

Crescent Business Center Expansion

±200,000 Total SF Light Industrial Expansion
Immediate I-95 Access
Building Sizes: 32,400 - 72,000 SF (Will Demise)

Building 6 Delivered (Available for Occupancy)
Buildings 8-9 Proposed

10382 - 10400 Lakeridge Parkway
Hanover County, Virginia

2026 WINNER OF:
GRACRE INDUSTRIAL
PROJECT OF THE YEAR

VIRGINIA BUSINESS
TOP PROJECT



Park Overview

LIGHT INDUSTRIAL

- Expansion of existing light industrial park along I-95 near Richmond, VA
- Four new shallow-bay light industrial buildings now pre-leasing, totaling 199,300 SF
- First two buildings delivered
- Five existing shallow-bay buildings totaling 262,256 SF
- Spaces available from 3,600-72,000 SF
- Located on Lakeridge Parkway with I-95 visibility at Sliding Hill interchange
- 3 miles from I-295; 8 miles from I-64
- Superior access to Richmond and Norfolk (sixth largest port in U.S.)
- 25 minutes to downtown, Richmond International Airport and Innsbrook
- Convenient to new retail, restaurants & regional mall

TOTAL SF	198,833 SF
DELIVERED	Building 6 - 72,000 Total SF <i>(Available for Occupancy)</i>
NO. OF EXISTING BUILDINGS	5
CLEAR HEIGHT	20' - 24'
LOADING	Docks & drive-ins
ZONING	M-1
POWER	277/480



	TOTAL SF AVAILABLE	CLEAR HEIGHT
BUILDING 6	72,000 SF	24'
BUILDING 8	39,600 SF	20'
BUILDING 9	55,300 SF	24'

Site Plan



CRESCENT BUSINESS CENTER

Buildings 6 and 9

Site Plan

10400 Lakeridge Parkway

Building 6	READY FOR OCCUPANCY
Total SF	72,000 SF AVAILABLE
Clear Height	24' clear
Parking Ratio	1:1000
Docks	16 - 9'x10'
Drive-ins	2
Power Service	2000 amp 480 volt 3 phase service
Truck Court Depth	180'
Column Spacing	40' x 45' (typ. bay size 7,200 SF)

10390 Lakeridge Parkway

Building 9	NOW PRE-LEASING
Total SF	55,300 SF AVAILABLE
Clear Height	24' clear
Parking Ratio	1:1000
Docks	16 - 9'x10'
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 5,200 or 6,000 SF)



CRESCENT BUSINESS CENTER

Buildings 7 and 8

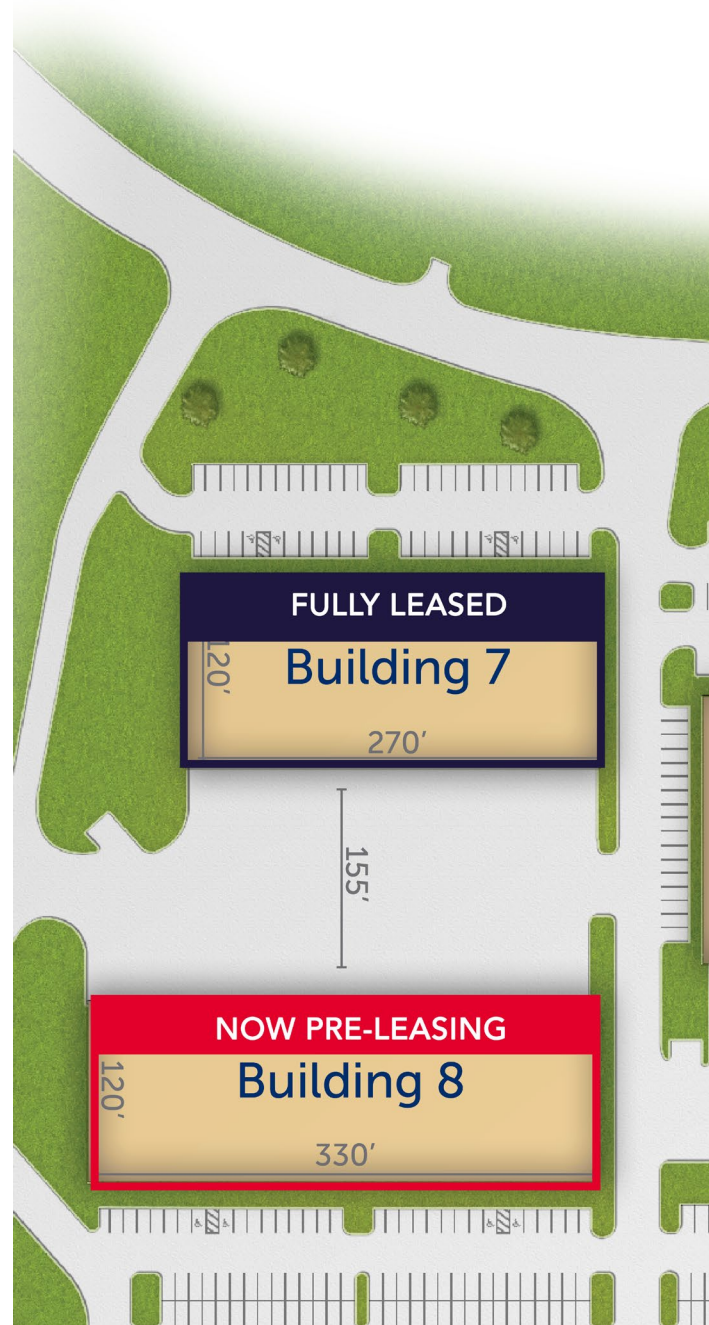
10382 Lakeridge Parkway

Building 7	FULLY LEASED
Clear Height	20' clear
Parking Spaces	52 total
Docks	1 - 9'x10'
Power Service (to the building)	1600 amp 208 volt 3 phase
Truck Court Depth	155'
Column Spacing	30'x40' (typ. bay size 3,600 SF)

10386 Lakeridge Parkway

Building 8	NOW PRE-LEASING
Total SF	39,600 SF AVAILABLE
Clear Height	20' clear
Parking Spaces	62
Docks	11 - 9'x10'
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)

Site Plan





Crescent Business Center





CRESCENT BUSINESS CENTER

PREMIER LOCATION & ACCESSIBILITY

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

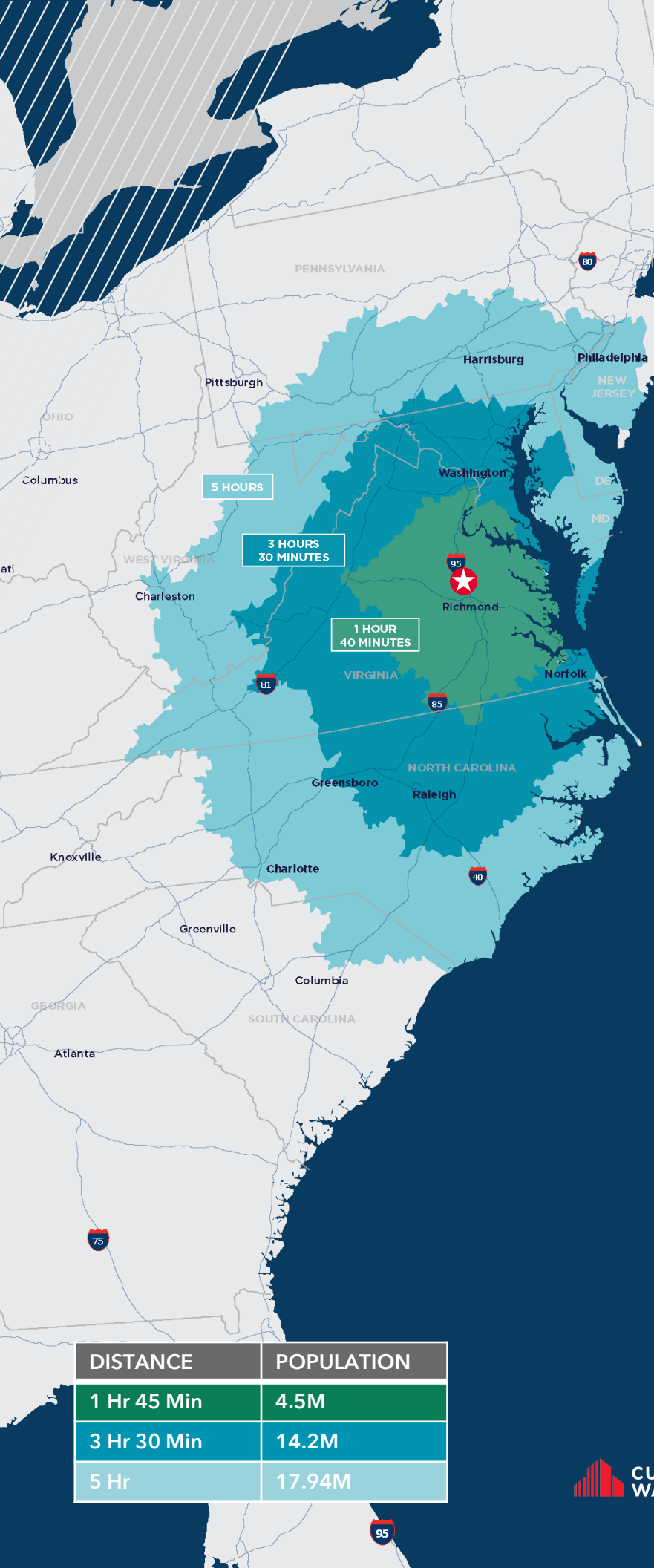
 **INTERSTATE 95** 1.8 MILES

 **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

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THALHIMER



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