

AVAILABLE

INVESTOR/OWNER-USER PROPERTY!

11621-11635 Busy Street, Richmond, VA 23236



Exclusive Agent:

ROBERT PORTER III
(804) 521-1455
rep3@porterinc.com

BYRON HOLMES, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

HIGHLIGHTS

- Approx. 31,000 SF Office/Warehouse (Incl 1K+ SF of New 2nd Floor Office)
- Approx. 10,130 SF Office; 20,870 SF Warehouse
- Part of Crossroads Business Park, Proximate to Chesterfield Towne Center
- Approx. 10 Min to Powhite Parkway or Rt-288
- Zoned C-5
- Recent Upgrades to Office, Power, and Fire Alarm
- Ceiling Height: 20-22' Clear
- Dock & Drive-In Loading (53' Access)
- Income Opportunity with Current Tenant
- Multi-Tenant Potential
- FOR SALE: CALL FOR INFORMATION

PORTER
R E A L T Y

CORFAC
INTERNATIONAL

SIOR

CCIM

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY PHOTOS

11621 Busy Street | Richmond, VA 23236



Robert Porter III
(804) 521-1455
rep3@porterinc.com

Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

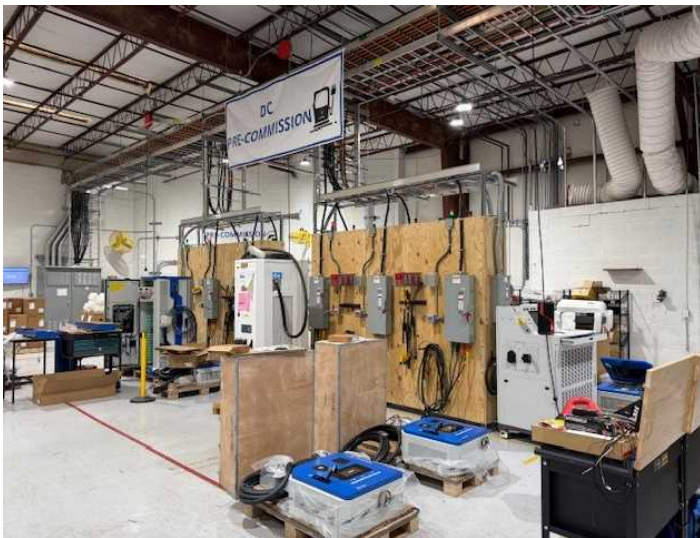
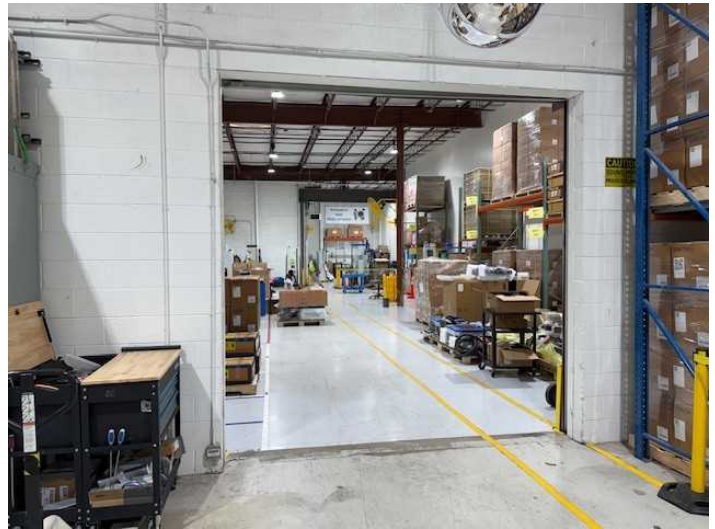


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY PHOTOS

11621 Busy Street | Richmond, VA 23236



Robert Porter III
(804) 521-1455
rep3@porterinc.com

Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

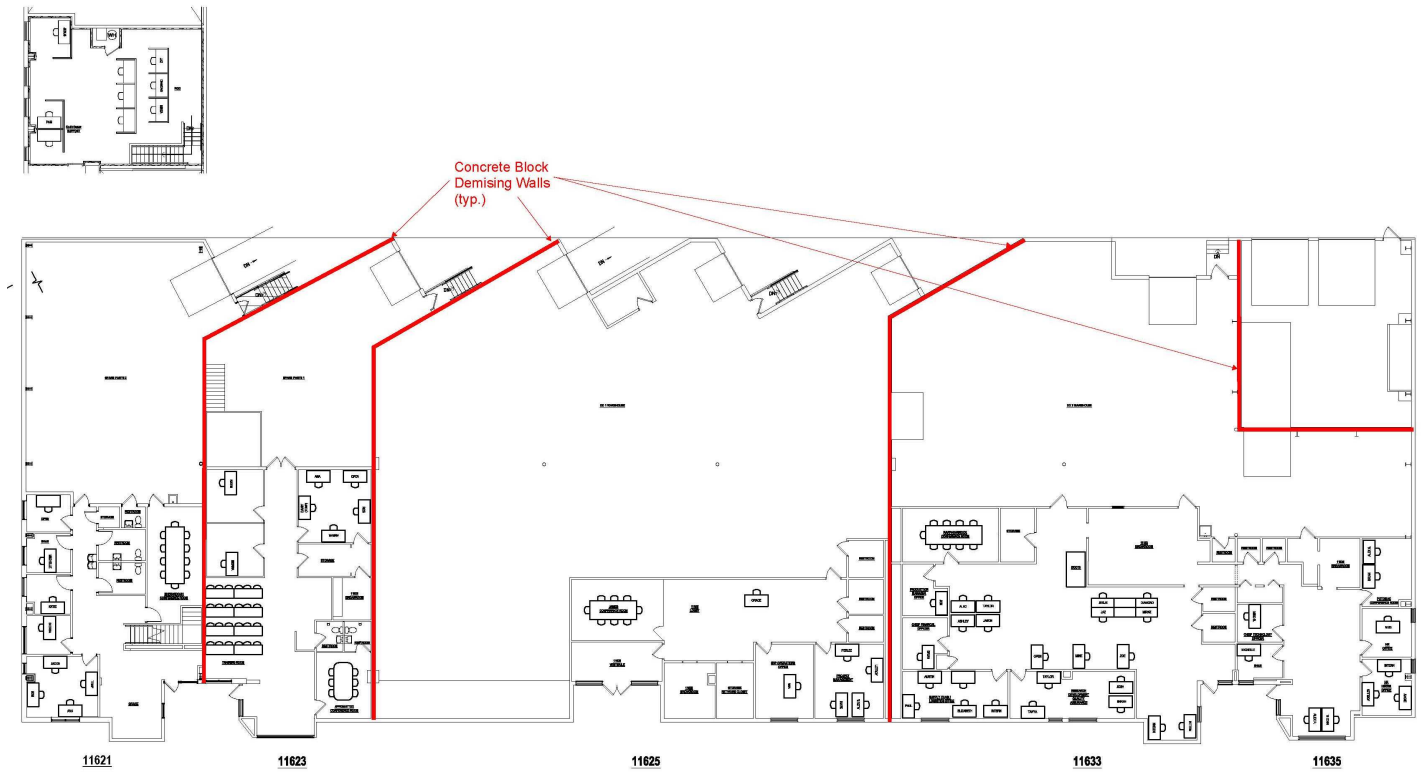


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

CURRENT FLOOR PLAN

11621 Busy Street | Richmond, VA 23236



Robert Porter III
(804) 521-1455
rep3@porterinc.com

Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

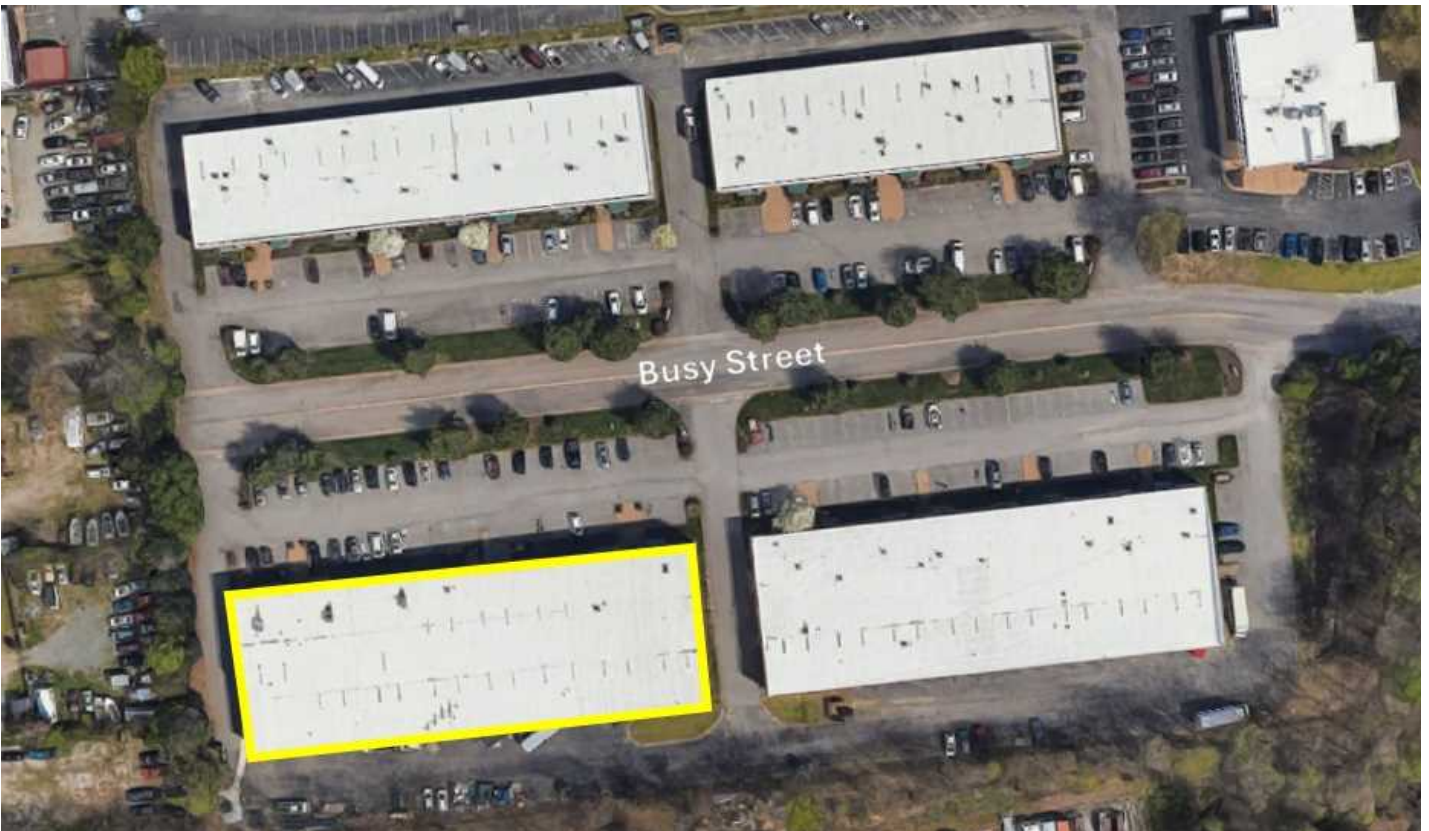


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

AERIAL

11621 Busy Street | Richmond, VA 23236



Robert Porter III
(804) 521-1455
rep3@porterinc.com

Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

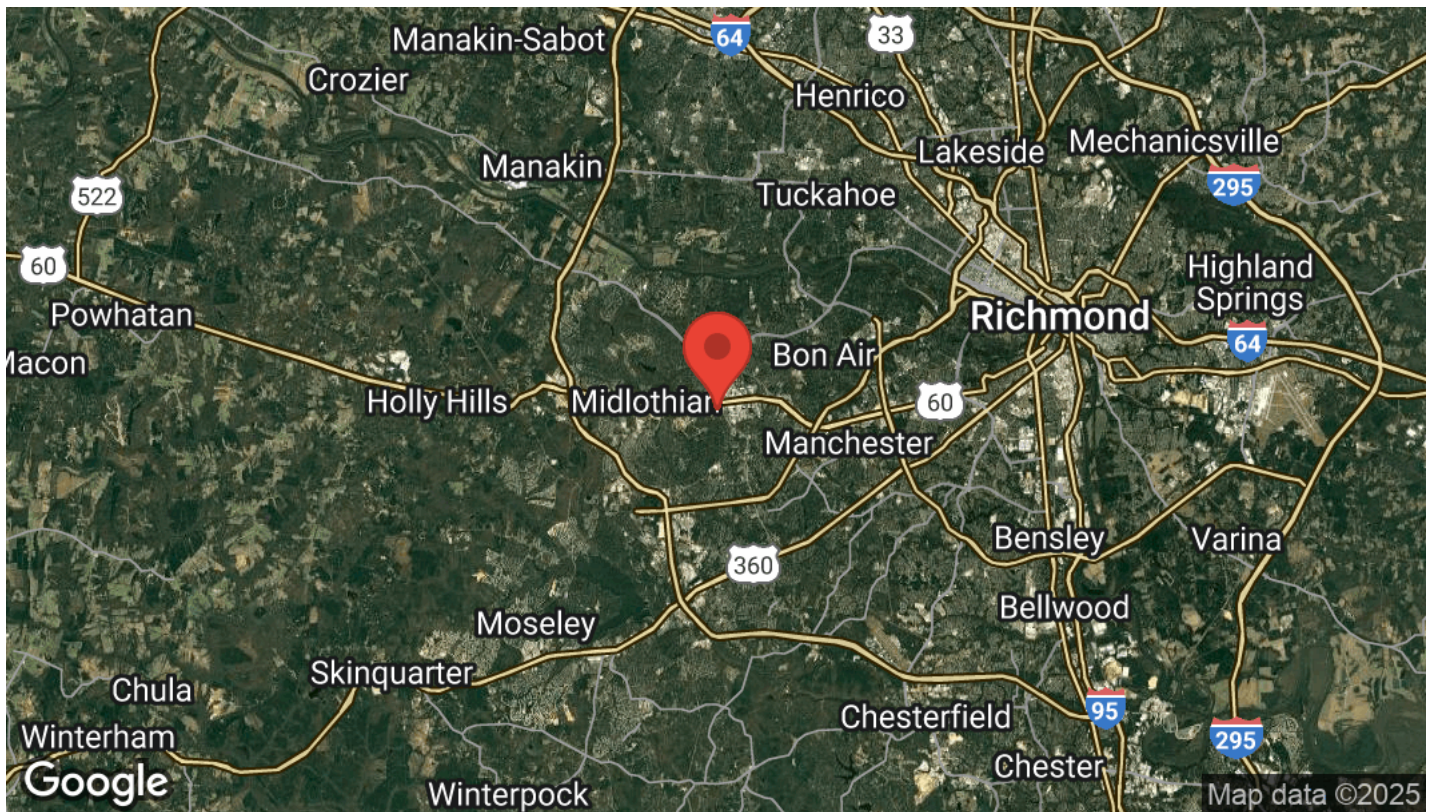
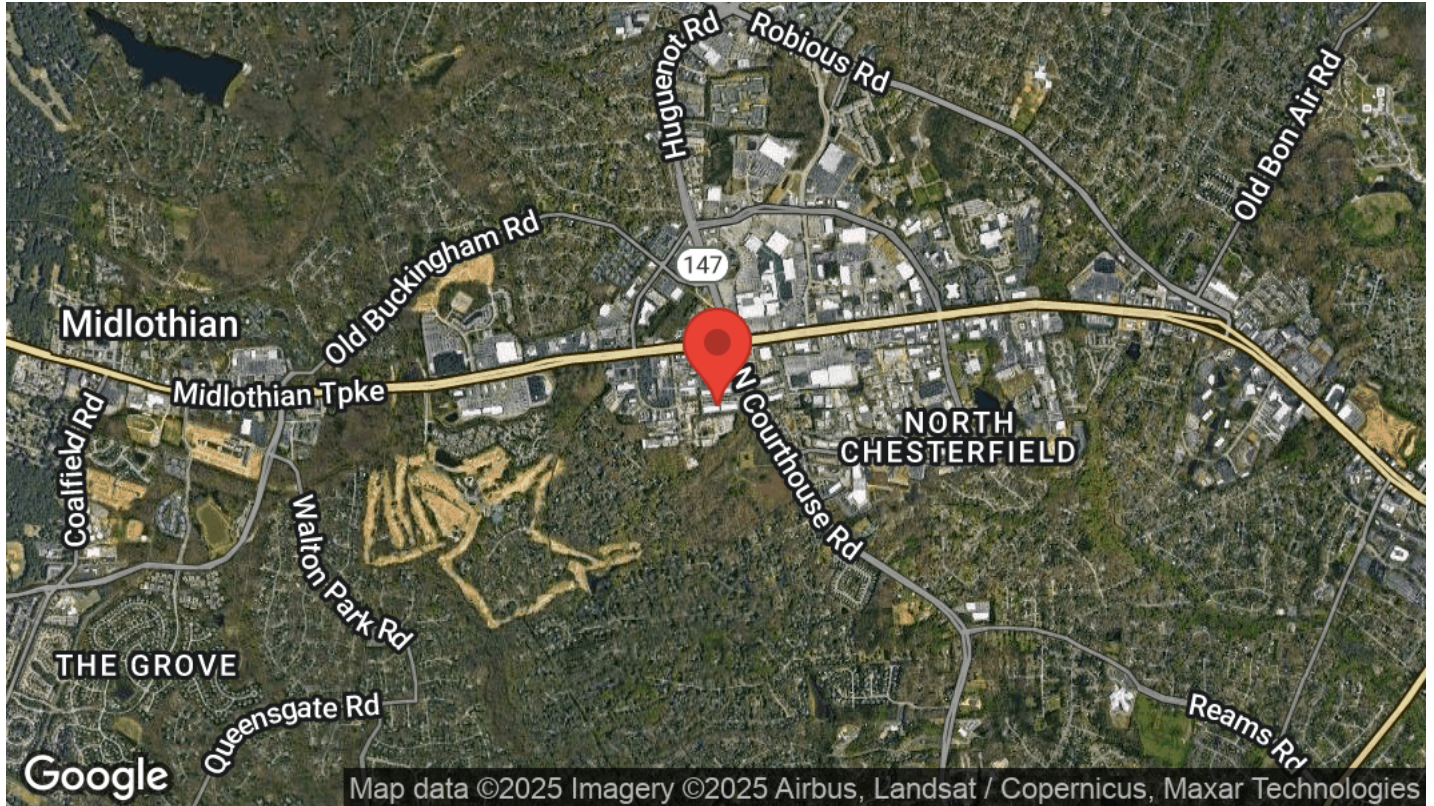


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LOCATION MAPS

11621 Busy Street | Richmond, VA 23236



Robert Porter III
(804) 521-1455
rep3@porterinc.com

Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.