

# FOR LEASE/SALE

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



## Exclusive Agent:

**ROBERT PORTER III**  
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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;

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# PROPERTY PHOTOS

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# FLOOR PLAN - WAREHOUSE DIVISIBLE!

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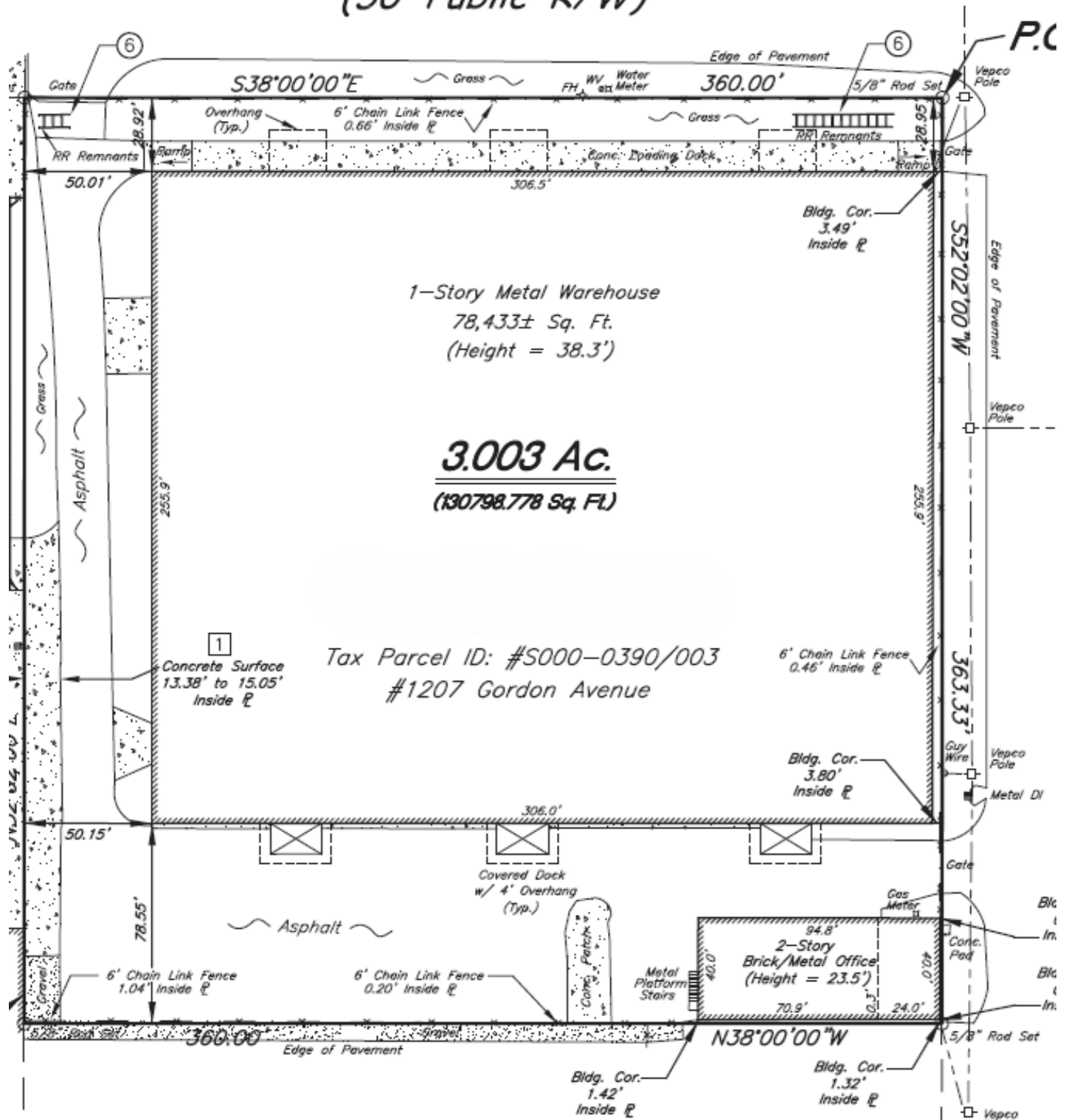
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# SITE SURVEY

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## 12th Street (50' Public R/W)



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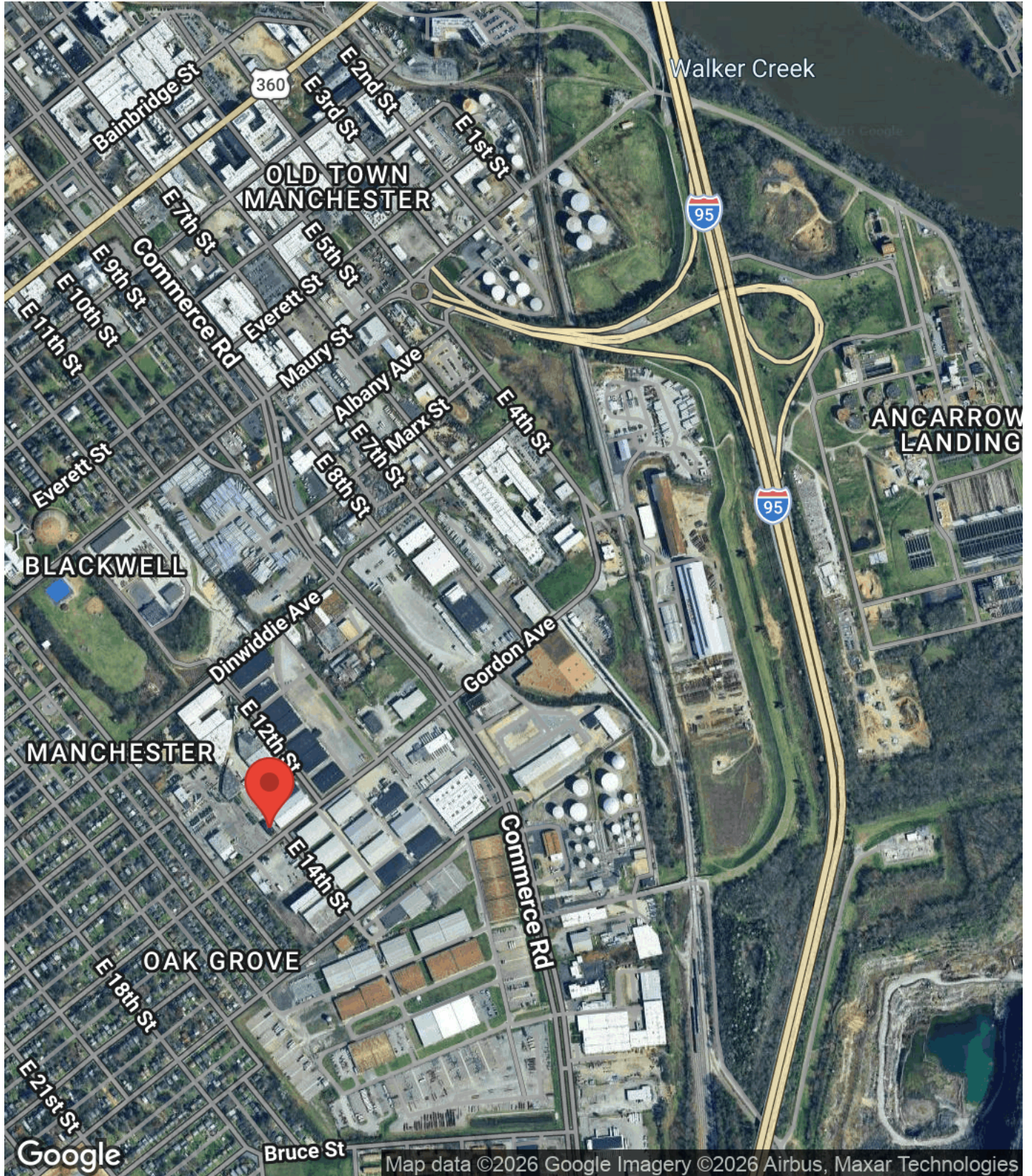


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# AERIAL MAP

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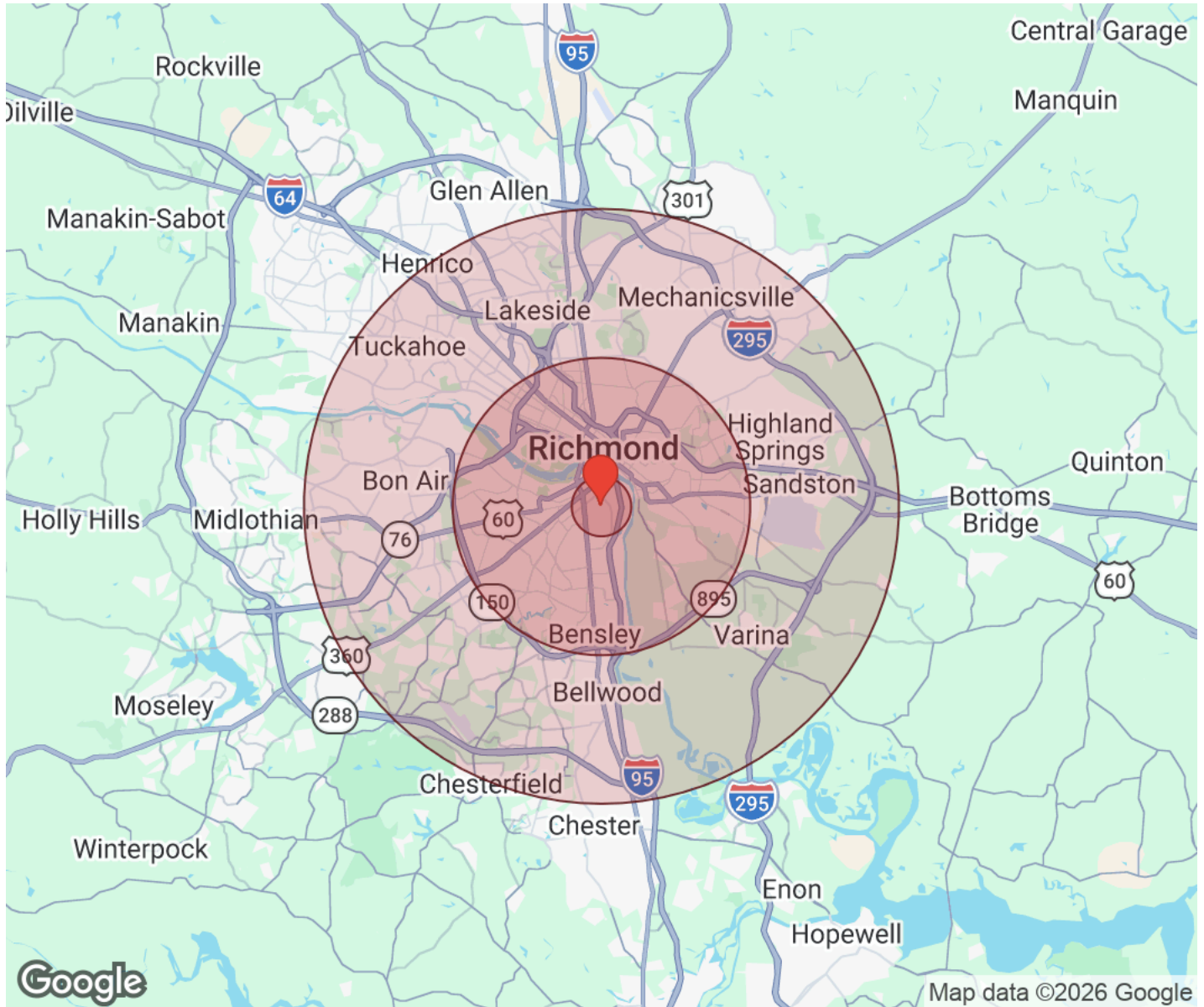


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# REGIONAL MAP

1207 Gordon Avenue | Richmond, VA 23224



Distance: ● 1 Mile ● 5 Miles ● 10 Miles

	1 Mile	5 Miles	10 Miles		1 Mile	5 Miles	10 Miles
<b>Population</b>				<b>Income</b>			
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
<b>Housing</b>				\$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

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# PROPERTY FACT SHEET

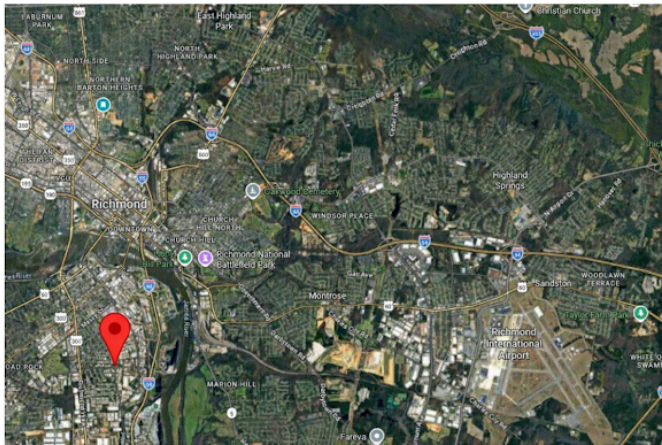
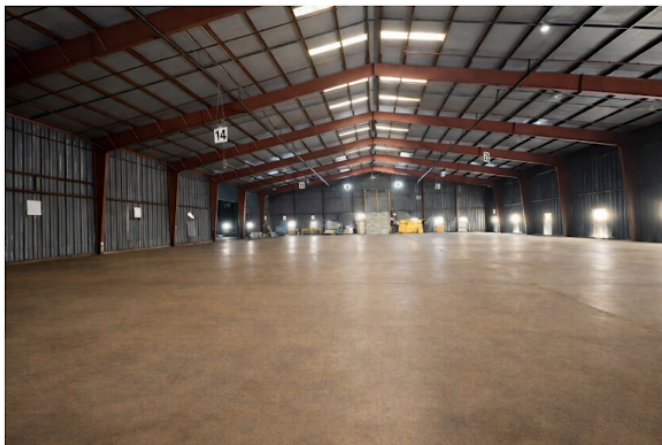
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## FOR LEASE/SALE

## 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

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