

11525 Lakeridge Parkway, Ashland, VA 23005

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

**149,460 SF - 552,587 SF**

For Lease or Owner Occupant Purchase Opportunity



JIM PATTISON  
DEVELOPMENTS

**Jake Servinsky**

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# Building Specifications

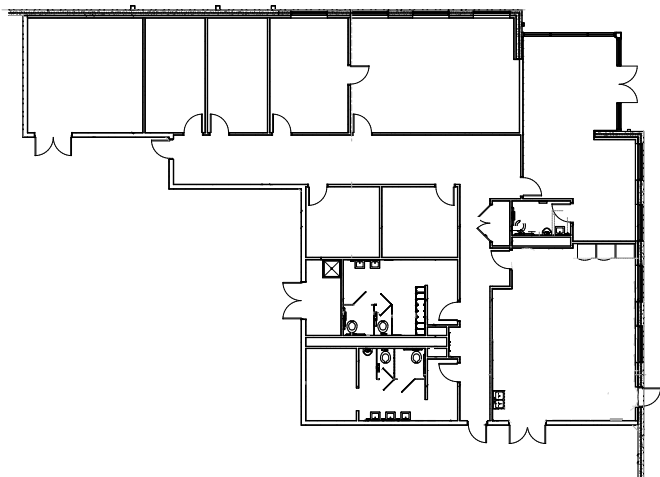


SQUARE FOOTAGE	<b>552,587 SF</b>
TOTAL SITE AREA	<b>43.5 AC</b>
CEILING HEIGHT	<b>40' Clear Height</b>
COLUMN SPACING	<b>54' x 50'</b>
AUTO PARKING	<b>155 Designated Spaces (Expansion Lot Available)</b>
TRAILER PARKING	<b>184 Designated Spaces (Expansion Lot Available)</b>
EXTERIOR WALLS	<b>Concrete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

# North Suite Specifications



**As-built Office Suite**



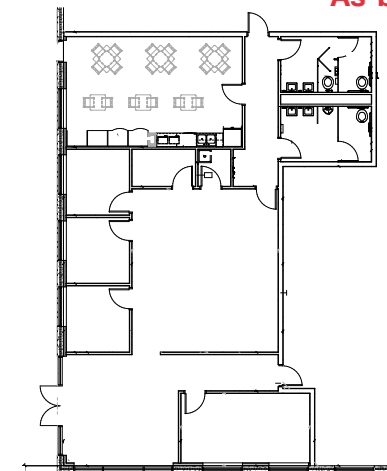
SQUARE FOOTAGE	403,127 Total SF   4,700 SF Office 3,750 SF Maintenance Room
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50'
AUTO PARKING	63 Designated Spaces (Expansion Lot Available)
TRAILER PARKING	130 Designated Spaces (Expansion Lot Available)
EXTERIOR WALLS	Concrete 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

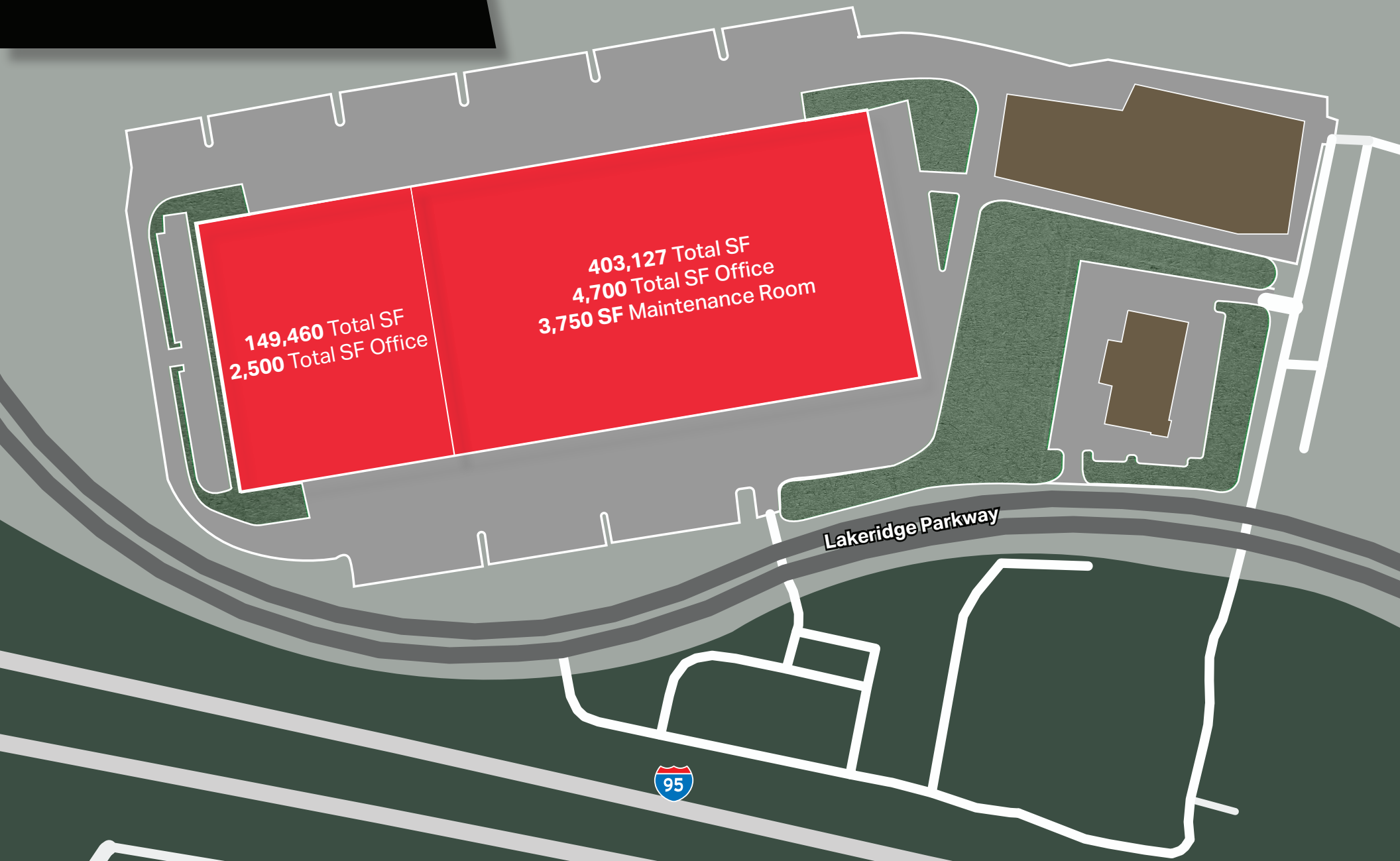
SQUARE FOOTAGE	149,460 Total SF   2,500 SF Office
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50'
AUTO PARKING	92 Designated Spaces (Expansion Lot Available)
TRAILER PARKING	54 Designated Spaces (Expansion Lot Available)
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL 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 - SPECIALS  
**LANSING** BUILDING PRODUCTS **PSI**  
**ICONEX** pitney bowes

**ANIXTER**

**LUTRON**

**MYGRANT** Glass Co.

**Bass Pro Shops**

**Lewistown 95 LOGISTICS CENTER**

**M.C. DEAN** BUILDING INTELLIGENCE

**CEEUS** 50th ANNIVERSARY

**PFG** Performance Food Group

**Keefe Group** **Kemon** WAREHOUSE



**Hanover County Municipal Airport**

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

**Sliding Hill Road**

11525 Lakeridge Parkway, Ashland, Virginia 23005

**Move-In Ready**

**Lewistown**  
LOGISTICS CENTER



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