

# AVAILABLE

## 13721 Jefferson Davis Highway I-95 Access @ Woods Edge Road (Exit 58)



### Exclusive Agent:

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

### HIGHLIGHTS

- Plant 4 South: 100,000 SF Available
- Office: 5,260 SF Office Included
- Loading: 12 Dock Doors
- Ceiling Heights: 22'5 - 30'
- Electrical: 2000 Amp, 480 Volt, 3 Phase Service
- Fenced Yard & Guardhouse on Site
- Zoned I-1 Light Industrial
- For Lease: \$7/SF NNN

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**

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

13721 Jefferson Davis Highway | Chester, VA 23831



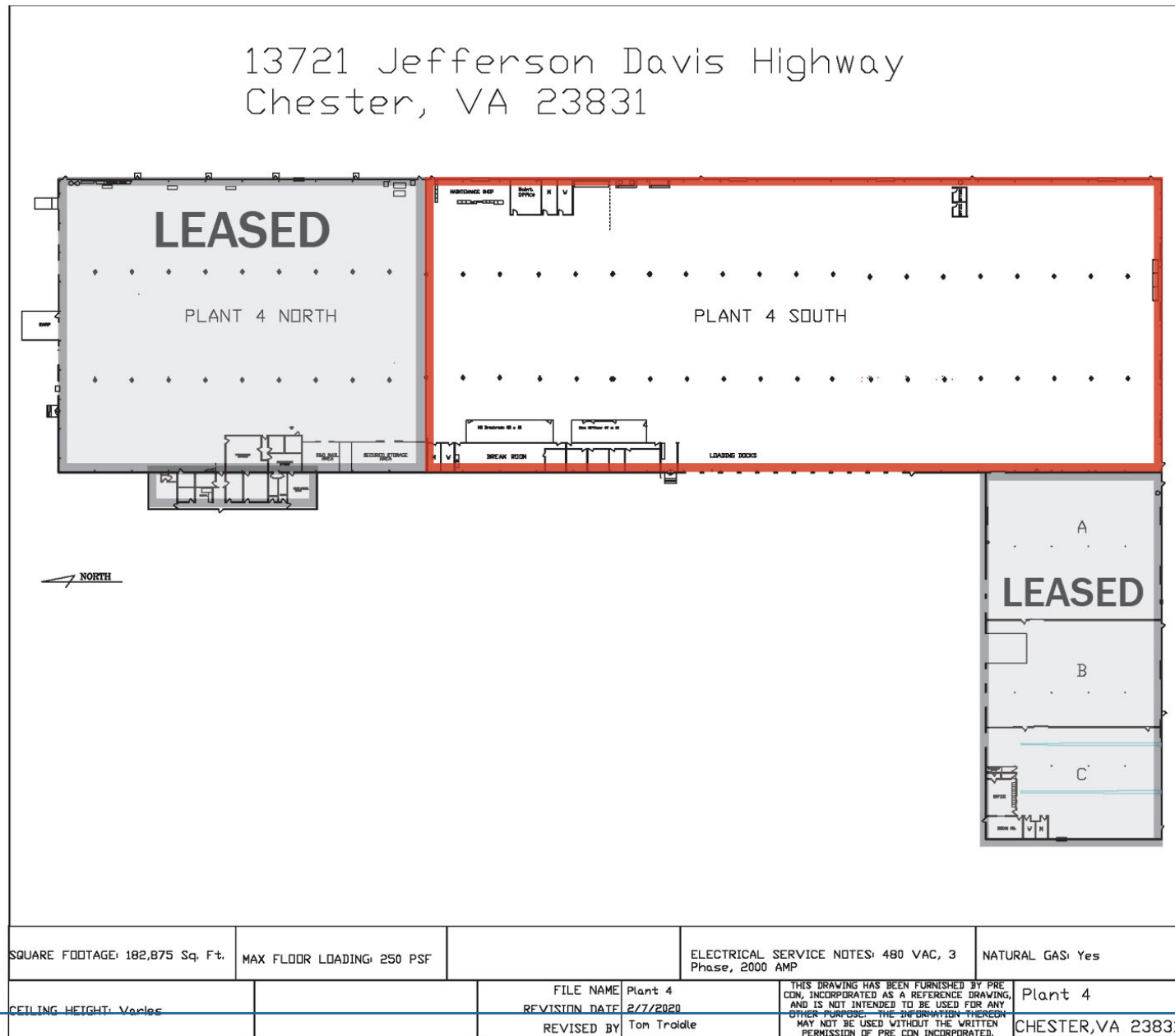
# PROPERTY PHOTOS

13721 Jefferson Davis Highway | Chester, VA 23831



# FLOOR PLAN

13721 Jefferson Davis Highway | Chester, VA 23831



Cliff Porter, CCIM, SIOR  
(804) 521-1442  
cliff@porterinc.com



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

# PLANT 4 SOUTH

13721 Jefferson Davis Highway | Chester, VA 23831

13721 Jefferson Davis Highway  
Chester, VA 23831

1. Ceiling Height: Max 30' Min 22'6"  
 2. Loading Bays: 12 x 10' Wide  
 3. Loading Dock Leveler Capacity: 20000 lbs  
 4. Distance between Columns: 25' N-S

PLANT 4 SOUTH 100,000 SQUARE FEET  
 OFFICES 5260 SQUARE FEET

SQUARE FOOTAGE: 100,000 Sq. Ft.	MAX FLOOR LOADING: 250 PSF	ELECTRICAL SERVICE NOTES: 480 VAC, 3 Phase, 400 AMP	NATURAL GAS: Yes
CEILING HEIGHT: Max 30' Min 22'6"	FILE NAME: Plant 4 Main.dwg	REVISION DATE: 1/31/2020	THIS DRAWING HAS BEEN FURNISHED BY PRE CON, INCORPORATED AS A REFERENCE DRAWING, AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION THEREON MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF PRE CON INCORPORATED.
	REVISED BY: Tom Troide		

**Cliff Porter, CCIM, SIOR**  
 (804) 521-1442  
 cliff@porterinc.com



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

# LOCATION MAPS

13721 Jefferson Davis Highway | Chester, VA 23831



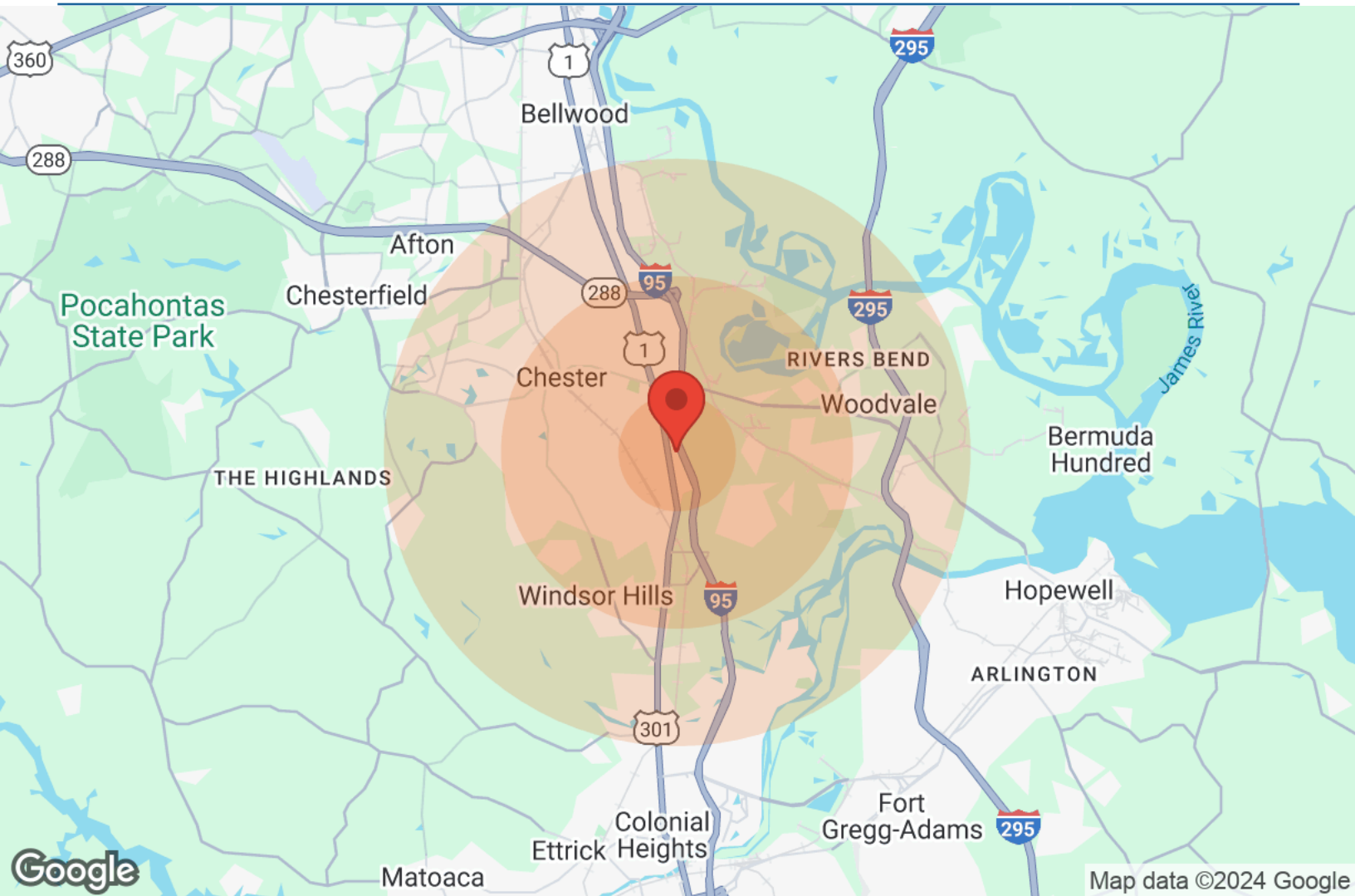
Imagery ©2024 Airbus, Maxar Technologies



Map data ©2024 Google

# DEMOGRAPHICS

13721 Jefferson Davis Highway | Chester, VA 23831



Population	1 Mile	3 Miles	5 Miles
Male	3,369	16,134	37,612
Female	3,431	16,383	39,090
Total Population	6,800	32,517	76,702

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,654	7,007	14,379
Ages 15-24	1,099	5,132	10,860
Ages 25-54	2,723	12,314	30,944
Ages 55-64	769	4,102	10,002
Ages 65+	555	3,962	10,517

Race	1 Mile	3 Miles	5 Miles
White	3,868	21,021	52,714
Black	1,760	8,844	17,950
Am In/AK Nat	22	24	135
Hawaiian	N/A	N/A	N/A
Hispanic	1,342	2,266	4,923
Multi-Racial	1,890	3,630	7,574

Income	1 Mile	3 Miles	5 Miles
Median	\$66,776	\$66,418	\$61,187
< \$15,000	104	612	1,549
\$15,000-\$24,999	190	690	1,940
\$25,000-\$34,999	267	882	2,339
\$35,000-\$49,999	455	1,503	3,927
\$50,000-\$74,999	501	2,307	5,454
\$75,000-\$99,999	245	2,090	4,652
\$100,000-\$149,999	429	2,323	4,801
\$150,000-\$199,999	60	785	1,452
> \$200,000	21	211	753

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,057	11,587	28,475
Occupied	1,985	11,110	26,789
Owner Occupied	1,656	9,143	20,189
Renter Occupied	329	1,967	6,600
Vacant	72	477	1,686

Cliff Porter, CCIM, SIOR  
 (804) 521-1442  
 cliff@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.