

AVAILABLE

4901 Puddledock Rd

4901 Puddledock Road, Prince George, VA 23875



Exclusive Agent:

WILSON FLOHR, SIOR
(804) 521-1458
wilson@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

- M-2 Industrial Zoning
- 2 Buildings Totaling 16,650 SF Office/Warehouse
- 5.28 +/- AC Site
- Excellent Owner-Occupant Opportunity - Portion of Property Available for Immediate Occupancy
- Income-Producing Property with Existing Tenants In Place
- Flexible Office/Warehouse Configuration with Shop Space and Secured Outside Storage
- Multiple Oversized Drive-In Doors
- Excellent Location with Convenient Access to I-95, I-295, and I-85
- Direct Access to Puddledock Road
- 220V, 3-phase 400 Amp Electrical Service
- For Sale: \$4,000,000

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PROPERTY PHOTOS

4901 Puddledock Road | Prince George, VA 23875

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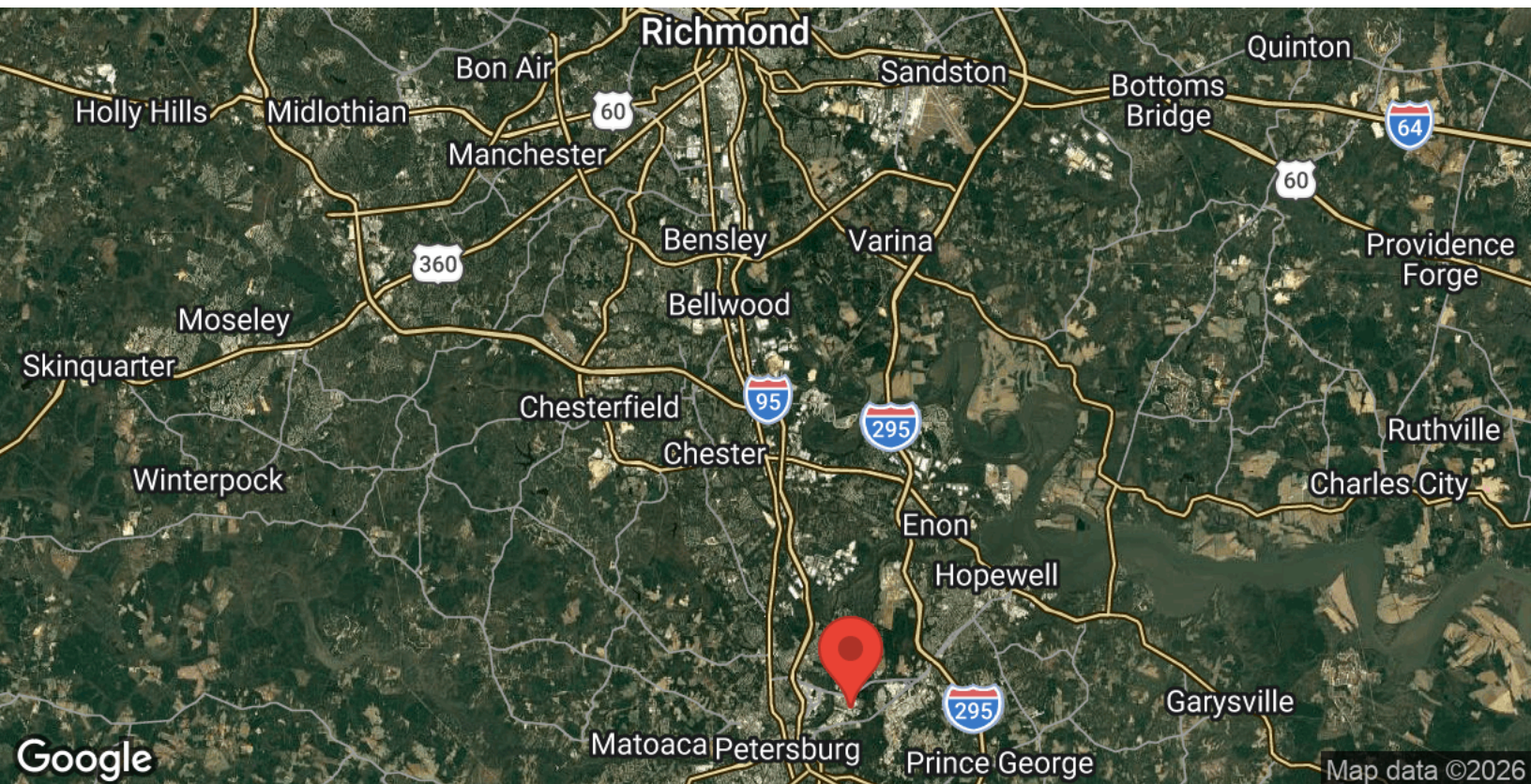
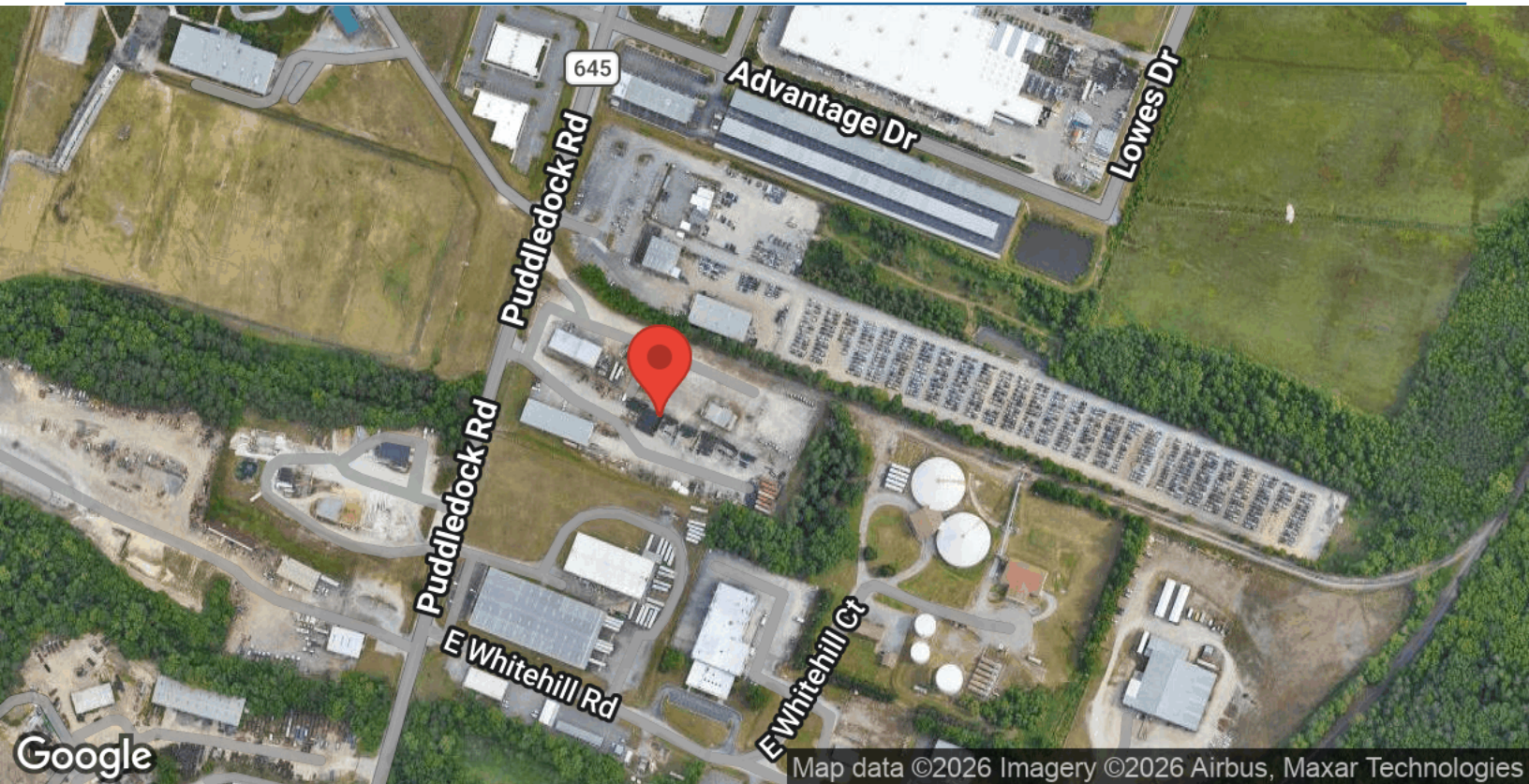
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LOCATION MAPS

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ATTACHMENT 1

4901 Puddledock Road | Prince George, VA 23875

4901 Puddledock Rd

PORTER REALTY COMPANY, INC.

P. O. Box 6482
Richmond, VA 23230

Tel: 804/353-7994
Fax: 804/355-7950

CONFIDENTIAL INFORMATION AND DISCLAIMER

Subject Property: 4901 Puddledock Road, Prince George, VA 23875
Sq. Ft.: 16,450 SF Total on 5.28 AC

All information, documents, projections, reports, plats, sketches, plans, drawings or materials provided or hereafter to be provided relating to the above identified property (collectively, the "Property Materials") by Owner, Owner's managing agent, Porter Realty Company, Inc. ("Broker") or others at Owner's request are subject to this Confidential Information and Disclaimer ("Disclaimer"). The Property Materials contain selected information pertaining to the Property and do not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. Any financial projections which are provided are for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, Owner's Agent and Broker. Additional information and an opportunity to inspect the Property may be made available upon request. Neither the Owner, nor the Owner's managing agent, nor Broker, nor any of their respective directors, officers, advisors or affiliates (collectively, the "Selling Group") make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Property Materials, and no legal commitment or obligations shall arise on the part of any of the Selling Group by reason of the Property Materials.

Any sketches, plans or drawings included as part of the Property Materials are delivered to assist the reader in visualizing the Property; no responsibility is assumed by any of the Selling Group in connection with such matters.

The Owner and Owner's managing agent expressly reserve the right, at their discretion, to reject any or all expressions of interest for the Property and/or to terminate discussions with any person or entity at any time with or without notice. Neither the Owner nor the Owner's managing agent shall have any legal commitment or obligation to any person or entity reviewing this Disclaimer or the Property Materials or making an offer to purchase the Property, except that upon the full execution and delivery by the Owner and the selected purchaser of a written agreement for the purchase and sale of the Property, Owner shall have such legal commitment and obligation as is provided for in, but subject to the terms of, such written agreement.

This Property Materials have been compiled for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Property Materials are of a proprietary nature, that the recipient will hold and treat the Property Materials in the strictest confidence, and that the recipient will not disclose this Disclaimer or any of the Property Materials to any other person or entity without the prior written authorization of the Owner, the Owner's managing agent or the Broker; provided, however, that any of the Property Materials may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees, and representatives of the recipient shall be informed of the confidential nature of the Property Materials and shall be directed to treat the same as strictly confidential).

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Porter Realty Co. Inc.

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The recipient agrees that all Property Materials furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property, and that neither the recipient nor its directors, officers, employees or representatives shall use the Property Materials in any fashion or manner detrimental to the interest of the Owner or the Owner's managing agent, or their affiliates.

The recipient shall not contact the Tenant's without Owner's or Agent's permission.

The Owner, the Owner's managing agent and Broker reserve the right to separately require the return of the Property Materials (and any copies of any of the foregoing) at any time. SHOULD THERE BE NO FURTHER INTEREST IN THE PURCHASE OF THE PROPERTY UPON REVIEW OF THE PROPERTY MATERIALS, THEIR RETURN TO BROKER AT THE FOLLOWING ADDRESS IS REQUESTED:

Porter Realty Company, Inc.
4801 Radford Avenue
P.O. Box 6482
Richmond, VA 23230
(804) 353-7994 (phone)
(804) 355-7950 (fax)

Acknowledged and Agreed with reference to the above terms and conditions related to the subject property(s) named at the top of page one (1).

Prospect: _____

Date: _____

Printed Name: _____

Buyer's Broker (if applicable): _____

Date: _____