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AVAILABLE INDUSTRIAL & OFFICE/SERVICE BUILDINGS, SITES & FACILITIES













"BUILD TO SUIT SITES AVAILABLE"

1st 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, Tenant Responsible for Taxes, Ins, Maintenance.	2924 Bells Road (City of Richmond) Convenient Location off Jeff Davis Highway South of Downtown Richmond!	NET LEASE INVESTMENT! Sale: \$1,550,000	Byron Holmes
	4 Owner/User or Investment... 20,100 SF Off/Distribution Facility on 3.1 acs (3 Docks & 20 Drive-Thru Doors), Upscale Business Park: Park Central @ Parham Rd Exit	8800 Park Central Drive Off I-95 @ Parham Rd Exit Henrico County	Interim Lease to Credit Tenant in Place! Sale: \$1,795,000 Lease: \$8.95/SF NNN	Dick 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
	6 Retail Investment Opportunity! Rare Purchase Opportunity with NNN Leases in Place! 15,150 SF +/- Center Adjacent to Food Lion Shopping Center... New Brick Construction in Rapidly Growing Bell Creek!	Bell Creek Town Center Mechanicsville, VA (Hanover County)	Sale: \$3,150,000 Assumable Non-Recourse Financing, 5.6% Fixed Rate, 10 Year Term.	Byron Holmes Kevin Cox
	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 Tenant in Place! 4,030 SF +/- Office/Shop... Includes 1,300 SF +/- Office Space. Zoned M-2 Heavy Industrial. Drive-In Access (1 Electrical Roll-Up Garage Door).	608 Commerce Road... Enterprise Zone!	Sale: \$395,000 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
	13 3,100 SF +/- Flex space, on 1.92 acres, M-1 Zoning, Drive-in access (4 doors), Suitable for automotive uses	12255 Washington Hwy	FULLY LEASED! Sale: \$500,000	Kevin Cox Cliff Porter
INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)				
	14 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	Lease: \$4.75/SF NNN (Building C) Avail for Development: Buildings B, D & E	Cliff Porter Exclusive Agent
	15 Up to 2,000,000 SF w/ rail svc. (9,000 SF & Up) Bldg C: 18,000 SF & 45,000 SF & 19,625 SF Bldg D: 18,000 SF Bldg G: 34,500 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* *(+\$0.80/SF Estimated for 2009 OE)	Bob Porter Open Listing
	16 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
	17 317,319 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	*Craneway Installed (40-Ton Capacity)* Outside Storage Allowed! Lease: \$3.95/SF Net... Sale Possible	Dick Porter
	18 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!	Sale/Lease: Call for Information	Bob Porter
	19 272,000 SF Mixed Use Facility (Office, Manufacturing, Research) Includes General Office w/ Two Lobbies, Data Center w/ Generator, Auditorium (Cap. 210), Lab, Warehousing & Manufacturing Space on 8.88 Acres +/- Zoned M-1! 272 Parking & 32 Overflow Spaces.	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	Bob Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
20	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
21	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
22	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
23	114,714 SF (Includes 4,200 SF office) on 5.13 Acres... SUBDIVIDABLE , 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: Call for Information Adjacent Land for Sale: \$60,000/Acre	Cliff Porter Dick Porter
24	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
25	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
26	Up to 94,000 SF +/- Whse (Small Office Included), 40k SF Minimum , 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: \$3.50/SF Gross	Dick Porter
27	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
	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: \$3.15/SF - \$3.45/SF Gross Access to Richmond Deepwater Port Terminal!	Dick Porter
29	Up to 88,000 SF: 58,000 SF +/- Mfg Facility Includes Some Office, ~20' Clear, High Density Sprinklers, Multiple Docks. 30,000 SF +/- Off/Whse 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
30	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
31	Up to 70,200 SF +/- Mfg/Dist Includes 4,000 SF Off on 6.45 Ac, I-1, Up to ~20' Clear, 6 Docks w/ Levelators + 1 Drive-In. 1600 Amp 480 Volt 3 Phase Service. Wet Sprinklers. Sealed Production Floor. Recent Use: Plastic Extrusion.	7820 Whitepine Road Chesterfield Air Park	Sublease: \$3.50/SF NNN	Dick Porter
32	58,000 SF +/- Mfg Facility Includes Some Office, ~20' Clear, High Density Sprinklers, Multiple Docks. Adjacent 30k SF Office/Warehouse Available (Priced Separately).	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
33	54,000 SF +/- Available 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!	Sale: \$2,300,000	Bob Porter
34	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/SF Net	Byron Holmes
35	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
	45,000 SF +/- Manufacturing Bldg (Includes 5,000 SF), 3 Ac +/- Site Zoned M-2, 9 Docks & 1 Drive-In. Up to 20' Clear, Dry Pipe Sprinklers, 40 Free Surface 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 (Up to 22,500 SF)	Dick Porter
37	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
	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
39	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
40	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 Park. Spaces.	2120 Maywill Street Henrico County - Off Staples Mill Road	PRICE REDUCED! Lease: \$4.50/SF NNN	Cliff Porter
41	Up to 37,000 SF +/- Mfg/Distribution (16k SF Min), 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	Lease: From \$5.75/SF NNN	Dick Porter
42	30,000 SF +/- Off/Whse Includes 10k SF Dual Level Office, Multiple Docks, ~17' Clear, 100% Sprinklered. Adjacent 58k SF Mfg Facility Available (Priced Separately).	1814 High Point Avenue... Enterprise Zone! Easily Accessible to I-64/I-95/I-195! Adjacent Lot Available (Priced Separately)	Sale: \$1,500,000 Lease: \$4.60/SF Net	Dick Porter
43	Rear 30,000 SF +/- Available (Two Sections: 12,662 SF & 17,338 SF) Whse w/ 4 Docks, Adjacent 48k SF Leased (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) Lease: \$2.50 - \$3/SF Gross	Dick Porter
44	NEW 20k SF Bldg (Contiguous 12k 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: \$1,300,000	Dick Porter
45	From 14,671 to 19,561 SF +/- Flex Space (Includes 1,500 SF Office), Zoned M-3, 20' Clear, 4 Docks.	11223-B Leadbetter Road Prox. To I-95 @ Lewistown Rd/Atlee Elmont	Lease: \$5.25/SF Gross + TI	Cliff Porter
46	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: \$5.25/SF Gross	Cliff Porter
47	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)				
48	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




	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	49 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
	50 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
	51 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!	12727 Spectrim Lane Oak Lake Business Park (Midlothian, VA)	Lease: \$6.25/SF NNN Sale: Call for Information	Byron Holmes Kevin Cox
	52 Up to 12k 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: \$4.50/SF Net & Up Sale: \$1,800,000	Byron Holmes
	53 16,652 SF +/- Office/Whse Bldg (Includes 3k SF Office) on 1.82 Acres +/- Zoned I-1. 5k SF Min! 2 Docks & 1 Drive-In. 11' to 17' Ceilings. 600 Amp 3 Phase Elec, Wet Sprinklers.	8031 Whitebark Terrace Chesterfield Industrial Air Park	Sale: \$1,200,000... PRICE REDUCED! Lease: \$5/SF Net (Subdividable)	Byron Holmes
	54 NEW CONSTRUCTION! 16,500 SF +/- Total (Owner Will Divide!). 5k SF Min. Flex Building, Masonry Construction. 3 Phase Electrical Service, Dock Loading (Drive In Potential).	7757 Pocoshock Way Located off Hull Street/Route 360... 1.2 Miles from Chippenham Parkway/Route 150!	Sale: \$75/SF Shell Lease: \$6.95/SF NNN... <i>Includes 10% Finished Office</i>	Byron Holmes
	55 Up to 12,000 SF +/- Office/Warehouse Available. Drive-In Loading. Zoned I-1... Outside Storage Permitted.	12631 Oaklake Crest Way Proximate to Rt. 60 & Rt. 360!	Sale: Call for Information! Lease: Call for Information!	Byron Holmes
	56 7,000 SF +/- Includes 2k SF Office + Add'l 2k SF Mezzanine Storage, Dock & Ramp Loading, 18' Clear, 100% HVAC, 3 Phase Power. Zoned Light Industrial/Commercial.	11605 & 11607 Busy Street Proximate to Chesterfield Towne Center!	Sale: \$849,950 Seller Financing Available!	Byron Holmes
	57 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
	58 10,000 SF +/- on 1.1 Ac. Includes 1,600 SF Office & 8,400 SF Production/Whse. Zoned I-1, 16' to 19' Clear, 400 Amp 120/208 Volt 3 Phase Svc. Drive-In Access, Built 1997.	1642 East Oak Lake Boulevard Oak Lake Business Park... Convenient Rt. 288 Access @ Genito Road!	Sale: \$995,000 Lease: \$7.50/SF	Byron Holmes
	59 Up to 9,222 SF +/- Office/Warehouse/Distribution... CAN DIVIDE. Zoned I-1. 2 Dock High Doors.	3005 East Boundary Terrace Brandermill/Woodlake Location!	Sublease/Lease: \$7.75/SF Net	Byron Holmes Dick Porter
	60 6,600 SF +/- Office/Whse Remaining! New Construction: Tenant Build Out to Suit. 50 x 100 SF Footprint, 2nd Story Office Capability. Drive-In Loading. 20' Ceilings.	Oak Lake Business Park Oak Lake Court, Chesterfield County	Lease: \$12.50/SF Office Lease: \$7.50/SF Warehouse	Byron Holmes
	61 6,000 SF +/- Off/Whse... Includes 1,000 SF Office + 2 Restrooms, Zoned I-2 w/ 0.75 Ac Outside Storage (Potential for Add'l 1 Acre!). 20' Clear at Eaves, 3 GL Doors & Dock Potential. 400 Amp Single Phase Electrical.	13537 Charlotte Court Chester, VA	Lease: \$7/SF Gross	Byron Holmes
	62 Office/Whse Space Available. Suites from 2,018 SF. Conditioned Warehouse, Zoned I-1, Ample Parking. 4,136 SF Contiguous: Suite C: 2,018 SF + Suite D: 2,118 SF & Suite L: 2,345 SF.	711 Moorefield Park Drive EXTERIOR SIGNAGE AVAILABLE!	Lease: \$10/SF Gross (Suites C-J) Lease: \$11/SF Gross (Suite L) Office/Whse Build-Out to Suit!	Byron Holmes Cliff Porter
	63 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
	64 5,925 SF +/- Office/Mfg/Whse 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
	65 5,800 SF Modern Shop Complex: 4,800 SF Metal Bldg w/ AC, Includes 800 SF 2nd Floor Office/Kitchenette & Drive-In Access + 1,000 SF Metal Bldg w/ AC. 11.3 Ac Zoned A-1.	4215 Lockin Circle, Powhatan, VA 1/4 Mile South of Pocahontas Middle School off Rt. 60/Anderson Highway!	Sale: \$795,000 Includes 2,700 SF House & 1,000 SF Detached Garage	Dick Porter
	66 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 (Includes 4,500 SF Office) 3 Docks Available (St. 481-7)! Building Signage Available!	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	Byron Holmes
	67 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
	68 2,500 SF +/- Free-Standing Masonry Building. Drive-In Loading (14' Clear) & Paved Parking Area.	12621 Genito Road... Convenient to Hull Street, Rt. 288 & Powhite Parkway!	Lease: \$1,700/Month Includes Heat & Electric	Byron Holmes
	69 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 (PETERSBURG & DINWIDDIE COUNTIES)				
	70 Up to 20,000 SF Office/Whse (Min 2k SF), Contractor's Storage Yard. County Water & Sewer to Site... Build to Suit Opportunities Available!	Airport Industrial Park (Dinwiddie Co.) Airport Rd & Boydton Plank Rd, Lots 9 & 11 Immediate Rt. 460 Access @ I-85!	Lease: Call for Information Sale: \$325,000 & Up Seller Financing Possible!	Byron Holmes
	71 2,000 SF Office/Warehouse on 1 Acre +/- Site. County Water & Sewer.	Airport Industrial Park (Dinwiddie Co.) Airport Rd & Boydton Plank Rd, Lot 10 Immediate Rt. 460 Access @ I-85!	Lease: Call for Information Sale: \$325,000 Seller Financing Possible!	Byron Holmes
FLEX - OFFICE/SERVICE - WAREHOUSE (GOOCHLAND & LOUISA COUNTIES)				
	72 NEW CONSTRUCTION! 69,000 SF +/- Office/Warehouse Available in 4 Buildings. 400 Amp 230 Volt Electrical, 20' Ceilings, Masonry Construction. 1 Unit: 9k SF Includes 900 SF Office + Drive-In Door. 10 Units: 6k SF Ea (Include 600 SF Office + Dock Access)	MIDPOINT INDUSTRIAL PARK 113, 115, 117 Midpoint Drive	Aggressive Rates Available!! Lease: Call for Information January 2009 Delivery!	Kevin Cox
	73 45,000 SF Office/Whse Includes 2k SF Off on 6 Ac +/- Fenced, Paved & Lighted Storage Yard. 6 Docks, 1 Oversized Drive-In, 20' to 24' Clgs, Heavy Sprinkler Sys!	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
	74 Up to 30k SF! Dock Loading. Suite M: 5k to 10k SF Office (~19 Offices Ea. Side) Suite J: 5k SF Office... Introductory Sublease Rate! Suites G-I: 10k SF Includes 1,500 Office & 2 Docks Suite F: 5k SF Includes 1,200 SF Office	Manakin Trade Center 12820 & 12830 West Creek Parkway Located in Richmond's Premier West End Business Park... Immediate Access to Rt. 288 & I-64!	Lease: \$8.25 - \$14/SF NNN + Utilities + Pass Thru (~ \$1.40/SF) Sublease: \$3,700/Mo (Suite J)	Dick Porter
	75 14,000 SF in 2 Buildings: 4k SF with 2 Oversized Drive-Ins & 10k SF with 4 Oversized Drive-Ins on 3.79 Acres. Zoned M-2. Outside Fenced Storage with Both Building!	2416-2420 Lanier Road Rockville, VA (Goochland County)	Lease (4k SF): \$9/SF NN + Taxes/Ins Lease (10k SF): \$7/SF NN + Taxes/Ins Low Goochland County Taxes!	Cliff Porter


	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	76 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!	Rate Reduced! Lease: \$5.50/SF (14k SF) or Subdivide @ \$7/SF Tenant Pays Utilities & Real Estate Taxes Sale: \$850,000... Owner Financing Avail!	Kevin Cox
	77 Rear Building: Up to 10k SF! Suites I, J: Up to 10k SF Office + Whse. Fully Conditioned. 16' to 19' Clear Ceilings 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 to \$13.25/SF NNN + Utilities + Pass Thru (~ \$1.40/SF)	Dick Porter
	78 5,000 SF +/- Whse w/ 714 sf off, 3 GL doors, Zoned M-2, (Built 2006)	2371 Lanier Road Goochland County	Lease: \$7/SF + \$0.75/SF for TI	Kevin Cox
	79 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 in Off., Gas Heat in Whse.	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
	80 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)				
	81 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: Call for Information	Bob Porter Owner/Agent
	82 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
	83 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
	84 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
	85 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
	86 From 1,100 to 14,100 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
	87 13,224 SF +/- Flex Building (Includes 1,224 SF Office), 6,500 SF Min., 1.55 Acres +/- Site, Zoned M-3, 2 Drive-In Doors (10' w x 14' h), 16' to 18' Ceilings.	11169 Air Park Road Hanover Industrial Air Park Location!	Aggressive Rental Rate! Lease: \$6/SF NNN	Kevin Cox
	88 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
	89 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
	90 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
	91 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
	92 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
	93 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
	94 2,800 SF Office/Whse Available (18k SF Bldg) Suite E: 2,800 SF & 1 Dock (Includes 2,500 SF Office)	10520 Lakeridge Parkway Lakeridge Industrial Park Location!	Lease: \$7.50/SF NNN	Cliff Porter Kevin Cox
	95 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
	96 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)				
	97 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
	98 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: \$4.50/SF NNN	Cliff Porter
	99 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
	100 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
	101 Owner/User or Investment... Interim Lease to Credit Tenant: 20,100 SF Office/Distribution Facility on 3.1 Acres +/- with 3 Docks & 10 Drive-Thru Doors.	Upscale Business Park Location! 8800 Park Central Drive Located @ I-95 via Parham Road Exit	Sale: \$1,795,000 Lease: \$8.95/SF NNN Layout Flexible for Alternative Use	Dick Porter
	102 15,000 SF +/- Including 350 SF Office. 20' Clear Ceilings, Sprinklered, 2 Docks. 200 Amp 3 Phase Power. Available March, 2009.	3909-B Carolina Avenue Off Laburnum Avenue in Henrico County... Proximate to Richmond Int'l Raceway!	NEW PRICING! Lease: \$3.50/SF NNN + Taxes, Insurance, CAM @ \$0.70/SF	Bob Porter Owner/Agent
	103 12,000 SF (Includes 1,500 SF Office), 3 Docks & 1 Drive-In (12' x 9'4"). Zoned M-2. ~19' Ceilings, 6" Floor, 400 Amp 120/208 Volt 3 Phase Service.	2115 Westmoreland Street DABNEY CENTER LOCATION!	Lease: \$6/SF NNN	Cliff Porter
	104 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
	105 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
	106 8,320 SF Whse/Service w/Showroom, 1.695 Acres +/- for Parking/Outside Storage, Zoned M-1, 1 Drive-in, 9'6" Clear.	4508 Oakleys Lane Ideal for Contractor! Owner Will Build to Suit!	Lease: \$4,000/Month Net	Kevin Cox

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
	107 7,000 SF +/- Total: 5,100 SF Warehouse, 1,350 SF Office/House & 550 SF Garage. Zoned B-3 Commercial... 16' to 18' Clear, 2 Docks, 2 Entrances to Warehouse.	13171 Mountain Road (Route 33) Glen Allen... Only 1 Mile from I-295!	Lease: Call for Information	Kevin Cox
UPDATED!	108 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
	109 4,874 SF Office/Warehouse, Zoned O-S. Owner Motivated!	8040 Villa Park Drive	Sublease: Call for Information	Kevin Cox
	110 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)				
UPDATED!	111 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) Sale Priced Separately: 20k SF @ \$1.3MM & 12k SF @ \$700,000	Dick Porter
	112 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, sprinkler; can be divided	5611 Pride Road Located off Rt. 60... Convenient to Chippenham Parkway!	Sale: \$1,200,000	Byron Holmes
	113 24,826 SF +/- Available (Includes 7,581 SF +/- Office). 46k SF Gross Building. Zoned M-1, 4 Docks, Sprinklered, 41 Parking Spaces w/ Expansion. AC in Majority!	1601 Sherwood Avenue Located Adjacent to the Diamond	NEW PRICING! Lease: \$3.50/SF NNN	Dick Porter Owner/Agent
	114 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
	115 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/SF NNN)	Cliff Porter
	116 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
	117 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
	118 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
	119 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
NEW!	120 Avail 6/1/2009: 5,464 SF. 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
	121 4,779 SF +/- Includes 2,467 SF Auto Repair Shop + 2,312 SF Retail Shop (Tenant in Place). 0.42 Acre +/- Site Zoned B-3, Paved & Marked Parking.	1907-1911 Jefferson Davis Highway Fronting on Jeff Davis... Income Producing!	Seller Financing Available! Sale: \$385,000	Dick Porter
	122 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
	123 4,000 SF +/- Industrial Building on 1.08 Acres +/- with Yard Storage. Available May 1, 2009.	2300 Anniston Street... Off Magnolia Road! North of Mechanicsville Turnpike/Rt. 360...	Lease: \$3,800/Month + Taxes/Insurance	Bob Boykin Bob Porter
	124 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
	125 0.89 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
RETAIL/OFFICE BUILDINGS (CHESTERFIELD COUNTY & CITY OF COLONIAL HEIGHTS)				
NEW!	126 6,878 SF +/- 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: Call for Information	Bob Porter Owner/Agent
UPDATED!	127 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	Price Reduced! Sale: \$995,000	Byron Holmes
NEW!	128 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
	129 2,821 SF Office/Lab, Ample Parking. ENTERPRISE ZONE!	9211 Burge Avenue	Lease: \$6.95/SF Net	Byron Holmes
RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)				
	130 5,508 SF Available, Divisible to 2 Sections: 3,150 SF & 2,358 SF. Located in Strip Center off Broad Street... 44,000 VPD! Rear Drive-In Loading.	8400 West Broad Street Near Intersection of Broad St & Parham Rd	Lease: \$16 to \$22.50/SF Taxes, Insurance & CAM: \$4.25/SF	Bob Porter Owner/Agent
	131 4,250 SF +/- Office Condominium, Zoned O-2, Built in 2006. Convenient Access off I-64 on Staples Mill Road!	Aspen Park @ 6013-6015 Staples Mill Road	Lease: \$17/SF Full Service Gross Sale: \$725,000	Bob Boykin
	132 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
	133 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
	134 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
	135 1,800 SF Office Located Near Broad Street.	2415 Westwood Avenue	Lease: \$15/SF	Kevin Cox
	136 FUELING STATION Ready to Open! 1,150 SF +/- Convenience Store w/ Attendant Kiosk with Covered Canopy. Zoned B-1. 3 Ea. 10k Gal. Tanks with Veneer Root Monitoring Sys. New Interior with New Coolers!	5815 Lakeside Avenue Location Proximate to Lewis Ginter Botanical Gardens!	Lease: \$3,950/Month Sale: \$650,000	Byron Holmes
	137 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: \$4,500/Month NNN	Byron Holmes
RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)				
	138 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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
139	15,525 SF +/- 3-Story Office Building on 0.52 Acre +/- Site. Zoned B-3. Convenient Southside Location. Ideal for Office/School or Daycare! Spaces from 1,000 SF.	180 East Belt Boulevard Belt Business Center (City of Richmond) Proximate to Route 60/Midlothian Turnpike	PRICE REDUCED! Sale: \$540,000 Lease: FULLY LEASED!	Byron Holmes
140	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
 141	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
142	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!	Sale: \$1,150,000... PRICE REDUCED! Lease: \$13.50/SF NNN	Bob Porter
143	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
144	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
145	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
146	597 SF +/- Office Space Available... Located Minutes from Willow Lawn Shopping Center!	4807 Radford Avenue Convenient I-64 Access off Staples Mill Rd!	Lease: \$870/Month Gross	Bob Porter Owner/Agent
OFFICE BUILDINGS (CHESTERFIELD COUNTY)				
147	11,069 SF +/- 2-Story Office w/ Whse Storage. 1.5 Ac +/- Site Zoned I-1. Built in 1987. Permitted Uses Include: Boat Sales, Veterinary Hospitals, Boarding Kennels/Clinics, Motor Vehicle Sales/Service/Repair, Restaurants & Hotels.	13501 East Boundary Road Brandemill Trade Center Convenient Access of Rt. 288 & Genito Rd!	Sale: \$1,100,000	Byron Holmes
148	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
 149	2,709 SF +/- Renovated Office Condo, Brick & Glass Construction... Attractive Landscaping.	Moorefield Office Park @ 9710-N Farrar Ct. Convenient to Rt. 60 & Powhite Pkwy!	Sale: \$389,000	Byron Holmes
150	2,500 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
 151	2,000 SF Office Space... Open Floor Plan! 6,120 SF Gross Medical Office Building on 1 Acre. Zoned R-7.	11300 Ironbridge Road, Suite C	Lease: \$12/SF NNN Landlord Pays Water & Sewer	Kevin Cox
 152	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
 153	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)				
154	NOW AVAILABLE FOR SALE... 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
155	Manakin Trade Center: 16' - 19' Clear Ceilings & 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 - \$14/SF NNN + Utilities + Pass Thrus (~ \$1.40/SF)	Dick Porter
OFFICE BUILDINGS (HANOVER & HENRICO COUNTIES)				
156	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
157	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
 158	Proposed 3,845 SF 2-Story Office Building on 0.53 Acre +/- Site Zoned O-2C.	2117-2119 Pemberton Road Proximate to I-64... At Pemberton & Three Chopt Roads	Sale: \$99,500 (Land Only) Sale: \$125,000 (Includes Complete POD & Building Plans)	Cliff Porter Bob Boykin
159	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
 160	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
161	1,962 SF +/- w/ Conf Room, 4 Offices, Kitchen & 2 Bath, 376 SF Shared Lobby, Reception Area, 384 SF +/- Shop Space.	10102 Whitesel Road Hanover County	Lease: \$9/SF Includes Trash, Electric, Water, Internet, Janitorial	Kevin Cox
162	Up to 500 SF Office, M-3 Zoning.	10993 Richardson Road	Lease: Call for information	Kevin Cox
OFFICE BUILDINGS (CITY OF NEWPORT NEWS)				
 163	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
MULTI-FAMILY INVESTMENT (CITY OF RICHMOND - HISTORIC FAN DISTRICT)				
164	10,851 SF (12 Units) Zoned R-48, Ample Parking, Hardwood Floors Throughout, Hydro Static Heating Sys.	3329 Cutshaw Avenue	PRICE REDUCED! Sale: \$735,000	Bob Porter
165	2,444 SF (2 Units) Zoned R-6, 3 Parking Spaces + Covered Porch & Balcony. New Floors & Private Fenced Backyard!	10 North Mulberry Street	PRICE REDUCED! Sale: \$275,000	Bob Porter
166	2,444 SF (2 Units) Zoned R-6, 3 Parking Spaces + Covered Porch & Balcony. New Ceramic Tile, Fenced Backyard!	8 North Mulberry Street	PRICE REDUCED! Sale: \$275,000	Bob Porter
167	1,816 SF 3-Bedroom Single Family Attached. Washer & Dryer Included, Ample Street Parking, Gas Heat & AC.	18 North Harrison Street Location Convenient to VCU Campus	PRICE REDUCED! Sale: \$265,000	Bob Porter
LAND SITES - INDUSTRIAL/COMMERCIAL (CHESTERFIELD & POWHATAN COUNTIES)				
168	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
169	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
170	65 Acres +/- with Norfolk Southern SPUR ON SITE! Most Recent Use: Lumber/Reload/Storage Facility. 11,340 SF Pole Shed on Site with Gravel Floor w/ ~15' Clear at Eaves.	2040 Genito Road (Powhatan County) Located JUST West of Chesterfield line... Approx. 9.1 Miles West of Route 288!	UNDER CONTRACT!	Dick Porter
171	33 Acres Zoned C-3 w/ Conditional Use to Permit Light Industrial! Lots Available from 5 Acres!	Moore's Lake Commons (Chesterfield Co) Located Off Jefferson Davis Highway with Immediate I-95 Access @ West Hundred Rd!	Sale: \$100,000/Acre	Cliff Porter Dick Porter
172	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
173	26.73 Acres, Zoned I-3 & I-1, Water & Sewer Available	Castlewood Rd & Cardwell Rd Chesterfield County	Lease: \$5,000/Acre	Kevin Cox
174	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
175	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
176	Pad Ready Building Sites Available! 8.18 Acres +/- in Two Sites (3.23 Acres & 4.86 Acres). OWNER WILL DIVIDE! Site Plan Approved & Utilities Available!	Oak Lake Business Center (Midlothian, VA) 1754 & 1800 Oak Lake Boulevard	Sale: \$190,000/Acre	Byron Holmes
177	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
UPDATED!	Up to 7 Acres +/- Zoned I-2... Utilities to Site! Outside Storage Allowed!	2451 Bellwood Road (Chesterfield County) 1 Mile to I-95 @ Willis Road (Exit #64)	Sale: \$55,000/Acre	Dick Porter
179	6.5 Acres +/- Zoned I-1 (Outside Storage Permitted), Utilities to Site. BUILD TO SUIT OPPORTUNITY!	2250 Oak Lake Boulevard RARE Purchase Opportunity!	UNDER CONTRACT!	Byron Holmes
180	6.185 Acres +/- Zoned C-3 , 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
181	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
182	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
183	3.24 Acres +/- Zoned I-2... County Site Plan Approved for 3,750 SF +/- Office/Whse Building.	13615 Lawing Drive Location Proximate to Rt. 10 & I-95!	Sale: \$350,000	Byron Holmes
184	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
185	1.6 Acres +/- Zoned C-2... 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... Woodlake Section!	Sale: \$395,000	Byron Holmes
186	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
187	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)				
UPDATED!	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
189	11.5 Acres +/- Zoned M-2	Lanier Industrial Park	Sale: \$138,000/Acre	Kevin Cox
UPDATED!	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
191	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)				
NEW!	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
NEW!	128.062 Acres 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: Call for Information	Kevin Cox
194	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
195	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: \$2,950,000	Kevin Cox
196	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
197	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
198	19.27 Acres.	Rt. 1 N (SWQ of Lewistown Rd & Rt. 1)	Available for Development	Cliff Porter
199	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
200	9.06 Acres, M-2 Zoning, High Growth Corridor! Development Opportunity!	Cobbs Road (Off Washington Highway) Hanover County	Sale: \$45,000/Acre	Kevin Cox
201	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
202	7 +/- Acres, Zoned M-2	Ellerson Industrial Park (Hanover County)	Available for Development	Cliff Porter
203	OWNER MUST SELL!! All or Part... Up to 5.210 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: Starting at \$137,500/Acre	Kevin Cox
204	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

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
205	5 Acres +/-, Development Opportunity in High Growth Corridor, B-1 Zoning.	Mechanicsville Turnpike (Route 360) Hanover County	Sale: \$1,000,000	Kevin Cox
206	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
207	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: \$370,000	Cliff Porter
208	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)				
	209 229.85 Acres +/- Zoned M-1C... "Excellent Exposure."	I-64/I-295 Intersection NEQ near Airport	Sale: \$35,000/Acre	Cliff Porter
	210 105.7 Acres +/- Zoned A-1, Near RIC Airport	La France Road	Call: Available for Development	Cliff Porter
	211 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
	212 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
	213 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
	214 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
	215 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
	216 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
	217 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
	218 15.85 Acres +/- Available in 2 Parcels: 9.85 Ac (6.3 Ac Usable) with Interstate Frontage on I-64 & 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
	219 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
	220 4.5 Acres +/- Available for Development, Zoned M-1	5301 Lewis Road	Available: Call for Information	Cliff Porter Owner/Agent
	221 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
	222 1.5 Acres, Zoned A-1, Water/Sewer Available, Great Location Near Airport!	2300 Charles City Road	Sale: \$120,000	Cliff Porter Bob Boykin
	223 1.34 Acres, Zoned A-1, Sale Subject to Rezoning	9000-9006 Old Staples Mill Road	UNDER CONTRACT	Cliff Porter
LAND SITES - INDUSTRIAL (PETERSBURG, DINWIDDIE & PRINCE GEORGE COUNTIES)				
	224 196 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
	225 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: Up to \$5,000/Month Sale Possible	Dick Porter
	226 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
	227 6.8 Acres +/-, M-1 Zoning (Industrial)	Chudoba Parkway - Frontage I-295 Prince George County	Sale: Call for information	Dick Porter
LAND SITES - INDUSTRIAL (CITY OF RICHMOND)				
	228 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 (CHESTERFIELD COUNTY)				
	229 DEVELOPMENT OPPORTUNITY! 52 Acres +/- Available Zoned R-15 (Single Family Residential).	8316 & 8320 Beach Road Convenient to Rt. 10/Iron Bridge Road... Proximate to Proposed Nash Rd Extension	Sale: \$1,300,000	Bob Porter
	230 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
LAND SITES - RETAIL/OFFICE (HANOVER COUNTY)				
	231 25 Acres +/- Available, Zoned B-2, Some Utilities	12021 Washington Highway	Sale/Lease: Call for Information	Kevin Cox
	232 23.18 Acres, Zoned B-3 & A-1 (Near North Cross / Home Depot)	Washington Hwy & Kings Acres Rd	Available for Development	Cliff Porter
	233 19.27 Acres	Rt. 1 N (Lewistown Rd & Rt. 1) SWQ	Available for Development	Cliff Porter
	234 6.40 Acres, RR-1 Zoning	Maple Street (Ashland) Prox to Rt. 1!	UNDER CONTRACT!	Kevin Cox
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (HENRICO COUNTY)				
	235 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
	236 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
	237 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
	238 2.08 Acres +/-, Zoned B-3	7821 Shrader Road Henrico County	Sale: \$725,000	Kevin Cox
	239 1 Acre +/- Zoned R-5 (Staples Mill Rd frontage)	2115-2127 Park Lane	Sale: \$55,000	Dick Porter

	PROPERTY DESCRIPTION	ADDRESS	SALE/LEASE PRICE	AGENT
 240	0.53 Acre +/- Site Zoned O-2C... Proposed 3,845 SF 2-Story Office Building!	2117-2119 Pemberton Road Proximate to I-64... At Pemberton & Three Chopt Roads	Sale: \$99,500 (Land Only) Sale: \$125,000 (Includes Complete POD & Building Plans)	Cliff Porter Bob Boykin
LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CITY OF PETERSBURG)				
241	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