

# FOR LEASE

**1209 Admiral Street**  
Richmond, VA 23220

**Free-Standing Building w/Fenced Yard Area**



## Exclusive Agent:

**CLIFF PORTER, CCIM, SIOR**  
(804) 521-1442  
cliff@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

**CORFAC**  
INTERNATIONAL

**SIOR**

**CCIM**

## HIGHLIGHTS

- 32,442 SF +/- Office/Warehouse  
Includes 4,350 SF office
- 1.73 Acres
- Fenced truck-court/yard area
- Zoned M-1
- Dock Platform with 8' x 7' Dock and  
3 - 8' x 10' box truck docks in rear
- 16' Clear Height
- 2 Electrical Services:  
Service 1: 400amps, 3phase, 120/240volts  
Service 2: 400amps, 3phase, 120/208volts
- FOR LEASE: Call 804-521-1442 For  
Information

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

1209 Admiral Street | Richmond, VA 23220





# OFFICE/WAREHOUSE PROPERTY FOR LEASE

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## Highlights:

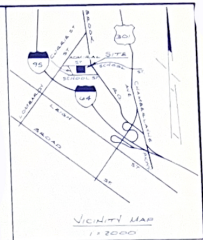
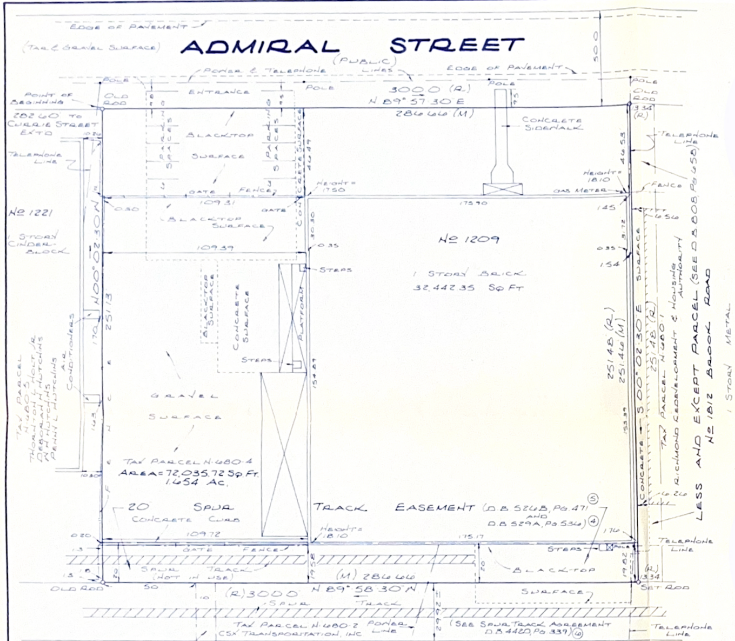
Building SF:	32,442
Lot Size:	1.73 Acres
Zoning:	M1

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10' EASEMENT FOR SEWER, WATER AND GAS MAINS (SEE PLAN 10' EASEMENT)

SCHOOL STREET (PUBLIC) (57.5 ± Nide)

- NOTES**
- ZONING M-1 (LIGHT INDUSTRIAL DISTRICT)
  - SETBACKS (PER M-1 ZONING) FRONT-HOUSE SIDE-HOUSE REAR-HOUSE BUILDING HEIGHT 45 MAX.
  - VE PCO POLE LINE EASEMENT RECORDED IN D.B. 5190, PG 24 IS NOT LOCATED ON SUBJECT PROPERTY
  - VE PCO RIGHT OF WAY RECORDED IN D.B. 4158, PG 300 IS NOT LOCATED ON SUBJECT PROPERTY
  - (R) = RECORDED DISTANCE (M) = MEASURED DISTANCE

SITE NO 2802  
**ALTA/ACSM LAND TITLE SURVEY**  
 PLAT OF PROPERTY SITUATED ON THE SOUTHERN LINE OF ADMIRAL STREET AND EAST OF CURRIE STREET RICHMOND, VA  
 AUG. 6, 1999 SCALE 1" = 30'



REVISED OCT. 12, 1999

STEVEN B. KENT & ASSOCIATES, P.C.  
 LAND SURVEYORS  
 1521 Brook Road  
 Richmond, VA 23220  
 PH: 804.643.6111





# LOCATION MAPS

1209 Admiral Street | Richmond, VA 23220

