

RICHMOND MSA

# Crescent Business Center

±200,000 Total SF Light Industrial Facility  
Immediate I-95 Access  
Building Sizes: 32,400 - 72,000 SF (will demise)

Buildings 6-9 (Proposed)  
Lakeridge Parkway  
Ashland, VA 23005



# Park Overview

## LIGHT INDUSTRIAL

- Located along I-95 at Lakeridge Parkway interchange, 5 miles from I-295, 9 miles from I-64
- Superior access to Richmond and Norfolk (sixth largest port in U.S.)
- 25 minutes to downtown, Richmond International Airport & Innsbrook
- Adjacent to Lakeridge Parkway interchange
- Fiber optic line in Lakeridge Parkway
- Plentiful parking
- Convenient to restaurants & regional mall

---

TOTAL SF 198,833 SF

---

NO. OF BUILDINGS 4

---

CLEAR HEIGHT 20' - 24'

---

LOADING Docks & drive-ins

---

ZONING M-1

---

POWER 277/480

---





# CRESCENT BUSINESS CENTER

## Buildings 6 - 9

# Site Plan

PROPOSED	TOTAL SF	CLEAR HEIGHT
Building 6	72,000 SF	24'
Building 7	32,400 SF	20'
Building 8	39,600 SF	20'
Building 9	54,883 SF	24'



# CRESCENT BUSINESS CENTER

## Buildings 6 and 9

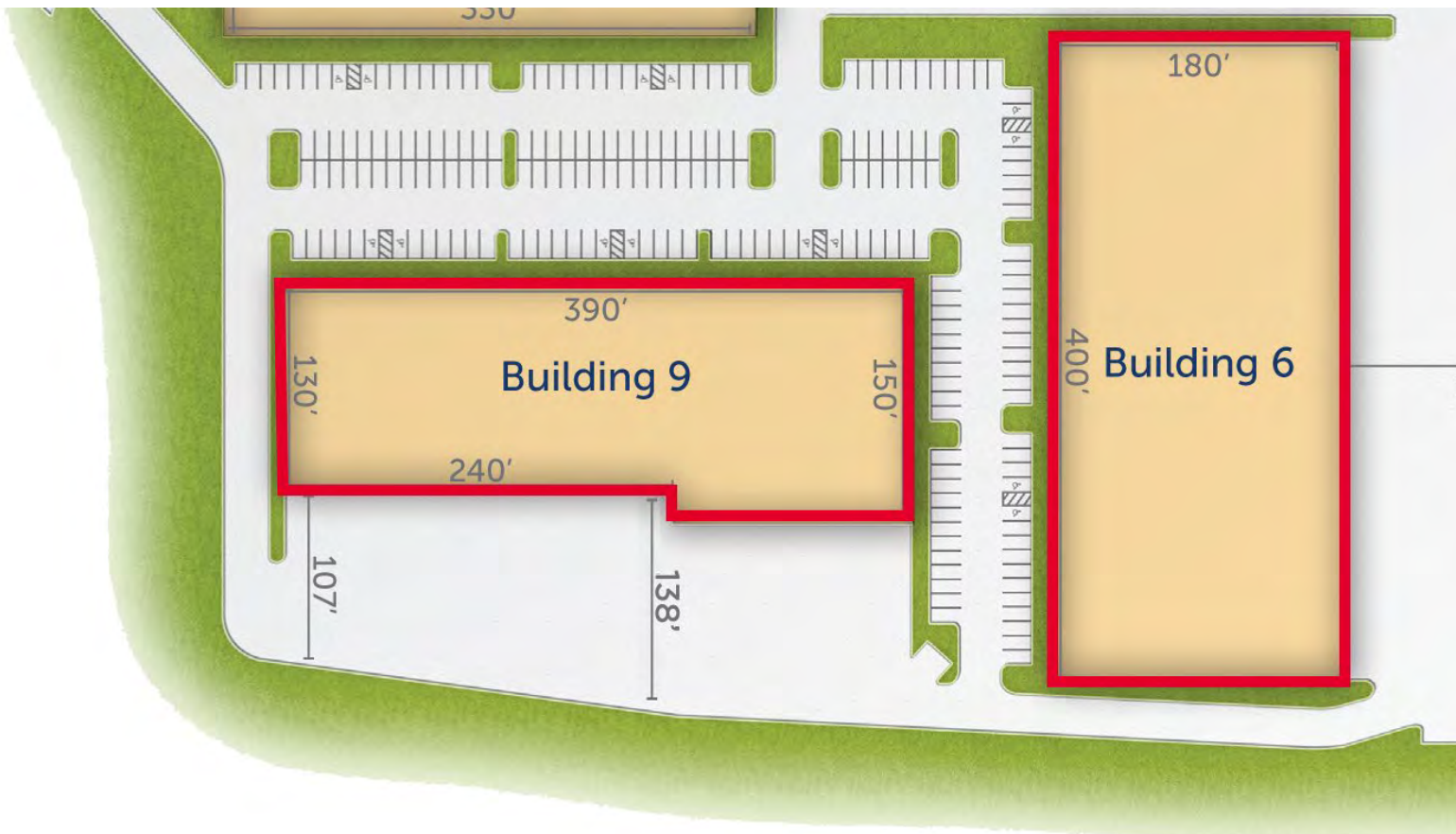
# Site Plan

### 10400 Lakeridge Parkway

Building 6	
Total SF	72,000 SF
Clear Height	24' Clear
Parking Ratio	1:1000
Docks	16 - 9 x 10
Drive-ins	2
Power Service	2000 amp 480 volt 3 phase service
Truck Court Depth	180'
Column Spacing	40' x 45' (typ. bay size 5,200 or 6,000 SF)

### 10390 Lakeridge Parkway

Building 9	
Total SF	54,833 SF
Clear Height	24' Clear
Parking Ratio	1:1000
Docks	16 - 9 x 10
Drive-ins	2
Power Service	2000 amp 480 volt 3 phase service
Truck Court Depth	108' - 138'
Column Spacing	40' x 45' (typ. bay size 7,200 SF)



# CRESCENT BUSINESS CENTER

## Buildings 7 and 8

# Site Plan

10382 Lakeridge Parkway

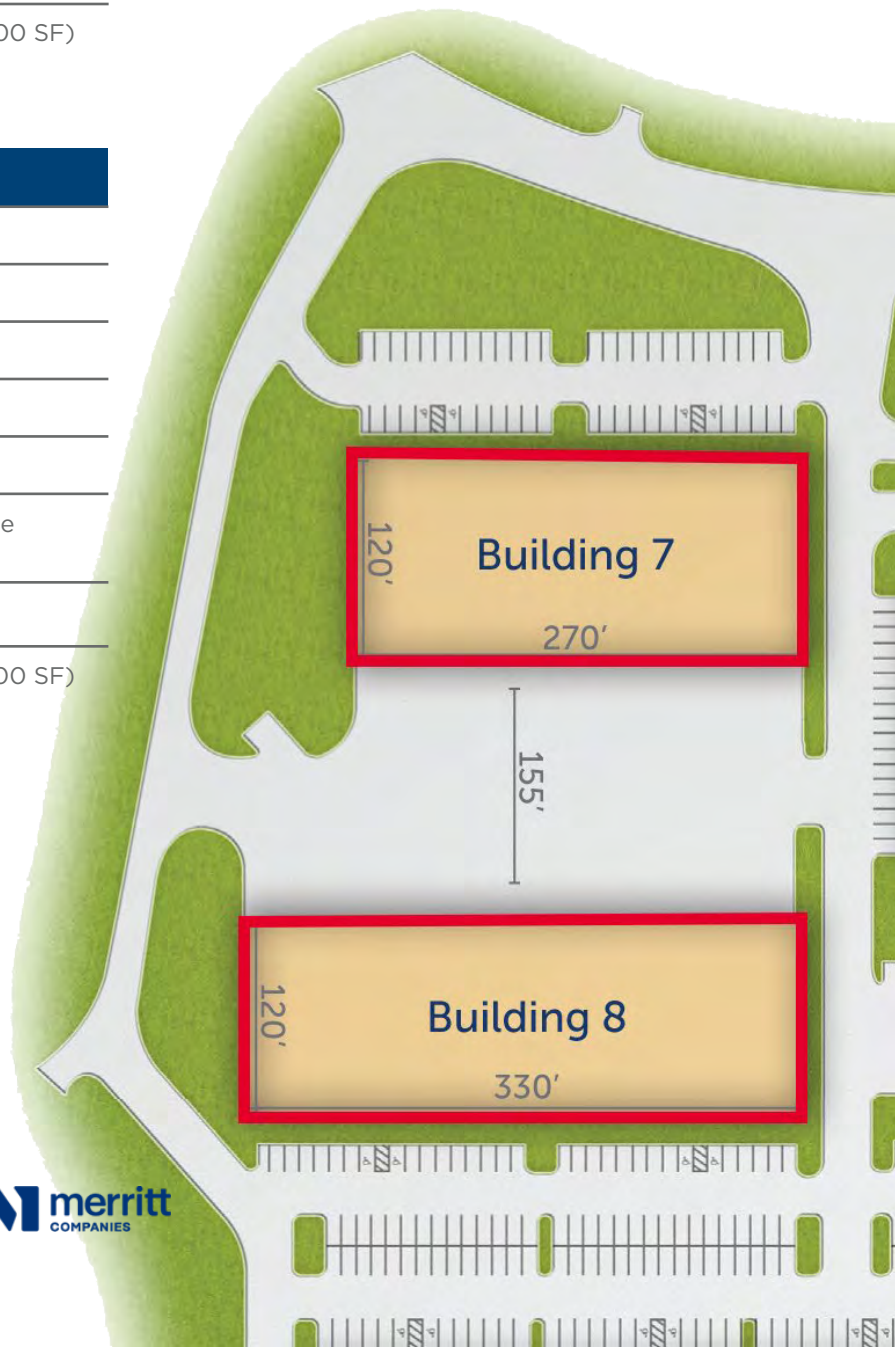
### Building 7

Total SF	32,400 SF
Clear Height	20' Clear
Parking Spaces	52
Docks	9 - 9 x 10
Drive-ins	Can be ramped
Power Service	1600 amp 208 volt 3 phase service
Truck Court Depth	155'
Column Spacing	30'x40' (typ. bay size 3,600 SF)

10386 Lakeridge Parkway

### Building 8

Total SF	39,600 FS
Clear Height	20' Clear
Parking Spaces	62
Docks	11 - 9 x 10
Drive-ins	Can be ramped
Power Service	1600 amp 208 volt 3 phase service
Truck Court Depth	155'
Column Spacing	30'x40' (typ. bay size 3,600 SF)





# Crescent Business Center



CUSHMAN & WAKEFIELD

THALHIMER





**CRESCENT BUSINESS CENTER**

## PREMIER LOCATION & ACCESSIBILITY

Crescent Business Center is positioned in a premier location, adjacent to Interstate 95.

 INTERSTATE 95 1.8 MILES

 INTERSTATE 295 5.0 MILES

 INTERSTATE 64 9.0 MILES

RICHMOND INTERNATIONAL AIRPORT - 21 MILES

RICHMOND CBD - 13.9 MILES

# Crescent Business Center

## DEMOGRAPHICS

(20 MILE RADIUS)



POPULATION WITHIN 150 MILES  
30,890,812



AVERAGE HOUSEHOLD  
INCOME  
\$111,393



TOTAL BUSINESSES  
1,061,983



UNEMPLOYMENT RATE  
2.9%



### EDUCATION ATTAINMENT

HIGH SCHOOL	17.7%
ASSOC. DEGREE	7.0%
BACH. DEGREE	30.2%
GRAD. DEGREE	20.0%

DISTANCE	POPULATION
1 Hr 45 Min	4.5M
3 Hr 30 Min	14.2M
5 Hr	17.94M





# Crescent Business Center

## SCOTT DOUGLAS

Senior Vice President  
804 697 3422  
scott.douglas@thalhimer.com

## GRAHAM STONEBURNER, SIOR

Senior Vice President  
804 344 7159  
graham.stoneburner@thalhimer.com



THALHIMER



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.