5 Acres +/- Zoned M-2	Lanier Industrial Park	Sale: \$138,000/Acre	Kevin Cox
<b>LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM &amp; CAROLINE)</b>				
	140 197.6 Acres +/-, Zoned M-2, Rail - CSX, Future Business Park, I-95 Frontage	Hickory Hill Road Hanover County	Call: Available for Development	Cliff Porter
	141 Up to 113.66 Acres... 107.56 Acres Zoned M-1 & 6.1 Acres Zoned B-2. Retail & Industrial Land Sites Available!	<b>Bell Creek Business Park Hanover County (Quick Access to I-295!)</b>	Sale: \$100k to 350k/Acre (M-1) Sale: \$450k to 750k/Acre ( <b>RETAIL</b> )	Byron Holmes Kevin Cox
	142 Up to 91.2 Acres, 86.1 Acres Available (5.1 Acres <b>UNDER CONTRACT</b> ) zoned M-2 Gen Manufacturing, Utilities on Site & Rail Served! Conv. Location off Rt. 301	Richfood Road Off Rt. 301 in Mechanicsville	Sale: \$85,000-\$100,000/Acre	Bob Porter Kevin Cox
	143 38.52 Acres +/- with Commercial Development Opportunity	Route 360/Richmond Tappahannock Hwy	Sale: \$3,200,000	Kevin Cox
	144 33.77 Acres +/-, M-2 Zoning, Development Opportunity! Fronting on I-295 - High Growth Corridor!	Richfood Road Mechanicsville	Sale: \$4,500,000	Bob Porter Kevin Cox
	145 19.27 Acres.	Rt. 1 N (SWQ of Lewistown Rd & Rt. 1)	Available for Development	Cliff Porter
UPDATED!	146 15.70 Acres +/-, Located on Rt. 1, High Growth Corridor, Conv. Access to I-95, Comprehensive Plan for Industrial Zoning, Front 200' Zoned B-3	16307 Washington Highway Hanover County	Sale: \$525,000... <i>Price Reduced!</i>	Kevin Cox
UPDATED!	147 <b>Phase II - 4.061 Acres Zoned M-2,2(C), Water/Sewer/Road</b>	<b>Hunter's Ridge Industrial Park North line of Lewistown Road off Rt. 1</b>	<b>SOLD!</b>	<b>Cliff Porter</b>
	148 9.06 Acres, M-2 Zoning, High Growth Corridor! <b>Development Opportunity!</b>	Cobbs Road (Off Washington Highway)	Sale: \$45,000/Acre	Kevin Cox
	149 7.235 Acres +/- Available, Located on Rt. 360 in King William County, Zoned M-1 Industrial	Route 360/ Richmond Tappahannock Hwy	Sale: \$1,000,000	Kevin Cox

	<b>PROPERTY DESCRIPTION</b>	<b>ADDRESS</b>	<b>SALE/LEASE PRICE</b>	<b>AGENT</b>
150	7 +/- Acres, Zoned M-2	<b>Ellerson Industrial Park</b>	Available for Development	Cliff Porter
151	5.21 Acres +/- Zoned M-2C, High Growth Corridor, Dev. Opportunity, Located off Washington Hwy/ Rt. 1	Hunter's Ridge Industrial Park Hanover County	Lease: Call for Information Sale: \$155,000/Acre	Kevin Cox
152	<b>5.1 acres +/-, Zoned M-2 Gen Mfg., Utilities on Site, Convenient Location off Rt. 301, Easy Access from I-95 &amp; I-295; Located Along Proposed Extension of Richfood Rd.</b>	<b>Richfood Road Off Rt. 301 in Mechanicsville</b>	<b>UNDER CONTRACT</b>	<b>Bob Porter</b>
153	5 Acres +/-, Development Opportunity in High Growth Corridor, B-1 Zoning.	Mechanicsville Turnpike	Sale: \$1,000,000	Kevin Cox
154	<b>1.7399 Acres, B-1 Zoning, High Growth Corridor! Development Opportunity!</b>	<b>Old Hickory Drive</b>	<b>UNDER CONTRACT</b>	<b>Kevin Cox Cliff Porter</b>
<b>LAND SITES - INDUSTRIAL (HENRICO)</b>				
155	229.85 Acres +/- Zoned M-1C... <b>"Excellent Exposure."</b>	I-64/I-295 Intersection NEQ near Airport	Call: Available for Development	Cliff Porter
156	105.7 Acres +/- Zoned A-1, Near RIC Airport	La France Road	Call: Available for Development	Cliff Porter
157	<b>43.9 Acres +/-, M-2/M-2C, Rail, Water &amp; Sewer 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>	<b>UNDER CONTRACT</b>	Cliff Porter
158	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 Ave./Audubon Dr.	Sale: \$29,500/Acre (Unsubdivided Price)	Dick Porter
159	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: \$3,500,000	Bob Porter Owner/Agent
160	18.57 Acres +/-, Zoned M2-C (Proposed) Rail Potential, Near Richmond Airport, potential 148k +/- sf bldg.	Sprouse Road Extended Henrico County - Adjacent to airport	Sale: \$65,000/Acre (Unsubdivided Price)	Dick Porter
161	17.5 Acres +/- Zoned M-2/M-2C, Rail, Water & Sewer. <b>Prime Industrial Development Site Near Proposed I-895 Airport Connector Road!</b>	Frontage on S. Laburnum Avenue Seven Hills Blvd & Miller Road Henrico County - Airport Area near I-64	Sale: Call for Information	Cliff Porter
162	2 Parcels: 9.85 Acres +/- with <u>Interstate Frontage on I-64</u> & 6.00 Acres +/- Available, Mixed Use Development.	International Airport Centre Near I-64 and <b>Airport Drive</b>	Sale: \$100,000/Acre	Bob Porter
163	Up to 7 Acres, Zoned B-3	Rt. 5 & Willis Church Road, East of I-295	Sale: \$50,000 - \$75,000/Acre	Dick Porter
164	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
165	4.5 Acres +/- Available for Development, Zoned M-1	5301 Lewis Road	Available: Call for Information	Cliff Porter Owner/Agent
166	2.1 Acres & 1.1 Acres, Zoned B-3	Route 360 E., Glenfield Business Center (near I-64)	Sale: Call for information	Cliff Porter
167	1.5 Acres, Zoned A-1, Water/Sewer Available, <b>Great Location Near Airport!</b>	2300 Charles City Road	Sale: \$120,000	Cliff Porter
	168 <b>1.34 Acres, Zoned A-1, Sale Subject to Rezoning</b>	<b>9000-9006 Old Staples Mill Road</b>	<b>UNDER CONTRACT</b>	<b>Cliff Porter</b>
<b>LAND SITES - INDUSTRIAL (ISLE OF WIGHT COUNTY)</b>				
169	372.5 Acres +/- Available	Near Rt. 616 and Rt. 260	Sale: \$10,000/Acre	Bob Porter OPEN LISTING
<b>LAND SITES - INDUSTRIAL (PETERSBURG, DINWIDDIE &amp; PRINCE GEORGE COUNTIES)</b>				
170	310 Acres +/- with Great Frontage! (PRICE REDUCED) Located at I-95 & I-295 - May Divide.	I-95 and I-295 @ Rives Road-Exit # 47	Sale: Call for information	Bob Porter OPEN LISTING
171	Up to Usable 13 Acres +/- Includes 1,500 SF Office, w/ 5 Acres Graveled, M-2 Zoning, I-295 Frontage.	6800 Scotland Way (Prince George County) Prox. to Prince George Cty Gov't Complex	Lease: \$5,000/Month Sale Possible	Dick Porter
	172 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
173	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 - INDUSTRIAL (RICHMOND)</b>				
174	3.1 Acres +/- with Rail, Zoned M-2	1401 Valley Road - Enterprise Zone	Sale: \$80,000/Acre	Dick Porter
175	0.31 Acres +/-, Storage Lot, Central Location	3103 Norfolk Street City of Richmond	Lease: Up to \$1,500/Month	Dick Porter
<b>RETAIL / OFFICE / RESIDENTIAL - LAND (CHESTERFIELD)</b>				
176	7.34 Acres +/- Adjacent to Brandermill Trade Center, Proximate to Brandermill Country Club, High Growth Area! Water/Sewer. Development Opportunity!	3301 Old Hundred Road	Sale: \$1,250,000	Byron Holmes
<b>RETAIL / OFFICE - LAND (HANOVER)</b>				
177	38.81 Acres +/-, Currently Zoned A-1, Convenient to I-295 and Rt. 360/Mech Tnpk, Development Opportunity!	McClellan Road & Westwood Road Hanover County	Sale: \$15,000/Acre	Kevin Cox
178	25 Acres +/- Available, Zoned B-2, Some Utilities	12021 Washington Highway	Sale/Lease: Call for Information	Kevin Cox

	<b>PROPERTY DESCRIPTION</b>	<b>ADDRESS</b>	<b>SALE/LEASE PRICE</b>	<b>AGENT</b>
179	19.27 Acres	Rt. 1 N (Lewistown Rd & Rt. 1) SWQ	Available for Development	Cliff Porter
180	<b>13.43 Acres, Zoned B-3 &amp; A-1 (Near North Cross / Home Depot)</b>	<b>Washington Hwy &amp; Kings Acres Rd</b>	<b>UNDER CONTRACT</b>	<b>Cliff Porter</b>
181	6.50 Acres, Zoned B-1, Frontage on Mechanicsville Tnpg	Mechanicsville Turnpike Near Lee Davis High School	Sale: \$800,000	Kevin Cox
182	6.40 Acres, RR-1 Zoning	Maple Street, Ashland - South of Ashcake Road, near Rt. 1 Corridor	Sale: \$150,000	Kevin Cox
183	3.47 Acres, Water/Sewer Available, Great Frontage!	Washington Highway (Route 1)	Sale: \$950,000	Kevin Cox
<b>RETAIL / OFFICE / RESIDENTIAL - LAND (HENRICO)</b>				
184	21.74 Acres +/- Available Zoned A-1. Utilities Available. Located 2 Miles from I-895 & 4 Miles from Richmond Internaional Airport.	Frontage on South Laburnum Ave! 6900 S. Laburnum Ave & 6856 Willson Road Henrico County	Sale: \$954,000	Bob Porter
185	5 Acres +/- Master Planned Office/Service (Current Agricultural Zoning). Proximate to I-64. Water/Sewer/Gas. Enterprise Zone Location in Henrico County.	3908 East Nine Mile Road 500' Cumulative Road Frontage East of I-64 Interchange!	Sale: \$500,000	Dick Porter
186	2.08 Acres +/-, Zoned B-3	7821 Shrader Road Henrico County	Sale: \$725,000	Kevin Cox
187	1 Acre +/- Zoned R-5 (Staples Mill Rd frontage)	2115-2127 Park Lane	Sale: \$55,000	Dick Porter
<b>RETAIL / OFFICE - LAND (RICHMOND)</b>				
188	9.54 Acres +/- (Multiple Parcels), Various Zonings, Former Usry Property... Retail, Mixed Use Opportunity	Located East of Chamberlayne Pkwy & North of Mitchell Street	Available for Development	Cliff Porter
189	.389 Acre Fenced Lot, Zoned B-3G, Previous Use as Automotive Facility w/ Small Office and 2 Drive-Ins	200 & 206 Cowardin Avenue	Sale: \$350,000	Bob Porter
<b>RETAIL / OFFICE / RESIDENTIAL LAND - (PETERSBURG)</b>				
190	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



Robert E. Porter, Jr., CCIM, SIOR - 804.521.1441 ([bob@porterinc.com](mailto:bob@porterinc.com)) • Clifford B. Porter, CCIM, SIOR - 804.521.1442 ([cliff@porterinc.com](mailto:cliff@porterinc.com))

Richard W. Porter, CCIM, SIOR - 804.521.1443 ([dick@porterinc.com](mailto:dick@porterinc.com)) • Byron W. Holmes, CCIM, SIOR - 804.521.1448 ([byron@porterinc.com](mailto:byron@porterinc.com))

Kevin E. Cox - 804.521.1468 ([kevin@porterinc.com](mailto:kevin@porterinc.com)) • Robert J. Sell, Jr. - 804.521.1446 ([bob.sell@porterinc.com](mailto:bob.sell@porterinc.com))

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