



**FOR  
SALE**

10329 Stony Run Lane  
Hanover, VA 23005



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

## PROPERTY HIGHLIGHTS

- › 37,264± SF Office/Lab situated on 6.295± acres
- › Conveniently located along Lakeridge Parkway and less than 1 mile to I-95 (Sliding Hill Exit)
- › Zoned M-1 located in Hanover County
- › 150 parking spaces
- › Currently built out for lab/office use but demo can allow for shop/warehouse with ceiling heights between 9.5' - 12.5' clear
- › Solid masonry construction with concrete T roof
- › Price: Call Agent for pricing

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### FOR MORE INFORMATION:

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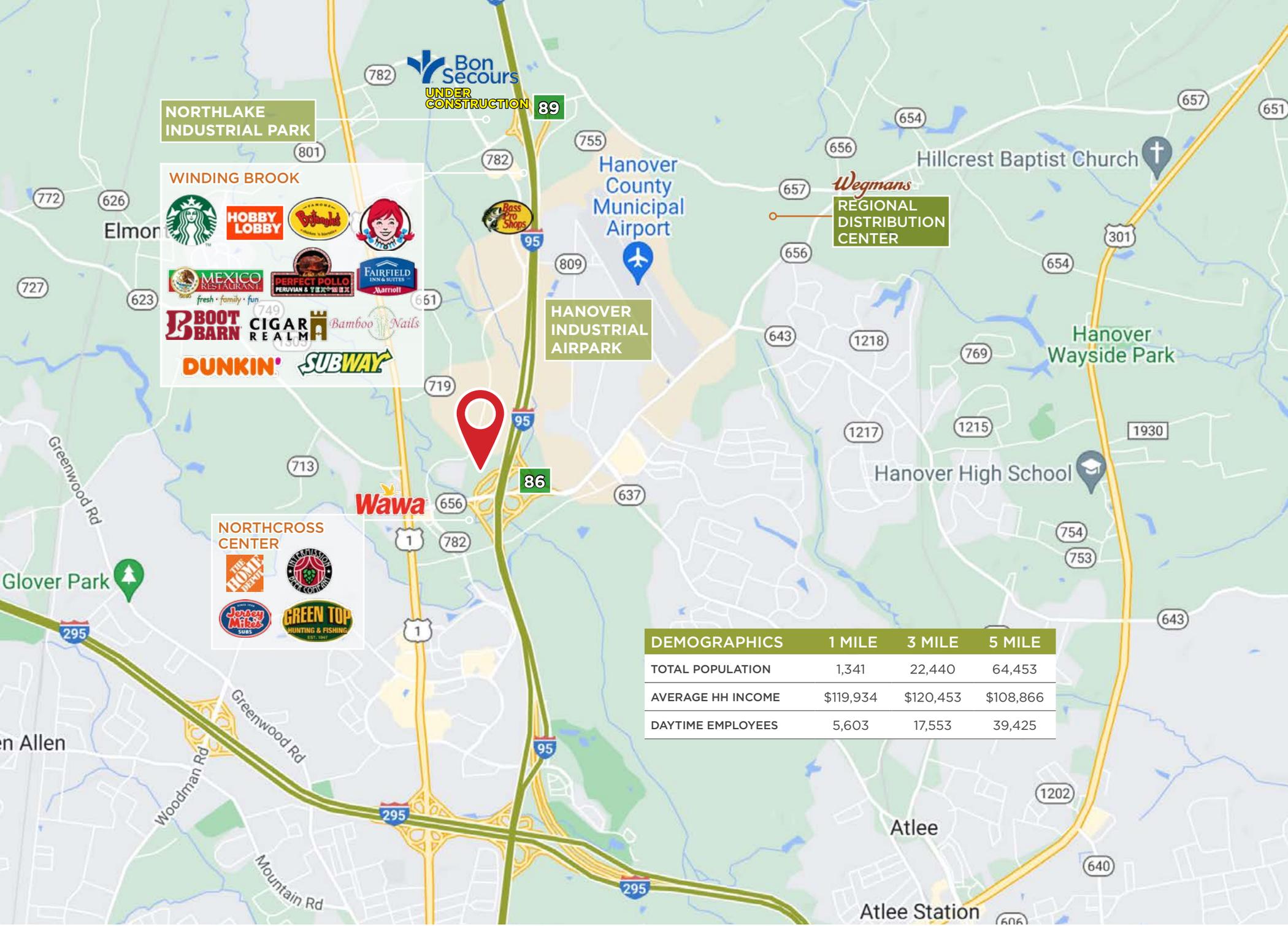
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Information contained herein is deemed reliable but not guaranteed







**NORTHLAKE INDUSTRIAL PARK**

**WINDING BROOK**

Starbucks, Hobby Lobby, Dunkin', Subway, Mexico Restaurant, Perfect Pollo, Fairfield Inn & Suites, Cigar Realm, Bamboo Nails, Wawa.

**NORTHCROSS CENTER**

The Home Depot, Jersey Mike's Subs, Green Top Hunting & Fishing.

**HANOVER INDUSTRIAL AIRPARK**

**Wegmans REGIONAL DISTRIBUTION CENTER**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,341	22,440	64,453
AVERAGE HH INCOME	\$119,934	\$120,453	\$108,866
DAYTIME EMPLOYEES	5,603	17,553	39,425