




4801 Radford Avenue • P.O. Box 6482 • Richmond, VA 23230

804.353.7994 • Fax: 804.355.7950 • www.porterinc.com

AVAILABLE INDUSTRIAL & OFFICE/SERVICE BUILDINGS, SITES & FACILITIES



"BUILD TO SUIT SITES AVAILABLE"

3rd Quarter 2009

PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT	
INVESTMENT				
1	55,740 SF +/- Office/Whse Includes 17k SF Office w/ Potential for Whse Expansion. 56.24 Acres +/- Site Zoned M-1. Built in 2000, Fully Conditioned, 3,000 Amp 480 Volt 3 Phase Power, Sprinklered.	301 Business Lane (Ashland, VA) Hanover County Woodworth Virginia Industrial Facility	Sale: \$3,700,000... PRICE REDUCED! Adjacent 10 Acres Priced Separately	Kevin Cox
2	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!	PRICE REDUCED! Sale: \$1,200,000 GREAT INCOME POTENTIAL!	Kevin Cox
3	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... 10% Cap Rate! Tenant Pays Taxes, Ins, Maintenance.	Byron Holmes
4	24,328 SF +/- Total Building: 17,828 SF +/- Leased to Credit Tenants! 6,500 SF Available for Owner/User! ~16' Ceilings, 5 Docks, Zoned M-1.	4103 West Clay Street (Henrico County) Dabney Center Location!	Owner/User or Investor Opportunity! Sale: \$1,200,000	Cliff Porter
5	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)... \$124,589 NOI From Existing Tenants.	11901 Old Stage Road (Chester, VA)	Sale: \$1,500,000 Lease: \$8/SF	Bob Porter Byron Holmes
	10,000 SF Office/Warehouse on 2 Acres. Fortune 824 Tenant Ferrellgas: 5-Year Term Through 2014 + Two Renewal Options. Zoned I-3... New Roof!	8102 Shell Road (Chesterfield County) Proximate to Jeff Davis Hwy... Easily Accessible to I-95 @ Willis Rd (Exit 64)!	Sale: \$610,000 NOI: \$51,960 (8.5% Cap Rate)	Byron Holmes
7	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
8	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 National 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
9	6,079 SF +/- Multi-Tenant Office Building. 1,600 SF +/- Available for Lease! Strong Curb Appeal, Minimal Maintenance, Near Restaurants & Vendors	585 & 587 Southlake Blvd SOUTHPORT OFFICE PARK	Sale: \$698,000 Lease: Call for Information	Byron Holmes
10	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)	NEW PRICE! Sale: \$595,000	Byron Holmes
11	4,030 SF +/- Office/Shop: Includes 1,300 SF Office w/ New HVAC. Zoned M-2. Drive-In Access (1 Electric Roll-Up Door). NEW ROOF (15-Year Warranty), Gutters & Gutter Guard.	608 Commerce Road... Enterprise Zone!	Tenant in Place! Sale: \$385,000 Lease: Call for Information	Dick Porter
12	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
	3,480 SF Auto Center Built in 2006. 6 Bays, C-5 Zoning, Long Lease Term (10 Years) + Strong Business Financials. NOI: \$89,196. ~12,000 Vehicles Per Day.	10200 Chester Road (Chester, VA) Proximate to Rt. 288 & Chester Road!	Business Ownership Potential! Sale: \$1,060,000... 8.4% Cap Rate!	Byron Holmes
14	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	FULLY LEASED! Sale: \$475,000	Cliff Porter Bob Boykin
15	Self-Storage Facility For Sale: 74 Units with Annual Income of \$42,500.	Fork Union Location... Proximate to Rt. 6! 4329 James Madison Highway	Sale: \$350,000	Kevin Cox
	3 + 1 In Bay Automatic Car Wash, 3 Vacuum Stations. Built in 2006, Zoned C-5. Strong Financials... NOI: \$70,000.	10200 Chester Road (Chester, VA) Proximate to Rt. 288 & Chester Road!	Sale: \$745,000... 9.4% Cap Rate!	Byron Holmes
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
17	AIRPORT DISTRIBUTION CENTER... Bulk Distribution! Building C: 115,957 SF +/- (Min 22k SF), 32' HIGH BAY, 30 Docks, 2 Drive-In Ramps, ESFR Sprinklers, Zoned M-1C! Add'l 591,500 SF Proposed... B: 175,500 SF, Bldg D: 208k SF, Bldg E: 208k SF. CAN DIVIDE... All Sites PAD Ready!	2500 Distribution Drive (Airport Area) Building C: AVAILABLE! Buildings B, D, E: Pad Ready Avail, BTS Bldgs D & E Can Be Combined	INCENTIVE RATE! Lease: \$3.75/SF NNN - 1st Year (Bldg C) 3-Year Minimum Lease Term & \$5/SF TI Avail for Development: Buildings B, D & E	Cliff Porter Exclusive Agent
18	Up to 392,000 SF +/- Available (Spaces from 25k SF + 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! Sale: Call for Information	Bob Porter
19	317,319 SF +/- FACILITY (Min 150k SF), Includes 19k SF Office on 24.16 Acres +/- with Rail (CSX Spur on Site). ESFR Sprinkler, ~28' Clear, 11 Docks (w/ Potential to Add) & 4 Drive-In Doors, 50' x 50' Column Spacing. Zoned I-3 (Allows Heavy Mfg/Distribution Uses).	1301 Battery Brooke Parkway Central Location... Near UPS Main Distribution Facility @ I-95/Wills Rd (Exit 64) Chesterfield County	Outside Storage Allowed! Lease: \$3.95/SF Net... Sale Possible	Dick Porter
20	Up to 316,062 SF +/- on 20.94 acres, CAN DIVIDE... 25k SF Min. , M-2C, 16 Loading Docks, 22' Ceiling Height, 100% Wet Sprinklers, Fenced Property, Rail Potential!	5710 South Laburnum Avenue Airport Area Location Convenient to I-64... Available Immediately!	Lease: Call for Information Sale: \$6,600,000	Bob Porter
21	272,000 SF Mixed Use Facility (Office, Manufacturing, Research) Includes General Office w/ Two Lobbies, Data Center w/ Generator, Auditorium (Cap. 210), Lab, Warehousing & Manufacturing on 8.88 Acres +/- Zoned M-1!	1405-1407 Cummings Drive Diamond Area Location (City of Richmond) Highly Visible with Frontage on I-95! ENTERPRISE ZONE!	PRICE REDUCED! Sale: \$7,000,000 Visit www.cummingsdrive.com for additional information!	Bob Porter
22	Up to 200,000 SF (100k SF Min) Including 30,419 SF Office, Zoned M-2, 30 Acres, 16'-20' Clear, Wet Sprinkler System.	8080 AMF Drive at I-295... CAN DIVIDE!	ATTRACTIVE RATE! Lease: \$3/SF NNN + TI	Cliff Porter Bob Porter

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23	173,000 SF +/- Manufacturing/Distribution Facility... Includes 4,000 SF Office on 16.3 Acres +/- Zoned M-2. 20' to 22' Ceilings, Dock Loading, Rail Siding, Ample Parking.	EXPANSION CAPABILITY! 3400 Deepwater Terminal Road City of Richmond	Sale: \$3,600,000	Bob Porter
24	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	Sale: \$5,200,000	Bob Porter Bob Boykin
25	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
26	Build to Suit... Up to 110,000 SF! Zoned M-1, Office/Service Distribution, POD Approved!	5600 Audubon Drive Airport Area off Airport Drive	Lease: Call for information	Bob Porter Owner/Agent
27	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/SF Lease: \$2/SF	Kevin Cox
	28 Up to 94,000 SF +/- Whse (Small Office Included), <u>40k SF Minimum</u> , 188,163 Total Bldg, Zoned M-1, 10 Docks Avail, 110' Deep Truck Court, 22' Ceilings, ESFR Sprinklers	2913 Transport Street Access to Richmond Deepwater Port Terminal	Lease: \$2.75/SF NNN	Dick Porter
29	Up to 90,000 SF Off/Whse (<u>Min. 36,000 SF</u>); 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
	30 Up to 88k SF +/- Warehouse w/ ~900 SF Office... 22k SF Min! 8 Docks, 20' Clear Ceilings, Wet Sprinklers, 110' Deep Truck Court, Zoned M-1.	2901 Bells Road Prox to I-95/Bells Rd Interchange (Exit 69) Prox to I-895 Airport Connector	Lease: \$2.55 - \$2.75/SF NNN Access to Richmond Deepwater Port Terminal!	Dick Porter
31	Up to 88,000 SF: <u>58,000 SF +/- Mfg</u> Facility Includes Some Office, ~20' Clear, High Density Sprinklers, Multiple Docks. <u>30,000 SF +/- Off/Whse</u> Includes 10k SF Dual Level Office, Multiple Docks, ~17' Ceilings, 100% Sprinklered.	1814 High Point Avenue City of Richmond... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	Manufacturing Facility (58k SF)... Sale: \$2,900,000 or Lease: \$4/SF Net Office/Warehouse (30k SF)... Sale: \$1,500,000 or Lease: \$4.60/SF Net	Dick Porter
32	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. AC in 40k SF!	7600 Whitepine Road Chesterfield Air Park	Seller Financing Available! Sale: \$3,000,000 Lease: \$3.75/SF Net	Dick Porter
33	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 480v 3 Phase Svc. Wet Sprinklers. Sealed Production Floor.	7820 Whitepine Road Chesterfield Air Park	Recent Use: Plastic Extrusion Sublease: \$3.50/SF NNN	Dick Porter
	34 60,000 SF +/- Facility Includes ~15k SF Office/Showroom & ~45k Warehouse. 4.256 Ac. Zoned M-1, 2 Docks, 1 Step Van Dock, ~18' Clr, 800 Amp 480v 3 Phase.	1101 East Laburnum Avenue Henrico County Location... Proximate to Richmond International Raceway Complex!	Sale: \$2,500,000	Kevin Cox Bob Boykin
35	58,229 SF +/- Off/Whse/Manufacturing Zoned M-2 on 4.976 Ac... Expansion Possible! Dry Sprinklers, Dock & Drive-In Loading. Substantive Electrical Svc (277/480 Volt).	2400 Magnolia Court... I-64 Visibility! Immediate Access @ I-64/Mechanicsville (Exit #192)	Sale: \$2,350,000 ENTERPRISE ZONE Location!	Cliff Porter Dick Porter
36	<u>58,000 SF +/- Mfg</u> Facility Includes Some Office, ~20' Clear, High Density Sprinklers, Multiple Docks. <u>Adjacent 30k SF Office/Warehouse Available (Priced Separately).</u>	1814 High Point Avenue... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	Sale: \$2,900,000 Lease: \$4/SF Net	Dick Porter
	37 FOR SALE... ALL OR PART: 54,000 SF +/- with Adjacent 1-Acre Fenced Yard. 15' to 17' Clear Ceilings, 4 Docks + Drive-In Access, Zoned M-1, Sprinkler System.	1500 Chamberlayne Avenue City of Richmond... ENTERPRISE ZONE! Immediate I-64/I-95 Access!	PRICE REDUCED! Sale: \$1,950,000 (54k SF) Sale: \$1,400,000 (28k SF)	Bob Porter
38	48,000 SF +/- with Existing Tenant, Ceilings Up to 20' Clear. NEW ROOF! Adjacent 30k SF (Two Sections: ~13k SF & ~17k SF) Vacant & Priced Separately.	1306 Jefferson Davis Highway HUB ZONE! Enterprise Zone!	Interim Lease in Place! Sale: \$1,200,000 (\$25/SF)	Dick Porter
39	43,000 SF +/- Manufacturing Bldg (Includes 3,000 SF Office), 3 Ac +/- Site Zoned M-2, 9 Docks & 1 Drive-In. Up to 20' Clear, Dry Pipe Sprinklers, 40 Parking Spaces.	2035 Factory Lane, Petersburg, VA Located Near Fort Lee! Martz Industrial Park... East of I-95 @ Exit 52	Sale: \$850,000 Lease: \$2.30/SF Net (Min. 10k to 20k SF)	Dick Porter
40	40,000 SF +/- Whse (Min 20k SF) Includes 2,500 SF +/- Office. 20' Ceilings, Sprinklers, 6 Dock High Doors... Refrigerated Space Available.	3809 Castlewood Road (Castlewood Park I) Located West of I-95/Bells Rd Interchange!	Lease: \$3.50/SF Gross (Call for Pricing on Refrigerated Space)	Dick Porter
41	40,000 SF +/- Main Bldg Includes 1,200 SF 1st Floor Office. 12,210 SF Detached Storage Bldg on 3.48 Acres Zoned M-1, ~364 Linear Feet "L" Shed Cantilevered Racks.	3000 Cofer Road (City of Richmond) Convenient Location off Jeff Davis Hwy... Easily Accessible to I-95!	ENTERPRISE ZONE! CSX Rail Siding! Lease: Call for Information Sale: \$1,700,000	Dick Porter
42	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: \$2.50 - \$3/SF Gross	Dick Porter
43	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' Clear, Zoned M-2, 21 Parking Spaces.	2120 Maywill Street Henrico County - Off Staples Mill Road	PRICE REDUCED! Lease: \$4.50/SF NNN	Cliff Porter
44	Up to 37,000 SF +/- Mfg/Distribution (<u>16k SF Min</u>), 20' to 22' Ceilings, Wet Sprinklers, 7 Dock Doors + 1 Drive-in Door, Elec Service: 4,000 Amps 277/480 Volt. CAN DIVIDE!	7425 Ranco Road Henrico County - West End Location	<u>Flexible Pricing</u> for Longer Term Lease! Lease: \$5.75/SF NNN (Unsubdivided)	Dick Porter
45	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!	Lease: \$5/SF NNN	Cliff Porter
	46 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 Potential for Adjacent 50k SF!	Dick Porter
47	<u>30,000 SF +/- Off/Whse</u> Includes 10k SF Dual Level Office, Multiple Docks, ~17' Clear, 100% Sprinklered. <u>Adjacent 58k SF Mfg Facility Available (Priced Separately).</u>	1814 High Point Avenue... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	Sale: \$1,500,000 Lease: \$4.60/SF Net	Dick Porter
	48 Rear 30,000 SF +/- Available (Two Sections: <u>12,662 SF & 17,338 SF</u>) Whse w/ 4 Docks, Adjacent 48k SF <u>Leased</u> (Priced Separately). Up to 20' Clear. 1600 Amp 120/240 Volt 3 Ph Elec. NEW ROOF!	1306 Jefferson Davis Highway HUB ZONE! Enterprise Zone!	Sale: \$900,000 (\$30/SF) INTRODUCTORY Incentive Rate! Lease: \$1.75 - \$2/SF Gross	Dick Porter
	49 27,100 SF Remaining 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... Outdoor Storage Allowed!	8401 Fort Darling Rd 8331 Fort Darling Rd (Adjacent 6.5 Acres) Enterprise Zone Location! Chesterfield County	Sale: \$2,857,925 (\$25.11/SF) Seller Financing Possible Lease: \$2.95 - \$3.20/SF Gross Adjacent Land for Sale: \$60,000/Acre	Cliff Porter Dick Porter
50	NEW 20k SF Bldg (Contiguous <u>12k SF</u> Bldg Priced Separately) w/ HVAC + 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	Lease: \$6.50/SF Net Sale: \$1,300,000	Dick Porter
51	Up to 29,341 SF! Ste A: 9,780 SF Includes 1,400 SF Office + 1 Dock. Ste B: 14,671 to 19,561 SF +/- Flex Space Includes 1,500 SF Office + 4 Docks. Zoned M-3, 20' Clear.	11223 Leadbetter Road Proximate to I-95 @ Lewistown Rd/Atlee Elmont (Hanover Industrial Air Park)	Lease: \$5.25/SF Gross	Cliff Porter
52	14,342 SF +/- Flex Space... Includes 1,200 SF <u>NEW Office</u> , Zoned M-3, 3 Docks, 1 Drive-In, 20' Clear.	11237-B Leadbetter Road Hanover Ind Air Park... Convenient to I-95!	Lease: \$5.25/SF Gross	Cliff Porter


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53	12,000 SF Building (NEW Contiguous 20k SF Bldg Priced Separately) w/ HVAC + 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	Lease: \$6.50/SF Net Sale: \$700,000	Dick Porter
FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD & POWHATAN COUNTIES)				
54	Build to Suit: Up to 60,000 SF (Min. 15,000 SF). 2nd Floor Office Potential to 20,000 SF w/ Two 6-Passenger Elevators. 28' Clear Ceilings. 330' Wide x 180' Deep. Multiple Docks & Drive-Ins. Sprinklered. Zoned I-1.	SPRING/SUMMER 2009 DELIVERY! Oak Lake Business Center Located off Genito Road @ Route 288!	Leasing Opportunities: Call for Details!	Byron Holmes
55	40,000 SF +/- Off/Whse Zoned I-1... Drive-In/Ground Level Loading Doors & 1 Dock. Fenced In Yard with Additional Outside Storage & Residual Land Available.	12727 Spectrim Lane Oak Lake Business Center... Proximate to Rt. 288 & Powhite Parkway!	Sale: \$77/SF Lease: \$6.25/SF	Byron Holmes Kevin Cox
56	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
57	Modern 30k SF Facility 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> Immediate Rt. 288/Rt. 60 Access!	Sale: \$3,200,000 With Potential Partial Leaseback! Lease Possible	Dick Porter
	25,000 SF +/- Office/Whse (Includes 4k SF Office). 2 Drive-In Doors & 1 Dock, 16' Ceilings. Zoned I-1, Fenced Yard + Additional 5 Ac +/- Zoned C-5 for Potential Outside Storage!	12739 Spectrim Lane Oak Lake Business Park (Midlothian, VA)	Sale: \$77/SF Lease: \$5.95/SF NNN... Rate Reduced! <i>Residual Land Available!</i>	Byron Holmes Kevin Cox
59	Owner/User or Investor... Income from Existing Tenant! 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	Owner/User or Investor! Sale: \$1,750,000	Byron Holmes
60	16,400 SF +/- Showroom/Office/Warehouse on 1.34 Acres. Zoned I-1, 16' Ceilings, 3 Docks & 1 Drive-In. New Roof in 2004 & New Pella Windows in 2002!	10802 Trade Road Southport Business Center Location	Sale: \$1,285,000 Potential for Multi-Tenant Subdivision!	Byron Holmes
	Up to 12,000 SF +/- Office/Whse Built 2008. Owner Will Leaseback 3k SF. Drive-In Loading. Zoned I-1... Outside Storage Permitted.	12631 Oaklake Crest Way Proximate to Rt. 60 & Rt. 360!	Sale: \$1,500,000 Lease: \$8/SF	Byron Holmes
62	Up to 6k SF +/- Flex Remaining (3k SF Min) for Tenant or Owner-User (24k SF Gross Building), 18' Clear, 3 Dock High + 4 Drive-In Doors, Sprinklered. NOI: \$83,460/Year from Existing Tenants!	Oak Lake Business Park 12101-12121 Wilfong Court (Building B)	Lease: \$5.95/SF Net Sale: Call for Information	Byron Holmes
63	From 2,700 to 11,700 SF +/- Office/Warehouse on 1.16 Acres +/- Site. Attractive Masonry & Glass Construction 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
	NEW CONSTRUCTION! 11,000 SF +/- Flex Space Available (Owner Will Divide!). 2k SF Min. Masonry Construction. 3 Phase Electrical, Dock & Drive-In Loading.	7757 Pocoshock Way Located off Hull Street/Route 360... 1.2 Miles from Chippenham Parkway/Route 150!	Sale: \$80/SF Shell Lease: \$6.95/SF NNN... <i>Includes 10% Finished Office</i>	Byron Holmes
65	10,000 SF +/- on 1.1 Ac. Includes 1,600 SF Office & 8,400 SF Production/Whse. Zoned I-1, 3 Phase Svc. Built 1997.	1642 East Oak Lake Boulevard Convenient Rt. 288 Access @ Genito Road!	UNDER CONTRACT!	Byron Holmes
66	8,000 SF Flex Space Includes 1,200 SF Whse, Dock Loading. Modern Upscale Office Design... Office Furniture Available + Potential Office Expansion.	2935 & 2937 Oak Lake Boulevard Proximate to Southside Speedway... Accessible to Rt. 288 & Powhite Parkway	Sublease Term Through June, 2011! Sublease: \$9.50/SF Gross	Byron Holmes
	7,000 SF +/- Includes 2k SF Off + Add'l 2k SF Mezzanine Storage. Light Industrial/Commercial Zoning, Dock & Ramp Drive Up Loading, 18' Clr, 3 Phase Svc. 100% HVAC.	11605 & 11607 Busy Street Proximate to Chesterfield Town Center!	Sale: \$849,950 Seller Financing Available!	Byron Holmes
68	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
	Office & Office/Whse Suites Available from 2,018 SF. Suite C: 2,018 SF Office/Whse (Up to 4,136 SF Contiguous) Suite D: 2,118 SF Office/Whse Suites E, F & G: 9,044 SF Office (Can Subdivide) Suite H: 2,694 SF Office Suite L: 2,345 SF Office	711 Moorefield Park Drive EXTERIOR SIGNAGE AVAILABLE! Conditioned Warehouse, Zoned M-1, Ample Parking!	Lease: \$9/SF Gross (Office/Warehouse) Lease: \$11/SF Gross (Office) Office/Whse Build-Out to Suit!	Byron Holmes Cliff Porter
70	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
	Suite 461: 1,140 SF Office Available 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) Suite 481-7: 2k to 7k SF Off/Whse (4,500 SF Off & 3 Docks) Suite 491: 4,753 SF Office for Sublease (Can be Divided)	Southport Corporate Center 461-491 Southlake Boulevard Office & Office/Whse Suites Proximate to Chesterfield Towne Center!	Lease: \$11.50/SF Office Lease: \$7.50/SF Warehouse Incl. Base Yr Tax, Ins, Water/Sewer Sublease: \$11/SF (Suite 491)	Byron Holmes
72	4,500 SF +/- Office/Production Whse. Includes ~450 SF Warehouse. Open Floor Plan, Sprinklered, Dock Loading, Brick & Glass Exterior + Ample Parking.	512 Southlake Boulevard Chesterfield County... Near Chesterfield Towne Center Off Rt. 60!	Lease: Call for Information	Byron Holmes
	4,000 SF +/- Office/Whse (Includes 2k SF Office), 1.27 Acres +/- Site, 2 Drive-Ins, Built 1993, Zoned I-1.	12700 Oak Lake Trail Outside Storage Permitted!	Sale: \$500,000	Byron Holmes
	3,200 SF +/- Flex Includes 1,360 SF Office. 18' to 20' Clear Ceilings, 2 Drive-Ins, Sprinklers, Ample Parking.	8747 Whitepine Road Chesterfield Air Park	Sublease: \$5.25/SF	Byron Holmes
75	2,564 SF +/- Office/Whse + Add'l 740 SF Loft. Zoned C-5, Drive-In Loading & Ample Parking.	11626 Busy Street... Off Route 60 Near Chesterfield Towne Center!	Lease: \$10.50/SF Sale: \$350,000	Byron Holmes
76	2,300 SF +/- Office/Whse Condo (Includes 700 SF Whse). Dock Loading, Brick & Glass Construction!	9710-M Farrar Court (Moorefield Off Park) Location Prox. To Rt. 60 & Powhite Parkway!	Sale: \$299,000 Lease: \$10/SF	Byron Holmes
77	1,379 SF +/- Office/Warehouse Suite. Zoned I-1... Convenient Access to Rt. 288 & Old Hundred Road!	3000 East Boundary Terrace Brandermill Trade Center Location	Lease: \$1,280/Month	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (GOOCHLAND & LOUISA COUNTIES)				
78	45,000 SF Office/Whse Includes 2k SF Office on 6 Ac +/- Fenced, Paved & Lighted Storage Yard. 6 Docks, 1 Oversized Drive-In, 20' to 24' Clgs, Heavy Sprinkler System!	Lanier Industrial Park... Convenient to I-64! Goochland County BRAND New Construction - Just Completed!	Sale: \$4,700,000 Lease: Call for Information <i>Lease with Purchase Option Available!</i>	Kevin Cox
79	Up to 25k SF! Dock Loading. 19'5" to 21'9" Clear. Suite M: 5k to 10k SF Office (~19 Offices Ea. Side) Suites G-I: 10k SF Includes 1,500 Office & 2 Docks Suite F: 5k SF Includes 1,200 SF Office	12820 West Creek Parkway Located in Richmond's Premier West End Business Park... Immediate Access to Rt. 288 & I-64!	Manakin Trade Center Lease: \$8.25 - \$13.25/SF NNN* + Utilities + Pass Thrus (~ \$1.40/SF) *Depending on Lease Term	Dick Porter
80	10,000 SF Remaining... Includes 4 Oversized Drive-Ins on 3.79 Acres. Zoned M-2. Outside Fenced Storage!	2418-2420 Lanier Road Rockville, VA (Goochland County)	Lease: \$7/SF NN + Taxes & Insurance Low Goochland County Taxes!	Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	81 Up to 14,000 SF +/- Warehouse & Mezzanine. Includes 2,000 SF Office Space, 1 Drive-In (12' x 14'), 16' Clear at Eaves, 19' Clear at Ceiling Center. Well & Septic.	2508 Turkey Creek Road Oilville Business Park (Goochland County) Convenient to I-64 at Oilville Road!	Lease: \$5.50/SF or Subdivided @ \$7/SF Tenant Pays Utilities & Real Estate Taxes Sale: \$850,000... Owner Financing Avail!	Kevin Cox
	82 NEW CONSTRUCTION! 12,000 SF +/- Office/Whse (6k SF Min). 400 Amp 230 Volt Electrical, 20' Ceilings, Masonry Construction. Propane Heat (Whse). 5.4 Acres +/- Site. Dock & Drive In Loading.	MIDPOINT INDUSTRIAL PARK 113-119 Midpoint Drive Pad Sites Available... Priced Separately!	Lease: \$7.50/SF Sale: \$1,200,000 (12k SF Bldg + 5.4 Ac) Sale: \$850,000 (12k SF Bldg + Parking) Owner Financing Available!	Kevin Cox
	83 Rear Building: Up to 10k SF! Suites I, J. Up to 10k SF Office + Whse. Fully Conditioned. 19'5" to 21'9" Clear Ceilings (Under Joists) with Rear Dock Loading.	Manakin Trade Center off Rt. 288 & I-64 12830 West Creek Parkway Richmond's Premiere West End Bus. Park!	Lease: \$8.25 - \$13.25/SF NNN* + Utilities + Pass Thrus (- \$1.40/SF) *Depending on Lease Term	Dick Porter
	84 5,000 SF +/- Warehouse w/ 714 SF Office, 3 Drive-In Doors, Zoned M-2, Built 2006.	2371 Lanier Road Goochland County	Lease: \$7/SF + \$0.75/SF for TI	Kevin Cox
	85 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: \$775,000	Kevin Cox
	86 3 Units Available! Up to 2,500 SF Contiguous (1,250 SF per Unit)... Each Unit Incl. 500 SF Off., 1 Dr.-In (10'x10'), HVAC & Heat Pump (Office), Gas Heat (Warehouse).	2410-2414 Granite Ridge Road ROCKVILLE COMMERCE CENTER INDUSTRIAL PARK	Lease: \$1,060/Month/Unit BLDG A: Unit 5 Available BLDG B: Units 2-3 Available	Kevin Cox
	87 2,000 SF Office/Warehouse Condos - Phase I Complete: Two Units Remaining, Zoned M-2 Phase II Complete: Three Units Available... 1 Unit @ 2,000 SF & 2 Units @ 4,000 SF Each	112 Midpoint Drive MidPoint Industrial Park	Phase I, Unit #A5 Sale: \$170,000 Phase I, Unit #A6 Sale: \$185,000 Phase II Sale: \$87.50/SF Lease: Call for Information	Kevin Cox



FLEX - OFFICE/SERVICE - WAREHOUSE (HANOVER & ESSEX COUNTIES)


	88 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
	89 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
	90 Up to 21,000 SF +/- Available... Includes Racking, 2 Loading Doors, 32' Clear Ceilings. 50' x 50' / 50' x 55' Column Spacing. Zoned M-2.	11798 Lakeridge Parkway Ashland, VA... Convenient I-95 Access at Lewistown Road!	Lease: \$5.00/SF Gross	Bob Porter
	91 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: \$5,600/Month NNN	Kevin Cox
	92 18,000 SF +/- Off/Whse, Includes 2,500 SF +/- Office, M-1 Zoning, 3 Dock High Doors, 1 Drive-In Door, Will Subdivide!	Residential Business Ctr, 319 Business Ln I-95 Access... Off Route 1 @ Ashcake Road!	Lease: \$7.50/SF NNN	Kevin Cox
	93 15,000 SF +/- Office/Warehouse on 3.68 Acres, Zoned M-3. 1 Drive-In & 2 Dock High Doors. 800 Amp 308 Volt 3 Phase Power.	11250 Hopson Road Convenient Hanover Air Park Location!	Sublease: \$4/SF NNN	Kevin Cox
	94 14,400 SF +/- Office/Whse... Includes 2,820 SF Office on 1.55 Acres, Zoned M-3. 1 Drive-In & 2 Docks. 16' to 17' Clear Ceilings & 24 Parking Spaces.	10417 Dow Gil Road (Ashland, VA) Ashcake Village Location... Proximate to Route 1 & I-95 in Hanover County!	Sale/Lease: Call for Information	Cliff Porter
	95 From 1,100 to 12,500 SF +/- Office/Warehouse Available. Includes 500 SF Office. 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
	96 12,000 SF +/- Available Includes 3k SF Office (24k SF Bldg). 2.19 Acre +/- Site (Fenced Lot). Zoned M-3. 1 Dock & 1 Drive-In. 3 Phase Power.	11100 Air Park Road (Ashland, VA) Hanover Industrial Air Park Location!	Lease: \$6.50/SF NNN	Kevin Cox
	97 NEW CONSTRUCTION! 12,000 SF +/- Office/Warehouse in 4 Bays (Min 3k SF). 2 Docks, Zoned M-2, 22' Clear Ceilings. 120/208 Volt 3 Phase Service. Land Also Available for Sale.	Delivery Fall, 2009! 11532 Foxcross Road Phase II, Lot 5 - Hunter's Ridge Ind Park	Sale: Call for Information Lease: \$9/SF - \$10/SF NNN	Cliff Porter
	98 9,480 SF +/- Automotive/Whse/Showroom Facility (Includes 3,200 SF Whse) on 2.75 Ac Paved Site Zoned B-2. TURN KEY Car Dealership! New Lift Sys (x3), Air Compressor, Network Phone/Computer Sys + All Office Furniture Convey!	12141 Washington Highway Highly Visible Location on Route 1/ Washington Highway in Ashland!	Sale: \$1,350,000 Lease: \$10/SF NNN	Kevin Cox
	99 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
	100 Renovated Spring, 2009! 8,300 SF Bldg Includes 3,000 SF Office. 16' Clear, 2 Drive-Ins, Zoned M-3.	11173 Leadbetter Road Frontage on Air Park & Leadbetter Roads!	Sale: \$1,135,000	Cliff Porter Kevin Cox
	101 5,000 SF Office/Whse Bldg on 0.50 Acre, Zoned B-3. Drive-In Loading. Located Adjacent to Padow's Hams & Deli.	8157 Atlee Road (Mechanicsville, VA) Lighted Intersection @ Meadowbridge Rd!	Lease: \$10/SF NNN Sale: \$550,000	Kevin Cox
	102 Up to 4,100 SF +/- Office/Warehouse, Drive-In Access & Dock High Loading. 0.99 Acre +/- Site.	10994 Leadbetter Road	Lease: Call for Information	Kevin Cox
	103 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
	104 3,100 SF +/- Flex Space on 1.92 Acres, M-1 Zoning, Drive-In Access (4 Doors), Suitable for Automotive Uses.	12255 Washington Highway Route 1 Location in Ashland!	Sale: \$500,000 Lease: Call for Information!	Kevin Cox
	105 3,040 SF +/- on 2 Acres with 1 Oversized Drive-In Door... Zoned M-1. Fenced Storage Yard.	10453 Design Road... Proximate to Route 1 North of Lakeridge Parkway!	Lease: \$7/SF NNN	Bob Boykin Kevin Cox
	106 Ideal Showroom Space! 2,800 SF Office/Whse Available (18k SF Bldg)... Includes 2,500 SF Office & 1 Dock.	10520 Lakeridge Parkway Lakeridge Industrial Park Location!	Lease: \$6.75/SF NNN	Cliff Porter Kevin Cox
	107 THREE UNITS AVAILABLE: 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	Lease: \$8/SF Industrial Gross	Kevin Cox
	108 2,000 SF +/- Office/Warehouse Condominium. Built in 2006, Zoned M-3. 1 Drive-In Door (10' x 10'). Convenient Access off I-295 in the Hanover Industrial 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

FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO & CHARLES CITY COUNTIES)

	109 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
	110 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: \$4.50/SF NNN	Cliff Porter
	111 29,385 SF +/- Available Includes 1,485 SF +/- Office. 4 Docks, 15'6" Ceilings, M-1 Zoning, Ample Parking.	5450 Lewis Road Immediate Access to Richmond Int'l Airport!	Lease: \$2.75/SF + Pro-Rata Share of Taxes & Utilities	Cliff Porter Bob Boykin
	112 22,000 SF Available Including 4,500 SF Office + 1,000 SF Office Mezzanine. 7 Docks, 3 Drive-Ins & 1 Drive-In Ramp.	5251 Air Express Road Richmond International Airport Location!	Lease: \$2.95/SF NN Estimated \$0.43/SF for Taxes/Insurance	Bob Boykin Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
NEW!	113 18,000 SF Available... 4 Docks, Wet Sprinklers, 20' Ceilings, Zoned M-1.	Interport I (Suite 4317-4321) 4301-4329 November Avenue	Lease: \$3.85/SF NNN	Bob Boykin
	114 13,512 SF Available November, 2009... Includes 1,200 SF Office & 2 Docks.	4308-4310 Eubank Road	Lease: \$4.25/SF Gross	Bob Boykin Cliff Porter
	115 12,000 SF (Includes 1,500 SF Office), 3 Docks & 1 Drive-In (12' x 9'). Zoned M-2. ~19' Ceilings, 6" Floor, 400 Amp 120/208 Volt 3 Phase Service.	2115 Westmoreland Street DABNEY Center Location!	Lease: \$5.50/SF NNN	Cliff Porter
NEW!	116 12,000 SF Available... 2 Docks, Wet Sprinklers, 20' Ceilings, Zoned M-1.	Interport I (Suite 4307-4309) 4301-4329 November Avenue	Lease: \$3.85/SF NNN	Bob Boykin
NEW!	117 9,600 SF +/- Office/Warehouse... Includes 2,800 SF Office. 18' Clear, 2 Dock Doors w/ Ramp, Zoned M-1. Wet Sprinkler System.	530 Eastpark Court, Suite J (Sandston, VA) Near Richmond Int'l Airport @ NWQ I-64 & Airport Drive (Exit #197)	Sublease: \$6.74-\$7.74/SF/Year Gross	Dick Porter Bob Boykin
	118 9,000 SF Available (Includes 800 SF Office), 10,500 SF Building, 6 Drive-Ins (Rear) & 5 Drive-Ins (Front), 1 Dock, 16' Clear, Zoned M-1C, Built in 1984.	5250 Air Express Road Richmond Int'l Airport Location!	Lease: \$3.95/SF NN May be Combined w/ 5251 Air Express Rd for ~31k SF Total!	Cliff Porter Bob Boykin
	119 Glenfield Business Center **Suite 2531-33 - 8,438 SF w/ 1,810 SF office, 2 docks	2501-55 Mechanicsville Turnpike Great Access from I-64!	Lease: \$6/SF +\$0.35/SF CAM	Cliff Porter
NEW!	120 8,320 SF Whse/Service/Showroom, 1.695 Acres +/- for Parking/Outside Storage, Zoned M-1, 1 Drive-in, 9'6" Clr.	4508 Oakleys Lane Airport Area Location... Convenient to I-64!	Sale: \$498,000 Lease: \$3,500/Month NNN	Bob Boykin Kevin Cox
	121 6,500 SF +/- Whse Zoned M-1. 1 Dock, 15' to 16' Clear Clgs. Clean, Functional, Affordable! Available May, 2009!	4103-C West Clay Street Convenient Dabney Center Location!	Lease: \$5.50/SF Gross	Cliff Porter
	122 4,874 SF Office/Warehouse Available, Zoned O-S.	8040 Villa Park Drive	Motivated Owner! Sublease: Call for Information	Kevin Cox
NEW!	123 2,862 SF +/- Includes 500 SF Warehouse, 7 Offices, Conf. Room & Kitchenette. Dock Loading, Zoned M-1C.	Deep Run Trade Center 3532 Mayland Court	Sale: Call for Information Lease: \$11/SF + Janitorial & Electric	Bob Boykin
	124 1,760 SF Warehouse w/ Office, Zoned M-1. Covered Dock Loading w/ 14' Ceilings, Building Signage Available.	2305 Westwood Avenue Dabney Center Location!	Lease: \$1,100/Month Gross	Kevin Cox
FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)				
	125 32,000 SF (NEW 20k SF + Adj. 12k SF: Both w/ HVAC + Dock Loading), Add'l 1.7 Acre Lot to Rear Fronting I-95. CAN DIVIDE!	Proximate to VCU... Enterprise Zone! 900 W. Leigh Street w/ I-95 Frontage @ Belvidere St / I-95 Exit	Lease: \$6.50/SF Net Sale: \$2,400,000 (Including Lot) Also Priced Separately: 20k SF @ \$1.3MM & 12k SF @ \$700,000	Dick Porter
	126 26,190 SF on 1.16 Ac: 10k SF Office & 16,190 SF Whse, Dock-High Doors w/ GL Potential, 24' Clear, Zoned M-1.	5611 Pride Road (Proximate to Route 60) Convenient to Chippenham Parkway!	UNDER CONTRACT!	Byron Holmes
	127 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	Sale: \$750,000	Byron Holmes
	128 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: Call for Information	Cliff Porter
	129 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 OUTSIDE STORAGE ALLOWED!	Lease: \$5,800/Month NNN Sale: \$795,000	Byron Holmes
NEW!	130 From 644 SF up to ~10,000 SF + Paved Outside Storage (Up to ~3 Acres). Drive-In Access. Zoned M-2.	ENTERPRISE ZONE! 1207 School Street Central Location... Quick Access to I-95!	Building: \$5/SF NNN Lot Storage: \$750/Month (Per 1/2 Acre)	Dick Porter
	131 9,417 SF Bldg on 2 Floors + Basement (1,170 SF). Zoning Permits Day Care, Religious, Recreational, Community, Single/Multi-Family Uses. Roof & HVAC New in 2004!	1312 Bainbridge Street Manchester Area Location!	Sale: \$595,000 Leasing Opportunities Available!	Byron Holmes
	132 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
	133 5,464 SF Available. Zoned M-1, 2 Drive-In Doors (10' x 10'), Sprinklered. 14' Clear in Whse. Office Features Recessed Lighting, Suite Partitioning & Quality Carpeting.	Commerce Park I (1606-1642 Ownby Lane) Suites 1628-1630	Lease: \$8.95/SF + NNN Costs @ \$1.35/SF (Estimated for 2009)	Cliff Porter
	134 Up to 5,000 SF +/- Includes 3,100 SF Office & 1,900 SF Warehouse... Can Divide! Drive-In Loading (x2) + 10 Off-Street Parking Spaces.	3333 West Marshall Street Convenient Scotts Addition Location!	Lease: \$3,700/Month Gross	Byron Holmes
	135 4,650 SF +/- Flex Including 1,000 SF Office. Drive-In Access. Immediate Occupancy! ENTERPRISE ZONE!	1800 Summit Avenue Convenient Scotts Addition Location!	Lease: \$6.50/SF Industrial Gross	Bob Boykin
	136 4,304 SF +/- Retail Space Zoned B-3 on 0.35 Acre +/- with Adjacent Parking Lot Available for Owner/Tenant Use.	3121 West Broad Street Proximate to I-195 in Downtown Richmond!	Lease: \$10/SF Sale: Call for Information	Byron Holmes
UPDATED!	137 4,000 SF +/- Industrial Building on 1.08 Acres +/- with Yard Storage. Available March 2010.	2300 Anniston Street... Off Magnolia Road! North of Mechanicsville Turnpike/Rt. 360...	Lease: \$3,800/Month + Taxes/Insurance	Bob Boykin Bob Porter
	138 Front 2,800 SF +/- Warehouse Zoned M-1, 12' Clear, Drive-In Access. Graveled Lot Available (Priced Separately).	1610 Summit Avenue (Scott's Addition) ENTERPRISE ZONE! HUB ZONE!	Lease: \$8/SF Gross	Dick Porter
NEW!	139 RARE Development Opportunity! 2,275 SF +/- Warehouse on .36 Acre (132' x 130' Lot). Zoned M-1.	SHOCKOE BOTTOM! 202 North 20th Street Proximate to I-95, I-64 & Broad Street!	Sale: \$350,000	Kevin Cox
	140 0.89 Acre +/- Storage Yard Available, B-3 Zoning. Cleared, Graded, Graveled with Security Fencing. Owner Will Divide!	200, 210 & 218 Arcadia Street Convenient to Rt. 60 & Chippenham Pkwy!	Lease: \$1,500 to \$3,000/Month	Byron Holmes
RETAIL/OFFICE BUILDINGS (CHESTERFIELD COUNTY & CITY OF COLONIAL HEIGHTS)				
NEW!	141 Up to 11,100 SF... Suites from 1,200 to 5,000 SF... New Construction, Ample Parking + Highly Visible Signage Opportunities.	Whistle Stop Junction 10012, 10020, 10100 & 10104 Chester Road Proximate to Rt. 288 & Chester Road!	Lease: \$12.75/SF Sale: Call for Information	Byron Holmes
UPDATED!	142 Up to 6,878 +/- For Lease... Can Be Divided! 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
	143 5,400 SF +/- Showroom Building, 0.64 Acre Lot, Zoned C-5 General Bus. District, Built in 1982. Pylon Signage.	8221 Midlothian Turnpike RECENTLY RENOVATED!	Sale: \$1,200,000	Byron Holmes
	144 5,040 SF +/- Office Building... Previously Used as La Petite Child Care Facility. 1.11 Acres +/- Site Zoned O-2. Located Near Food Lion Shopping Center.	6401 Irongate Drive Convenient to Chippenham Pkwy & Rt. 10	Sale: \$550,000 Lease: \$12/SF NNN	Byron Holmes
	145 2,821 SF Office/Lab, Ample Parking. ENTERPRISE ZONE!	9211 Burge Avenue	Lease: \$6.95/SF Net	Byron Holmes
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
NEW!	146 7,330 SF Restaurant/Retail Zoned B-1... 111 Parking Spaces. Available May, 2010! ~43k Vehicles Per Day!	Prime Location on Broad St. Corridor! 8205 West Broad Street	Sale: \$1,700,000 Lease: \$15/SF NNN	Cliff Porter


	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
147	Suite 2127-29: 3,000 SF Available... Up to 7,060 SF Can Be Made Available!	Staples Mill Center 2121-2149 Staples Mill Road	Lease: \$11/SF NNN + Pro Rata Share of Electric	Cliff Porter
148	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
149	Owner Must Sell... Will Entertain ALL OFFERS! 2,500 SF +/- Office Bldg on 2.76 Ac, O-2/C-1 Zoning.	10221 Brook Road... Located Just North of Virginia Center Commons!	Price Reduced! Sale: \$550,000	Kevin Cox
150	1,800 SF Office Located Near Broad Street.	2415 Westwood Avenue	Lease: \$15/SF	Kevin Cox
151	FUELING STATION Ready to Open! 1,150 SF +/- Store w/ Attendant Kiosk & Covered Canopy. Zoned B-1. 3 Ea. 10k Gal. Tanks w/ Veneer Root Monitoring Sys.	5815 Lakeside Avenue Location Proximate to Lewis Ginter Botanical Gardens!	New Interior with New Coolers! Lease: \$3,950/Month Gross Sale: \$650,000	Byron Holmes
152	Former BULLETS Drive-Thru Location! 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
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
153	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	Bob Boykin Byron Holmes
154	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 Lease: \$3,100/Month Gross	Kevin Cox
155	7,495 SF +/- Automotive Repair Facility Divisible Into Smaller Bays... 6 Service Bays. Zoned B-3 w/ Storage & Showroom Areas. Great Signage & Visibility!	216 Belt Boulevard... Located Across from New GRTC Bus Terminal!	Sale: \$625,000	Byron Holmes
	PRICE REDUCED! 7,100 SF +/- Office/Production Building on 0.22 Acre. 20 Parking Spaces on 5k SF in Rear. Complete Interior Renovation & New Roof in 2007!	9 West Cary Street Enterprise Zone Location!	PRICE REDUCED!! Sale: \$1,250,000 \$995,000	Bob Porter
	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
158	4,646 SF +/- 3-Story Historic Renovated 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.	Great Restaurant/Office Opportunity! 1617 E. Franklin (corner of Franklin & 17th) Across from Farmer's Market	Lease: \$12/SF NNN	Cliff Porter
159	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
160	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 Information Lease: \$6,500/Month Net	Bob Porter
161	1,988 SF +/- Office Space Available... Located Minutes from Willow Lawn Shopping Center!	4807 Radford Avenue, Suite 104 Convenient I-64 Access off Staples Mill Rd!	Lease: Call for Information	Bob Porter Owner/Agent
162	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
163	597 SF +/- Office Space Available... Located Minutes from Willow Lawn Shopping Center!	4807 Radford Avenue, Suite 107 Convenient I-64 Access off Staples Mill Rd!	Lease: \$870/Month Gross	Bob Porter Owner/Agent
OFFICE BUILDINGS (CHESTERFIELD & POWHATAN COUNTIES)				
	Suites E, F & G: 9,044 SF Office (Can Subdivide) Suite H: 2,694 SF Office Suite L: 2,345 SF Office	711 Moorefield Park Drive EXTERIOR SIGNAGE AVAILABLE! Zoned M-1, Ample Parking!	Lease: \$11/SF Gross (Office) Office/Whse Suites Also Available!	Byron Holmes Cliff Porter
165	8,500 SF +/- Office Building on 1.13 Acres, Zoned I-1. Built in 1982. Proximate to Rt. 288, Powhite Pkwy & Rt. 360!	3121 East Boundary Court Brandermill Trade Center Location	Rare Purchase Opportunity! Sale: \$924,900	Byron Holmes
166	3,600 SF +/- Medical/Office... Signage Opportunity for Tenant! Includes 30 Parking Spaces.	2615 Anderson Highway (Route 60) Proximate to Rt. 60 @ Dorset Road	Sale: Call for Information Lease: \$12/SF Gross	Bob Porter
	3,222 SF Office Space... Open Floor Plan! Suite A: 2,100 SF, Suite C: 1,122 SF. 6,120 SF Gross Medical Office Building on 1 Acre. Zoned R-7.	11300 Ironbridge Road, Suites A & C	Lease: \$12/SF NNN Landlord Pays Water & Sewer	Kevin Cox
168	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
	2,996 SF +/- Office Available: Suite A - 529 SF. Suite B - 2,467 SF Includes 405 SF Garage. Zoned C-2.	11512 Allecingie Parkway Off Huguenot Rd... South of Robious Rd!	Lease: \$13/SF FSG	Bob Boykin
170	1,796 SF +/- Office Zoned C-3 on 0.34 Acre. Located Across from Thomas Dale High School.	3619 West Hundred Road Visible Location: 27,000 Vehicles Per Day!	Sale: \$299,000	Byron Holmes
	1,500 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/SF + Utilities Includes Water & Sewer	Byron Holmes
172	1,000 SF +/- Office with Ample Parking! Convenient Access to Rt. 60 & Courthouse Road!	567-A Southlake Boulevard Southport Office Park Location	Lease: \$10/SF Tenant Pays Electric	Byron Holmes
OFFICE BUILDINGS (GOOCHLAND COUNTY)				
173	41,198 SF +/- Office, 14.08 +/- Acres, High Growth Corridor, Conv. Access off I-64 & Rt. 250, Zoned B-1, Generator on Site, Ample Parking	1700 Cardwell Drive Goochland County	Sale: \$1,700,000... PRICE REDUCED! Lease: \$7.50/SF	Kevin Cox
174	Manakin Trade Center: 19'5" to 21'9" Clear Under Joists & Rear Dock Loading. Front Bldg... Suite M: 5k to 10k SF Office (Approx. 19 Offices Each Side... Dock Potential).	12820 West Creek Parkway Richmond's Premier West End Bus Park... Immediate Access to Rt. 288 & I-64!	Lease: \$12 - \$13.25/SF NNN* + Utilities + Pass Thrus (~ \$1.40/SF) *Depending on Lease Term	Dick Porter
OFFICE BUILDINGS (HANOVER & HENRICO COUNTIES)				
175	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
176	Up to 14,000 SF +/- 2-Story Office Building Features Modern Kitchen with Cathedral & Vaulted Ceilings.	10351 Verdon Road (Doswell, VA) Easily Accessible to I-95... 7.8 Miles North of Ashland off Rt. 1/Washington Hwy!	Sale: \$1,000,000 Lease: \$7/SF NNN	Dick Porter Kevin Cox
	2-Story Office Condo: 5,648 SF +/- Zoned O-3C in Courthouse Commons.	4106 East Parham Road... Directly Across from Henrico Co. Courthouse!	Sale: \$795,000	Bob Porter Bob Boykin
178	4,000 to 8,000 SF Office with Ample Parking.	4650 Oakleys Lane (Henrico County) Airport Area Location!	Lease: \$8/SF NNN	Bob Boykin Cliff Porter
179	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 Bob Boykin

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	180 2,500 SF +/- Office with 2 Entrances, Reception and Kitchenette, Zoned M-3 on 3.09 Acres +/- Site.	11129 Air Park Road Hanover Industrial Air Park Location!	Lease: \$10/SF - \$11/SF Gross	Kevin Cox
	181 2,700 SF +/- Available... Attractive Masonry & Glass Façade! Great West End Location + Ample Parking.	2500 Gaskins Road... Convenient to I-64! Gaskins Professional Office Park	Lease: \$17.50/SF Full Service Gross	Bob Boykin
	182 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
	183 1,962 SF +/- w/ Conference Room, 4 Offices, Kitchen & 2 Bathrooms, 376 SF Shared Lobby, Reception Area & Restroom, 384 SF +/- Shop Space.	10102 Whitesal Road Hanover County	Lease: \$9/SF Rate Includes Trash, Electric, Water, Internet, Janitorial	Kevin Cox
	184 834 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	Bob Boykin
	185 Up to 500 SF Office, M-3 Zoning.	10993 Richardson Road	Lease: Call for information	Kevin Cox

OFFICE BUILDINGS (CITY OF NEWPORT NEWS)

186	1,931 SF +/- First Class Office Space Available (5,286 SF Total), Built in 2005, Great Frontage & Parking!	11842 Rock Landing Drive Easily Accessible to I-64!	Sale: \$160/SF Lease: \$15/SF FSG (Excludes Janitorial)	Cliff Porter
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LAND SITES - INDUSTRIAL/COMMERCIAL (CHESTERFIELD & POWHATAN COUNTIES)

187	185 Acres, Zoned I-1, Utilities... Industrial or Commercial Potential!	14700 Woods Edge Rd Fronts I-95 @ Walthall Interchange	Sale: \$50,000/Acre	Dick Porter
188	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
189	65 Acres +/- with Norfolk Southern SPUR ON SITE! Most Recent Use: Lumber/Reload/Storage Facility.	2040 Genito Road (Powhatan County) Located JUST West of Chesterfield line!	UNDER CONTRACT!	Dick Porter
190	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: Call for Information	Dick Porter
191	26.73 Acres, Zoned I-3 & I-1, Water & Sewer Available	Castlewood Rd & Cardwell Rd Chesterfield County	Lease: \$5,000/Acre	Kevin Cox
192	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
193	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
194	18 Acres (10 Acres Graveled & Fenced) Zoned I-3, Heavy Industrial District, James River Barge <u>Docking Access w/ Concrete Pier</u> , Enterprise Zone. OUTSIDE STORAGE!	7710 Fort Darling Road Accessed via Jefferson Davis Highway to Bellwood Road!	Sale: \$95,000/Acre INCOME PRODUCING (Interim Tenant) Lease: \$1,500/Month Gross	Dick Porter
195	Pad Ready Building Sites Available! 8.18 Acres +/- in Two Sites (3.23 Acres & 4.86 Acres). OWNER WILL DIVIDE!	Oak Lake Business Center (Midlothian, VA) 1754 & 1800 Oak Lake Boulevard	Site Plan Approved & Utilities Available! Sale: \$190,000/Acre	Byron Holmes
196	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
197	6.185 Acres +/- Zoned C-3, 611' Frontage on Hull Street, Access to Otterdale & Cosby Roads.	Hull Street Road/Route 360 & Otterdale Rd	UNDER CONTRACT!	Bob Porter Byron Holmes
198	4.95 Acres +/- Zoned C-5... Utilities Proximate to Site. Owner Will Divide!	12912 Genito Road Oak Lake Business Center Location!	Sale: \$675,000	Byron Holmes
	199 1 Parcel Remaining! 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
200	3 Acres +/- Available... Owner Will Divide! Location Proximate to Rt. 60/Midlothian Turnpike!	201 & 209 Walton Park Lane Midlothian, VA	Sale: \$300,000 Owner Financing Available!	Byron Holmes
201	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
202	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
203	Lots from 1 to 30 Acres Zoned I-1. All Utilities Available! Outside Storage Permitted.	Cloverhill Industrial Park	Sale: \$160,000/ Acre SOLD!.. Lot #8	Byron Holmes

LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)

204	114 Acres +/- Remaining (Lots from 2 to 50 Acres), Zoned M-1/M-2, Design Build Opportunities. Well/Propane/Sprinkler System Designed.	Midpoint Industrial Park (Goochland Co.) I-64 @ Hadensville Exit: 39 Miles to Richmond & 34 Miles to Charlottesville!	Sale: \$23,000 - \$55,000/Acre	Bob Porter Kevin Cox
205	11.5 Acres +/- Zoned M-2	Lanier Industrial Park	Sale: \$138,000/Acre	Kevin Cox
	206 Up to 4.8 Acres +/- Available... Zoned M-2. Secure Fenced Area + Possible Shop Space. Site Can Be Lighted.	Midpoint Industrial Park (Lots 38 & 39) I-64 Access @ Hadensville Exit!	Lease: \$1,500/Acre	Kevin Cox
207	Last Remaining Lot! 2.5 Acres +/- Zoned M-1	2501 Turkey Creek Road (Oilville, VA) 100' off State Rd & 55' Off Turkey Creek Road!	Price Reduced! Sale: \$149,900	Cliff Porter Kevin Cox
208	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

LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM & CAROLINE COUNTIES)

209	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
210	128 Acres... Can Be Subdivided! Zoned M-1... Comp Plan Approved for M-3 Zoning. Water & Sewer to Site.	Power Rd off Creighton Road Mechanicsville, VA Less Than 1 Mile to I-295!	Sale: \$27,000/Acre (Unsubdivided)	Kevin Cox
211	Up to 91.2 Acres, 86.1 Acres Available (5.1 Acres UNDER CONTRACT) zoned M-2 Gen Manufacturing, Utilities on Site & Rail Served! Conv. Location off Rt. 301	Richfood Road (Hanover County) Off Rt. 301 @ I-295 in Mechanicsville!	Sale: \$85,000-\$100,000/Acre	Bob Porter Kevin Cox
	212 PRICE REDUCED! 38.52 Acres +/- Zoned Commercial with Rear Parcel Zoned for High Density Residential. Water & Sewer Available.	Route 360/Richmond Tappahannock Hwy King William County East of Mechanicsville Proximate to New Residential Communities!	MOTIVATED SELLER! Seller Will Entertain ALL OFFERS! Sale: \$2,700,000	Kevin Cox
213	33.77 Acres +/-, M-2 Zoning, Development Opportunity! Fronting on I-295 - High Growth Corridor!	Richfood Road off Route 301 Mechanicsville, VA (Hanover County)	Sale: \$4,500,000	Bob Porter Kevin Cox
214	Up to 26.78 Acres +/- Available (2 Parcels: 10.78 Acres Fronting on Ashcake Rd & 16 Acres). Zoned M-1.	301 Business Lane & Ashcake Road Ashland, VA (Hanover County)	Sale: \$1,200,000 Owner Will Divide!	Kevin Cox
215	19.27 Acres.	Rt. 1 N (SWQ of Lewistown Rd & Rt. 1)	Available for Development	Cliff Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
216	15.70 Acres +/- on High Growth Corridor, Comprehensive Plan for Industrial Zoning, Front 200' Zoned B-3	16307 Washington Highway (Route 1) Hanover County... Convenient to I-95!	Sale: \$525,000... <i>Price Reduced!</i>	Kevin Cox
217	9.06 Acres, M-2 Zoning, High Growth Corridor! Development Opportunity!	Cobbs Road (Off Washington Highway) Hanover County	Sale: \$45,000/Acre	Kevin Cox
218	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
219	7 +/- Acres, Zoned M-2	Ellerson Industrial Park (Hanover County)	Available for Development	Cliff Porter
220	5.1 Ac +/-, Zoned M-2 Gen Mfg, Utilities on Site, Located Along Proposed Extension of Richfood Rd.	Richfood Road Off Route 301 (Hanover Co.) Easy Access from I-95 & I-295!	UNDER CONTRACT	Bob Porter
221	5 Acres +/-, Development Opportunity in High Growth Corridor, B-1 Zoning.	Mechanicsville Turnpike (Route 360) Hanover County	Sale: \$1,000,000	Kevin Cox
222	STORAGE TANK COMPLEX: 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 INCOME PRODUCING!	Dick Porter
223	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!	Sale: \$325,000	Cliff Porter
224	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
LAND SITES - INDUSTRIAL (HENRICO & NEW KENT COUNTIES)				
225	229.85 Acres +/- Zoned M-1C... "Excellent Exposure."	I-64/I-295 Intersection NEQ near Airport	Sale: \$35,000/Acre	Cliff Porter
226	105.7 Acres +/- Zoned A-1, Near RIC Airport	La France Road	Call: Available for Development	Cliff Porter
227	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
228	60.59 Acres +/-, M-2/M-2C, Rail, Water & Sewer Prime Industrial Development Site Near proposed I-895 Airport Connector Road!	Frontage on S. Laburnum Avenue Seven Hills Blvd & Miller Road Henrico County - Airport Area near I-64	Sale: \$118,000/Acre	Cliff Porter
229	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
230	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 Bob Boykin
231	Up to 32.5 Acres, Zoned M-1(C) (Possible M-2C) With Outside Storage Allowed	4201 Oakleys Lane... Airport Area near I-64 Access to Laburnum Avenue/Audubon Drive	Sale: \$29,500/Acre (Unsubdivided Price)	Dick Porter
232	22.05 Acres +/- Total (Two Parcels: 20.55 Acres & 1.5 Acres). Location Proximate to Colonial Downs, Royal New Kent Golf Club & The Golf Club at Brickshire!	North Courthouse Road New Kent County	Sale: \$245,000 (Parcel 1: 20.55 Acres) Sale: \$55,000 (Parcel 2: 1.5 Acres)	Byron Holmes
233	19.418 Acres +/-, M-1 Zoning, Utilities Available, Great for Hotel, Retail, Office/Service, Distribution	5600 Audubon Drive Airport Area off Airport Drive	Sale: \$3,500,000	Bob Porter Owner/Agent
234	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
235	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 & Airport Drive!	Sale: \$100,000/Acre	Bob Porter
236	4.5 Acres +/- on Two Adjacent Lots, Zoned A-1, Utilities Available, Close Proximity to I-64!	2342 & 2354 Charles City Road	Sale: \$360,000	Cliff Porter Bob Boykin
237	4.5 Acres +/- Available for Development, Zoned M-1	5301 Lewis Road	Available: Call for Information	Cliff Porter Owner/Agent
238	2.1 Acres & 1.1 Acres, Zoned B-3. Located Near I-64!	Route 360 E., Glenfield Business Center	Sale: Call for information	Cliff Porter
239	1.5 Acres, Zoned A-1, Water/Sewer Available, Great Location Near Airport!	2300 Charles City Road	Sale: \$120,000	Cliff Porter Bob Boykin
240	1.34 Acres. Zoned A-1. Sale Subject to Rezoning.	9000-9006 Old Staples Mill Road	Sale: \$795,000	Cliff Porter
LAND SITES - INDUSTRIAL (PETERSBURG, DINWIDDIE & PRINCE GEORGE COUNTIES)				
241	Up to 13 Usable Acres +/- Includes 1,500 SF Office, w/ 5 Ac Graveled, M-2 Zoning, I-295 Frontage. Outside Storage!	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
242	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
243	6.8 Acres +/-, M-1 Zoning (Industrial)	Chudoba Parkway - Frontage I-295 Prince George County	Sale: Call for information	Dick Porter
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD COUNTY)				
244	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
	245 43.24 Acres +/- Currently Zoned Agricultural. Water Available @ Rt. 60/Midlothian Turnpike. Adjacent to Watkins Centre Development... High Growth Corridor!	16001 Midlothian Turnpike Just West of Rt. 60 Exit off Rt. 288!	Sale: \$69,000/Acre	Bob Porter Byron Holmes
246	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
	247 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
248	1 Acre +/- Zoned Agricultural (Comp Plan Shows C-3 for Car Wash, Restaurants, Shopping Ctrs, Offices). Utilities Avail.	13625 Hull Street Road (Rt. 360) Located Across from Ukrop's!	Sale: \$599,000 Development Feasibility Report Available	Byron Holmes
LAND SITES - RETAIL/OFFICE (HANOVER COUNTY)				
249	25 Acres +/- Available, Zoned B-2, Some Utilities	12021 Washington Highway	Sale/Lease: Call for Information	Kevin Cox
250	23.18 Acres, Zoned B-3 & A-1 (Near North Cross / Home Depot)	Washington Hwy & Kings Acres Rd	Available for Development	Cliff Porter
251	19.27 Acres	Rt. 1 N (Lewistown Rd & Rt. 1) SWQ	Available for Development	Cliff Porter
252	6.40 Acres, RR-1 Zoning	Maple Street (Ashland) Prox to Rt. 1!	Sale: \$150,000	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (HENRICO COUNTY)				
UPDATED!	253 Mixed Use Potential: 68.85 Acres +/- Available for Development. Desirable Location... Just West of Proposed Gayton Road Extension!	Broad Street/Rt. 250 Just West of Developing Short Pump Town Center Area... Easy Access to I-64 & Rt. 288!	Sale: \$17,000,000 Co-Listed with Virginia Realty & Relocation	Bob Porter
	254 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
	255 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... Enterprise Zone!	Sale: \$500,000	Dick Porter
	256 3.69 Acres +/- with Frontage on I-64. Immediate Access to Proposed Gayton Rd Extension @ I-64 off West Broad St!	West Broad Street & Gayton Road Located West of Short Pump Town Center!	Sale: \$2,350,000	Kevin Cox
	257 2.08 Acres +/-, Zoned B-3	7821 Shrader Road Henrico County	Sale: \$725,000	Kevin Cox
	258 1 Acre +/- Zoned R-5 (Staples Mill Rd frontage)	2115-2127 Park Lane	Sale: \$55,000	Dick Porter
	259 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 Bob Boykin
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)				
	260 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
	261 0.31 Acres +/-, Storage Lot, Central Location	3103 Norfolk Street City of Richmond	Lease: Up to \$1,500/Month	Dick Porter
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CITY OF PETERSBURG & SOUTHAMPTON COUNTY)				
	262 203 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 Bob Boykin
	263 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