

5.673 Acres for Ground Lease in Near I-95

M-1 Parcel on Lakeridge Parkway Near Ashland

EXCLUSIVE LISTING

FOR LEASE



20 08

ONE SOUTH
COMMERCIAL

0 LAKERIDGE PARKWAY

ASHLAND, VA 23005



Call for Pricing

PROPERTY HIGHLIGHTS

- ✓ 5.763 Industrial Acres for Ground Lease
- ✓ Zoned M-1
- ✓ Strategic Hanover County Location Near I-95 and I-295
- ✓ 2.5 miles from Hanover County Municipal Airport
- ✓ 503 SF of Lakeridge Parkway frontage

ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com



This 5.673-acre parcel in Hanover County offers a prime opportunity for industrial development. Zoned M-1, the property supports a wide range of industrial applications, making it suitable for manufacturing, warehousing, distribution, or other commercial uses.

Its expansive footprint and undeveloped state provide a blank canvas for custom site planning, allowing tenants to tailor the space to their specific operational needs. Conveniently located within Hanover County, the site enjoys easy access to major transportation corridors I-95 and I-295, ensuring efficient connectivity for logistics and workforce accessibility across the metro Richmond and central Virginia region.

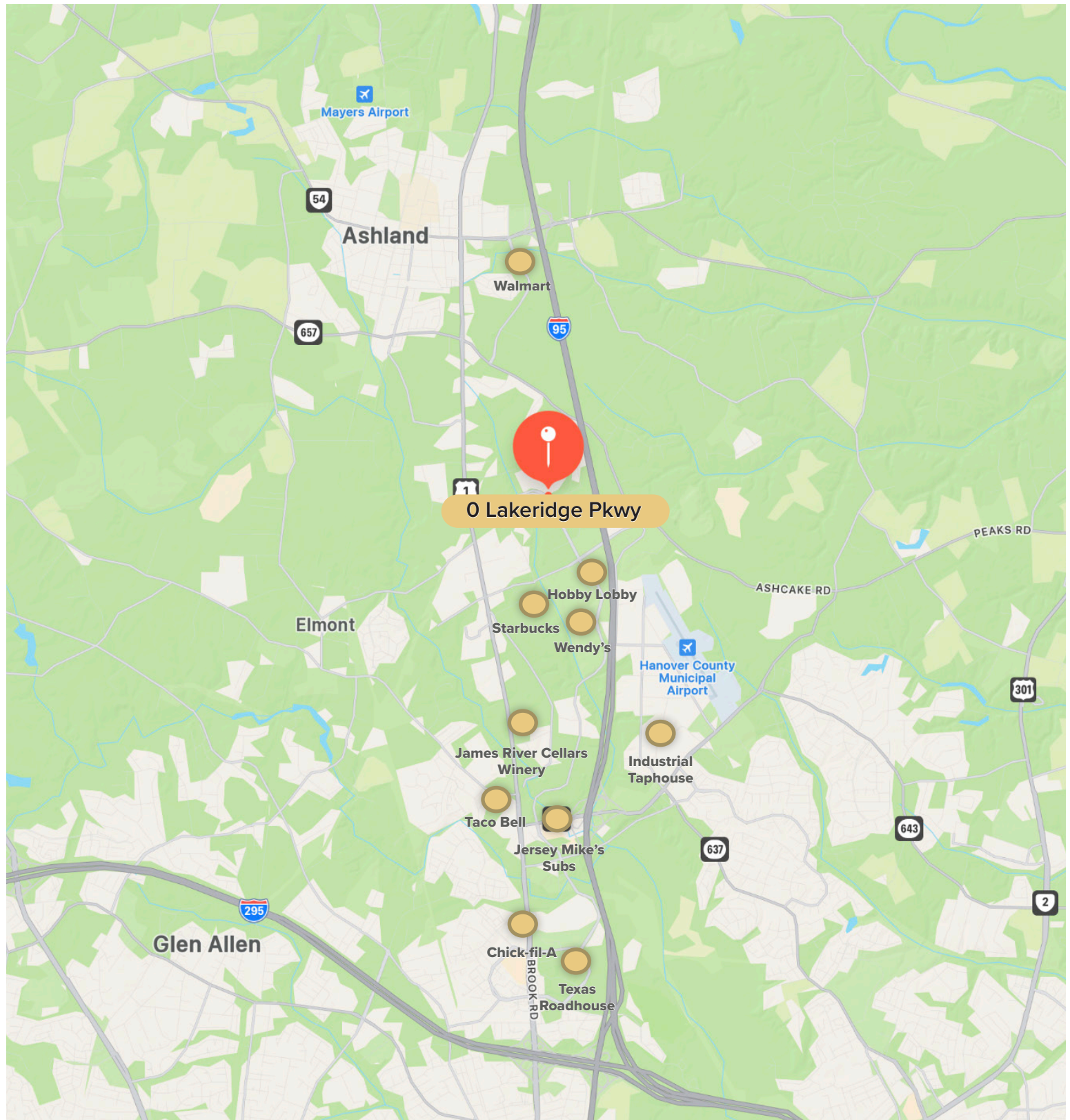
Offered as a ground lease, this property represents an excellent opportunity for businesses seeking to establish or expand their operations in a high-demand industrial market over the long term. The strategic location and flexible zoning make it an ideal solution for companies looking to optimize functionality and growth potential in a rapidly growing area of Hanover County. Capitalize on this rare opportunity to secure a long-term presence in one of the Richmond metro’s most accessible and thriving industrial areas.

QUICK FACTS

ADDRESS	0 Lakeridge Parkway, Ashland, VA 23005
PID	7787-58-4811
ZONING	M-1
LOT SIZE	5.673 +/- AC
RATE TYPE	Call for Pricing

Aerial 360 Photo







Hanover County, Virginia hosts a variety of major employers across different sectors, contributing to its vibrant economy and making it an attractive destination for businesses.

One significant sector is manufacturing, due in part to Hanover's excellent logistics location along I-95, with companies like Altria Group, which operates a major manufacturing facility producing tobacco products, as well as WestRock, International Paper, and Owens and Minor. Additionally, the County is home to the Kings Dominion amusement park, a significant employer in the entertainment and tourism industry. Hanover County also hosts several healthcare institutions, including hospitals and medical centers like Bon Secours Memorial Regional Medical Center, offering opportunities in the healthcare sector. Moreover, the county's proximity to Richmond, the state capital, provides access to a larger pool of customers, suppliers, and resources, while still maintaining a lower cost of living compared to urban areas. The supportive business environment, skilled workforce, and strategic location with easy access to major transportation routes further enhance Hanover County's appeal for businesses looking to establish or expand their operations.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com

