

FOR LEASE/SALE

1207 GORDON AVE, RICHMOND, VA
1 MILE TO I-95! COMMERCE RD CORRIDOR



Exclusive Agent:

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

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

PORTER
R E A L T Y



HIGHLIGHTS - CONTACT FOR INFO!

- INFILL INDUSTRIAL PROPERTY PROXIMATE TO I-95 INTERCHANGE & 3 MILES TO I-64
- 29,440 SF - 83,880 SF Available
- 78,080 SF Warehouse; Comprised of 2x ~30k SF Free Span Sections & 1x ~20k SF
- Warehouse Clear Height Up to 31'
- 5,800 SF Free-Standing Office/Shop
- Approx. 5 Miles to Port of Richmond
- 15 Min to Richmond Int'l Airport
- 7x Dock Doors & 2x 16' Drive-In Doors
- 3 AC Fenced-In Property
- Opportunity & Enterprise Zones; POSSIBLE ECONOMIC INCENTIVES

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

1207 Gordon Avenue | Richmond, VA 23224



Robert Porter III
(804) 521-1455
rep3@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

1207 Gordon Avenue | Richmond, VA 23224



Robert Porter III
(804) 521-1455
rep3@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

1207 Gordon Avenue | Richmond, VA 23224



Robert Porter III
(804) 521-1455
rep3@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

1207 Gordon Avenue | Richmond, VA 23224



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

FLOOR PLAN - WAREHOUSE DIVISIBLE!

1207 Gordon Avenue | Richmond, VA 23224



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



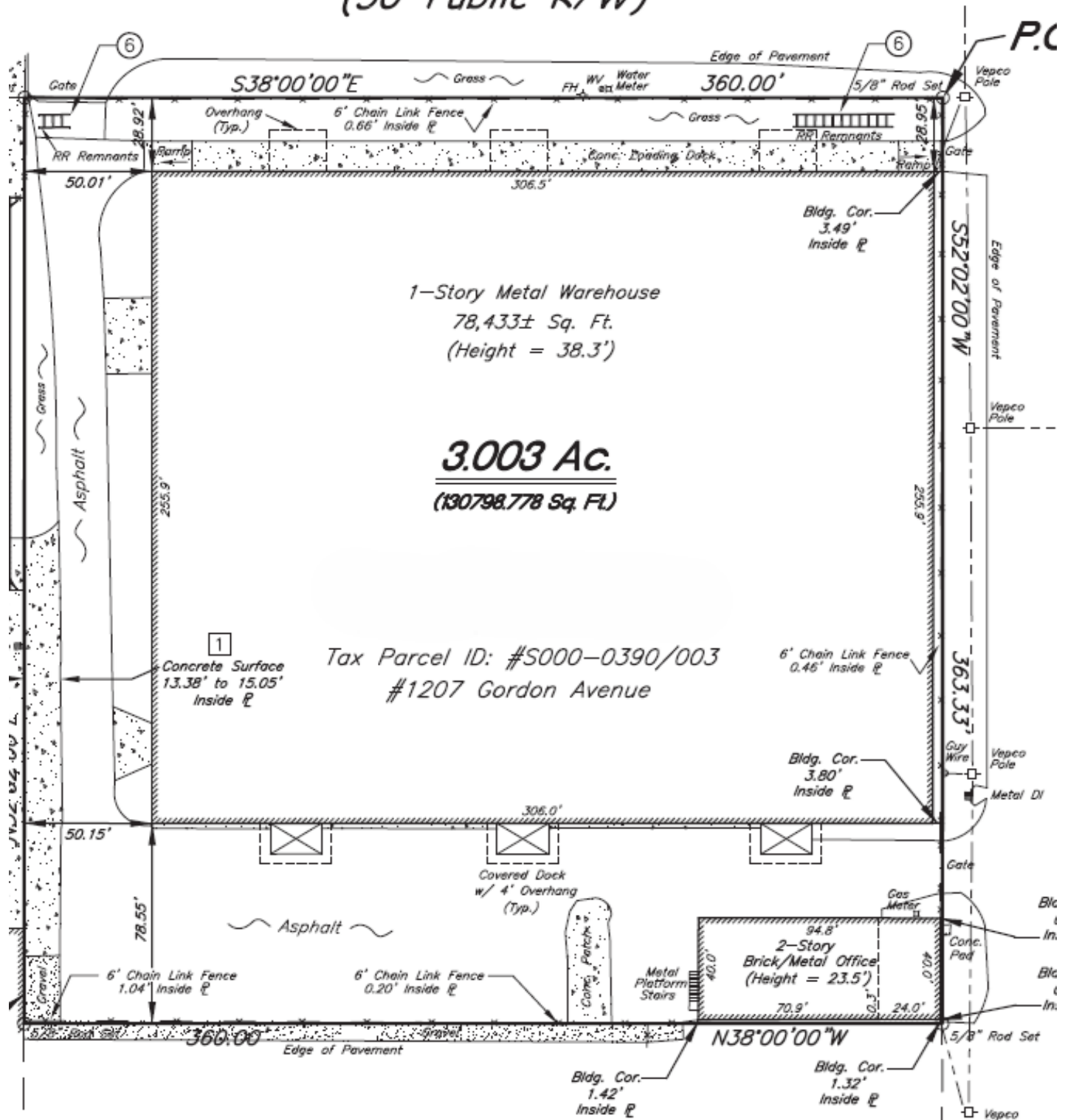
Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

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.

SITE SURVEY

1207 Gordon Avenue | Richmond, VA 23224

12th Street (50' Public R/W)



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

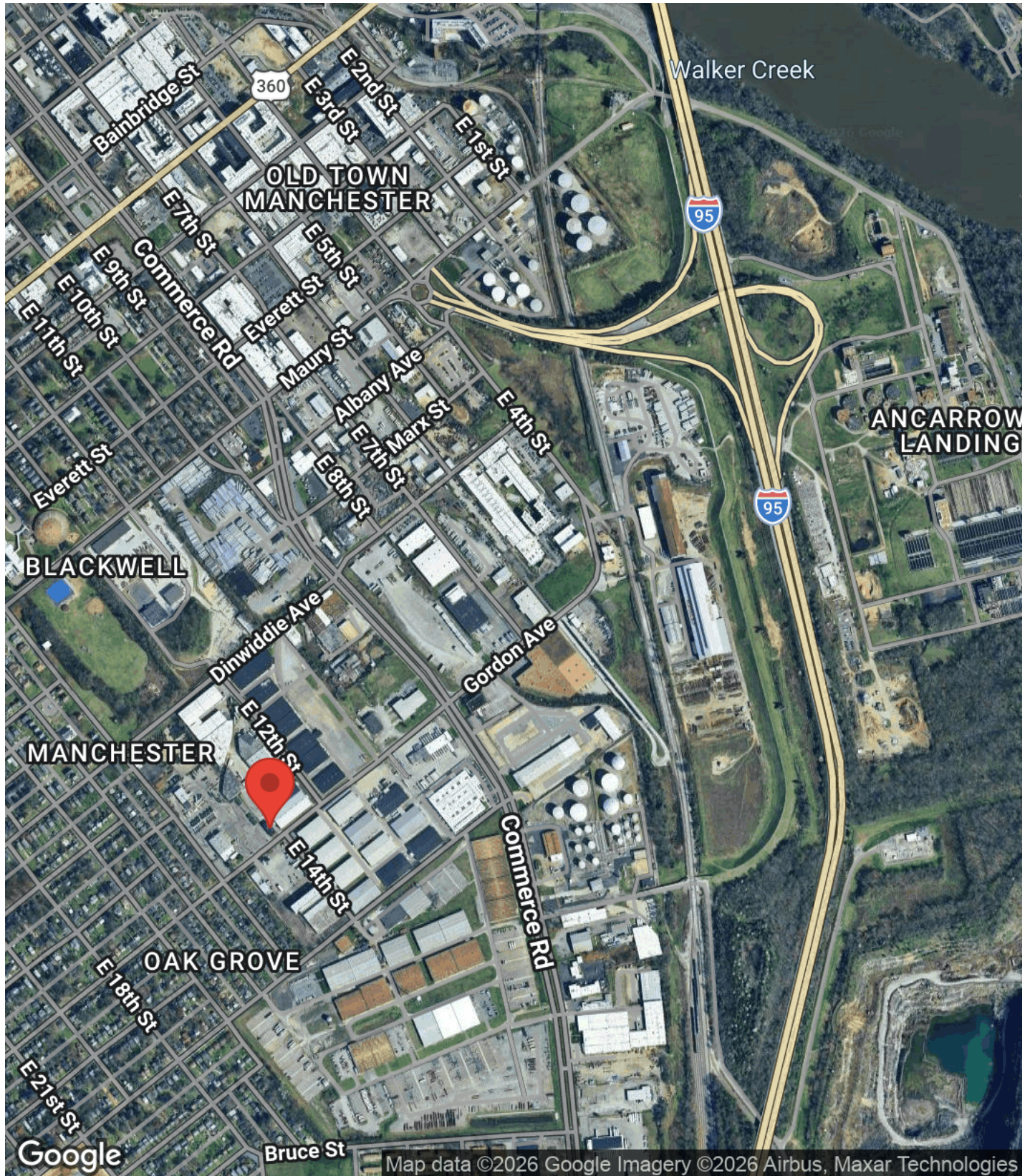


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

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 MAP

1207 Gordon Avenue | Richmond, VA 23224



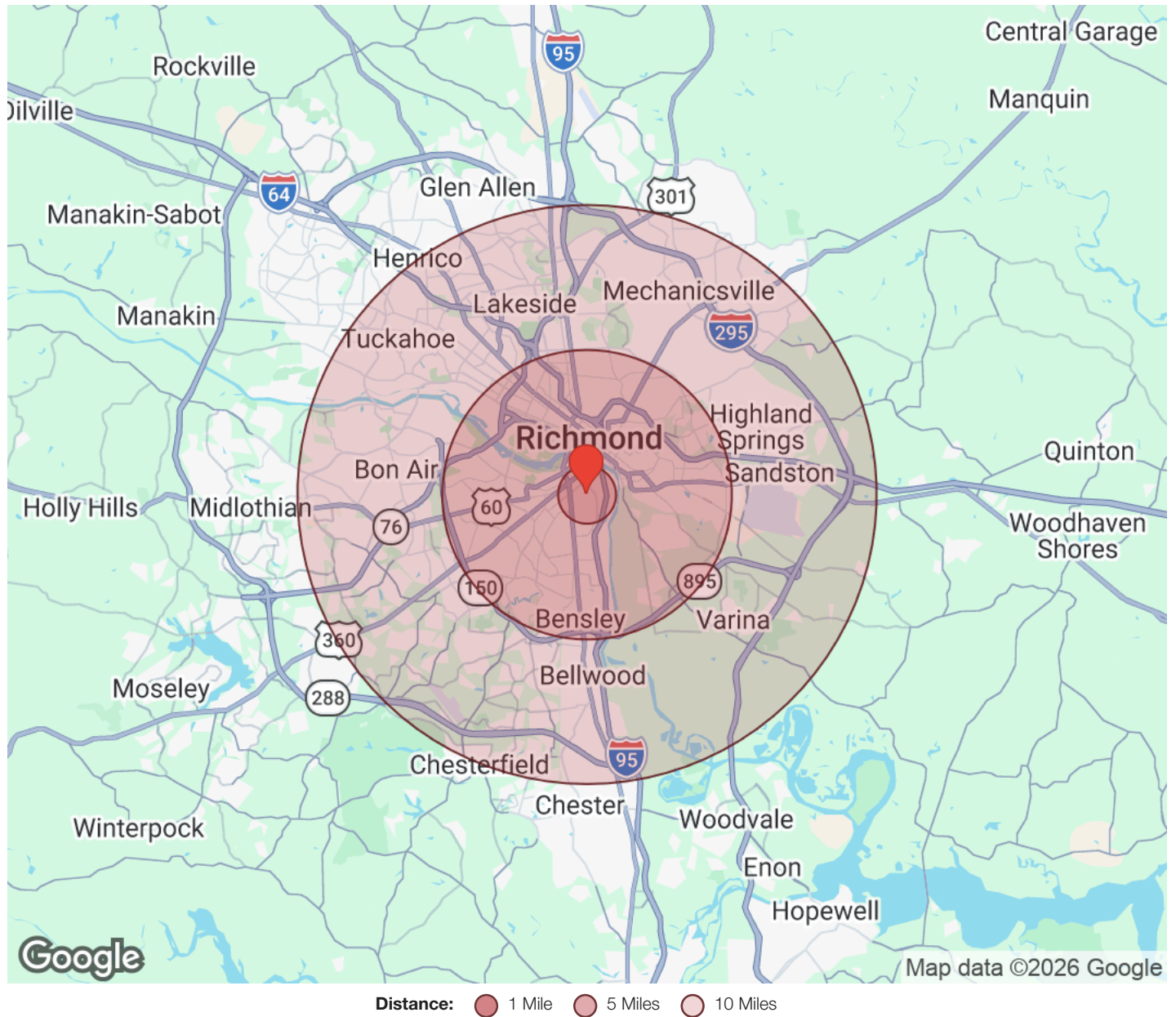
Robert Porter III
(804) 521-1455
rep3@porterinc.com



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.

1207 Gordon Avenue | Richmond, VA 23224



Population	1 Mile	5 Miles	10 Miles	Income	1 Mile	5 Miles	10 Miles
Male	6,138	125,294	292,785	Median	\$55,404	\$65,845	\$78,121
Female	6,771	129,019	306,990	Under \$15k	975	13,793	21,840
Total Population	12,909	254,313	599,774	\$15k - \$25k	394	8,134	14,686
				\$25k - \$35k	417	8,923	17,135
Housing	1 Mile	5 Miles	10 Miles	\$35k - \$50k	1,078	13,796	26,054
Total Units	7,032	125,950	276,904	\$50k - \$75k	1,258	19,917	43,751
Occupied	6,516	115,871	256,166	\$75k - \$100k	1,073	16,421	36,968
Owner Occupied	1,432	45,350	136,304	\$100k - \$150k	744	16,088	45,224
Renter Occupied	5,084	70,521	119,862	\$150k - \$200k	336	8,375	22,973
Vacant	516	10,079	20,738	Over \$200k	241	10,424	27,535

Robert Porter III
(804) 521-1455
rep3@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 FACT SHEET

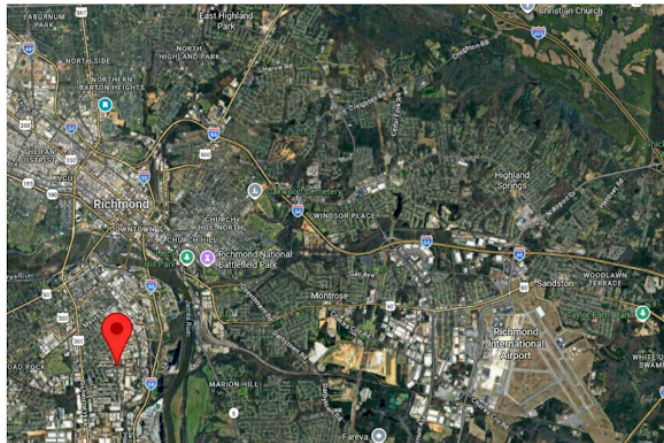
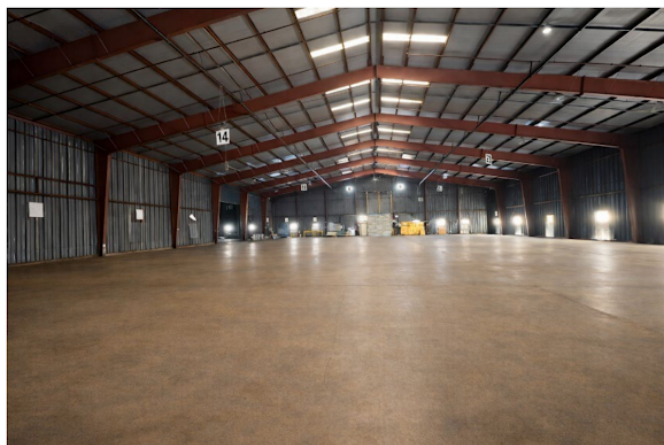
1207 Gordon Avenue | Richmond, VA 23224

FOR LEASE/SALE

HIGH-BAY INFILL INDUSTRIAL WAREHOUSE

1207 GORDON AVE, RICHMOND, VA 23224

STRATEGICALLY LOCATED LAST-MILE DISTRIBUTION | UP TO 31' CLEAR | SECURE SITE



OPPORTUNITY OVERVIEW

- **UNMATCHED COMBINATION OF LOCATION SUPERIORITY, CLEAR HEIGHT, & LEASE RATE/ASKING PRICE**
- **FLEXIBLE SF CONFIGURATIONS**
 - WAREHOUSE SECTIONS CAN BE DEMISED OR COMBINED
 - SEPARATE OFFICE/SHOP FROM WAREHOUSE
- **LOGISTICAL ADVANTAGE**
 - 1 MI TO I-95
 - 3 MI TO I-64
 - 5 MI TO PORT OF RICHMOND
 - 15 MIN TO RIC AIRPORT

PROPERTY SPECIFICATIONS:

CATEGORY	DETAIL
TOTAL SF:	83,880 SF
LEASABLE SF:	29,440 – 83,880 SF
WAREHOUSE SF:	78,080 SF
OFFICE/SHOP SF:	5,800 SF
CLEAR HEIGHT:	21'6" – 31'
POWER:	700 AMPS 3PH 240V
ZONING:	M-1; CITY OF RICHMOND
SPRINKLER:	YES, DRY
LOADING:	7x DOCK DOORS 2x 16' x 16' DRIVE-IN DOORS 2x ADD'L DI DOORS FOR SHOP
PROPERTY SIZE:	3.003 AC
ADD'L FEATURES:	4x BIG A FANS ADD'L CROSS VENTILATION

PROPERTY DEMOGRAPHICS:

	1-MILE	5-MILE	10-MILE
POPULATION	12,909	254,313	599,774
HOUSEHOLDS	7,032	125,950	276,904
MEDIAN INCOME	\$55,404	\$65,845	\$78,121

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