

11525 Lakeridge Parkway, Ashland, VA 23005

Newly Delivered 552,587 SF Class A Distribution / Industrial Facility

149,460 SF - 552-587 SF
Available For Lease



Building Specifications

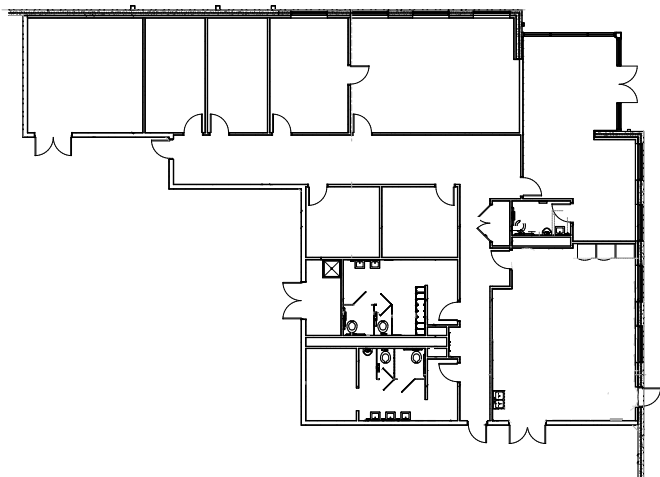


SQUARE FOOTAGE	552,587 SF
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50'
AUTO PARKING	155 Designated Spaces (Expansion Lot Available)
TRAILER PARKING	184 Designated Spaces (Expansion Lot Available)
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL STEEL	Tube Steel Columns & Joists
SLAB CONSTRUCTION	8" Unreinforced Concrete Slab
ZONING	M-2
VAPOR BARRIER	Vapor Barrier Under Office Areas
FIRE PROTECTION	ESFR
ROOF TPO	Roof With R-30 Insulation
DOCK DOORS	60 (9'-0" x 10'0") Dock Doors, All with 30K lbs Rite Hite Levelers (RHM-4000) and Arbon Vehicle Restraints (GRH-700) 42 Knockouts
DRIVE INS	4 Designated Drive-In Doors
SPEED BAY	60' Speed Bay At First Column Line From West And East Dock
LIGHTING	LED Lighting, 30 Foot-Candles
POWER	Separate meters for the house panel and fire pump
VENTILATION	5' X 5' Ventilation Intake Louvers (East Wall) Ventilation Outlet With Rain Hood (West Wall)
WATER	4" line serves the building, 1.5" meter
SANITARY SEWER	Three 6" sewer laterals

North Suite Specifications



As-built Office Suite



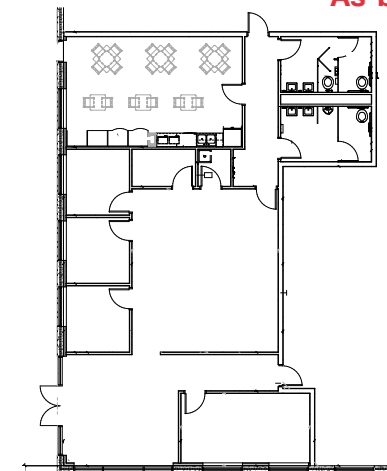
SQUARE FOOTAGE	403,127 Total SF 4,700 SF Office 3,750 SF Maintenance Room
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50'
AUTO PARKING	63 Designated Spaces (Expansion Lot Available)
TRAILER PARKING	130 Designated Spaces (Expansion Lot Available)
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL STEEL	Tube Steel Columns & Joists
SLAB CONSTRUCTION	8" Unreinforced Concrete Slab
ZONING	M-2
VAPOR BARRIER	Vapor Barrier Under Office Areas
FIRE PROTECTION	ESFR
ROOF	TPO Roof With R-30 Insulation
DOCK DOORS	45 Docks with 30K lbs Rite Hite Levelers + 42 Knockouts
DRIVE INS	2 Designated Drive-In Doors
SPEED BAY	60' Speed Bay At First Column Line From West And East Dock
LIGHTING	LED Lighting, 30 Foot-Candles
POWER	1,200A Service
VENTILATION	5' X 5' Ventilation Intake Louvers (East Wall) Ventilation Outlet With Rain Hood (West Wall)
WATER	4" line serves the building, 1.5" meter
SANITARY SEWER	Three 6" sewer laterals
GAS	Two 2" lines servicing the area

South Suite Specifications

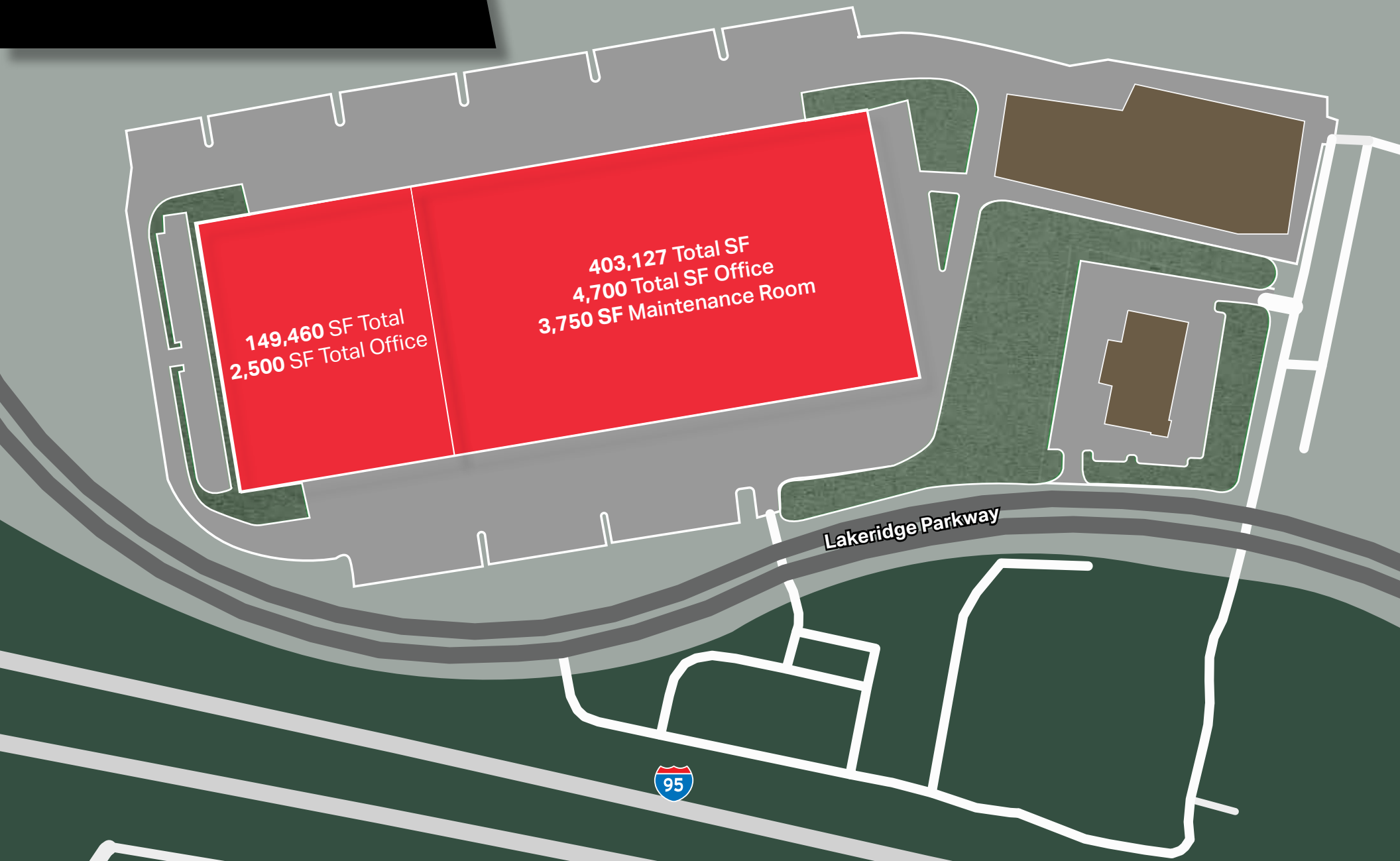
SQUARE FOOTAGE	149,460 Total SF 2,500 SF Office
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50'
AUTO PARKING	92 Designated Spaces (Expansion Lot Available)
TRAILER PARKING	54 Designated Spaces (Expansion Lot Available)
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL STEEL	Tube Steel Columns & Joists
SLAB CONSTRUCTION	8" Unreinforced Concrete Slab
ZONING	M-2
VAPOR BARRIER	Vapor Barrier Under Office Areas
FIRE PROTECTION	ESFR
ROOF	TPO Roof With R-30 Insulation
DOCK DOORS	8 Docks with 30K lbs Rite Hite Levelers
DRIVE INS	2 Designated Drive-In Doors
SPEED BAY	60' Speed Bay At First Column Line From West And East Dock
LIGHTING	LED Lighting, 30 Foot-Candles
POWER	800A Service
VENTILATION	5' X 5' Ventilation Intake Louvers (East Wall) Ventilation Outlet With Rain Hood (West Wall)
WATER	4" line serves the building, 1.5" meter
SANITARY SEWER	Three 6" sewer laterals
GAS	Two 2" lines servicing the area



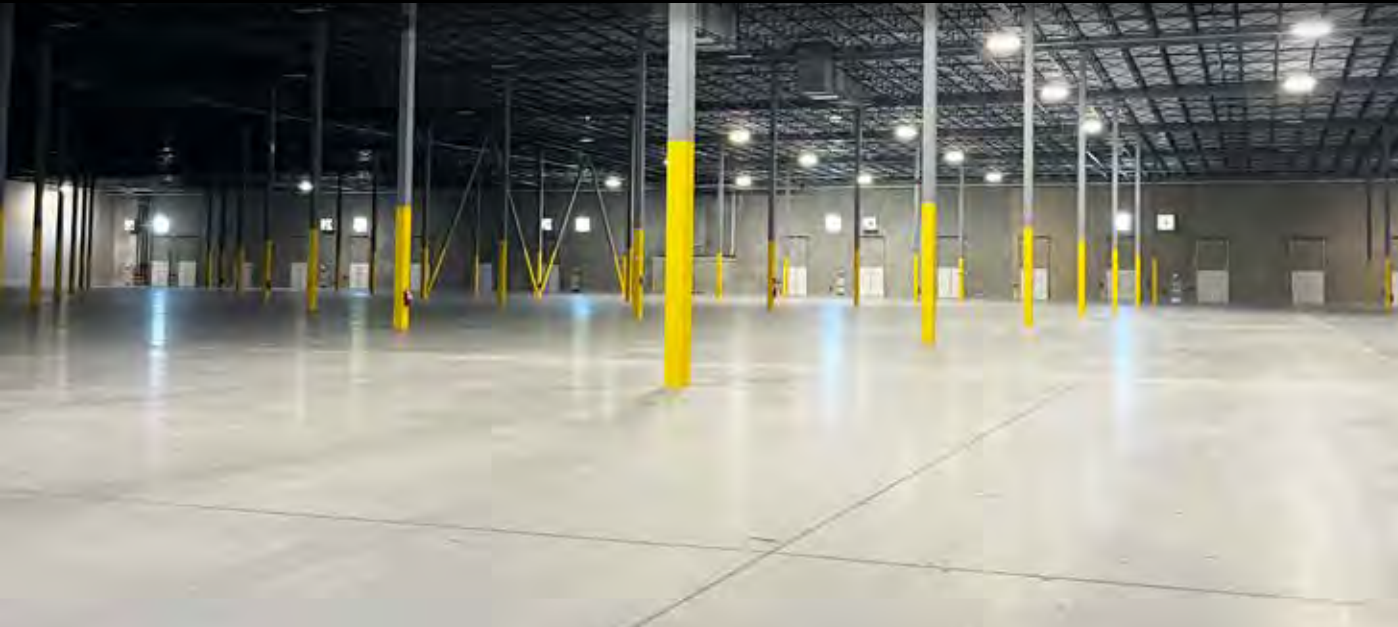
As-built Office Suite



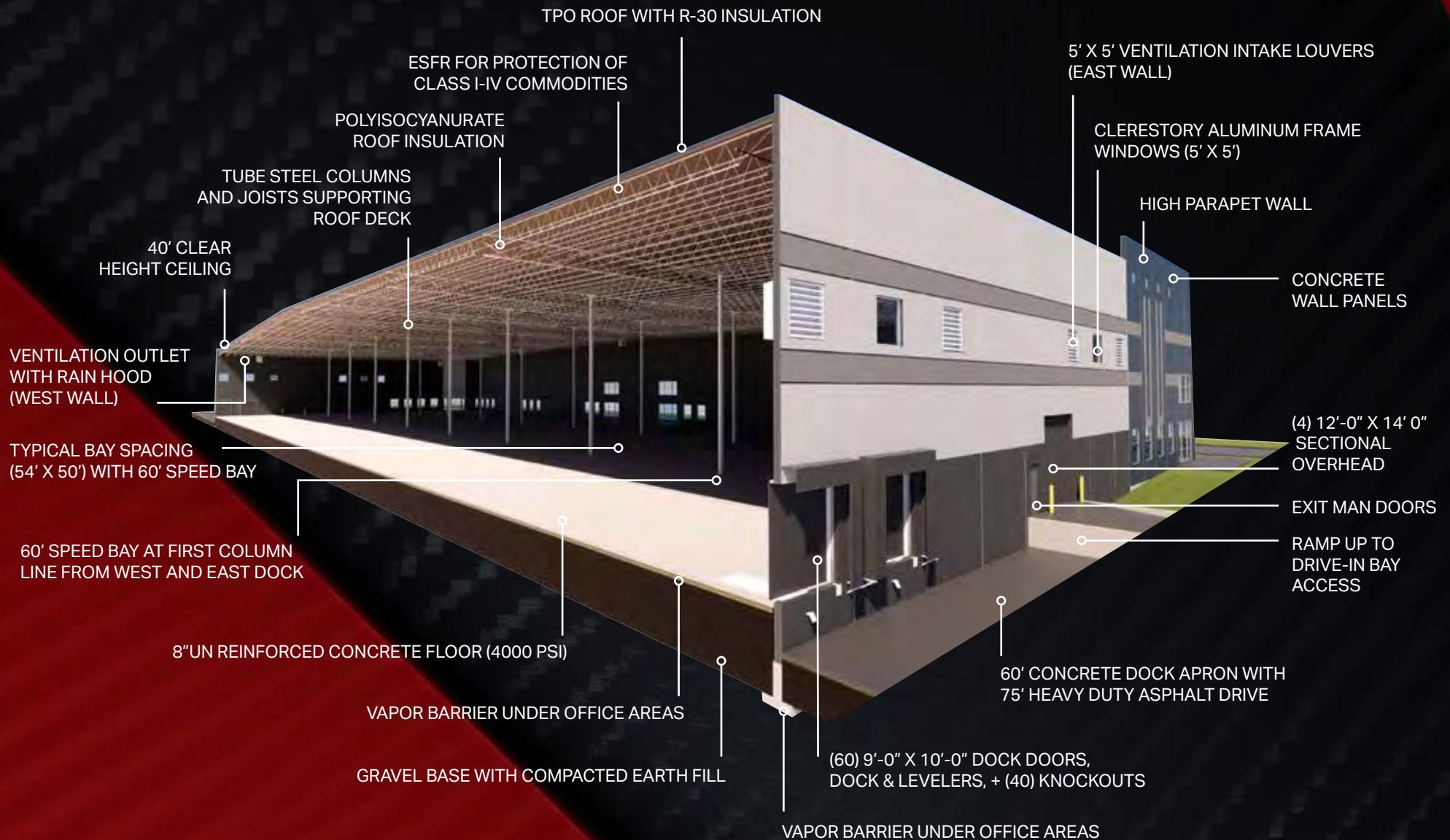
Building Site Plan



Building Interior Warehouse & Offices



Building Cross-section



Drive Time Analysis

POPULATION



91 MILLION

8 Hour
2024 Total Population



144 MILLION

11 Hour
2024 Total Population



DISTANCE TO PORTS



22.7 MILES

Richmond Marine Terminal

97.7 MILES

Port of Norfolk

115 MILES

Virginia Inland Port

140 MILES

Port of Baltimore

Access Map & Nearby Tenants



Chadwell SUPPLY
FERGUSON

GENERAL RV CENTER

OM Owens & Minor
Appalachian Insulation Supply of VA
WINEBOW FINE WINE + SPIRITS
LANCING BUILDING PRODUCTS
PSI
ICONEX pitney bowes

ANIXTER

LUTRON

MYGRANT Glass Co.

Bass Pro Shops

Lewistown 95 LOGISTICS CENTER



Hanover County Municipal Airport

M.C. DEAN
BUILDING SUPPLIES

CEEUS
50th ANNIVERSARY

PFG Performance Food Group

Keefe Group **lemon**

HANOVER COUNTY INDUSTRIAL PARK
FedEx Ground
James River
Equipment Xylem
Richmond Fidelitone
Fastenal
Thermo King
ABC Supply Co

1

95

11525 Lakeridge Parkway, Ashland, Virginia 23005

Move-In Ready

Lewistown
LOGISTICS CENTER



**JIM PATTISON
DEVELOPMENTS**

Jake Servinsky

Managing Director
jake.servinsky@jll.com
+1 804 396 1750

Charlie Polk III

Executive Managing Director
charlie.polk@jll.com
+1 804 200 6419