

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

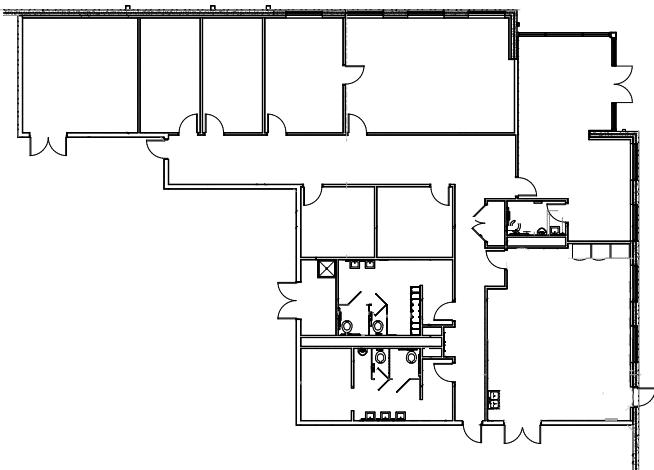


|                   |  |
|-------------------|--|
| SQUARE FOOTAGE    | <b>552,587 SF</b>  |
| TOTAL SITE AREA   | <b>43.5 AC</b>   |
| CEILING HEIGHT    | <b>40' Clear Height</b>  |
| COLUMN SPACING    | <b>54' x 50'</b>   |
| AUTO PARKING      | <b>155 Designated Spaces (Expansion Lot Available)</b>   |
| 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



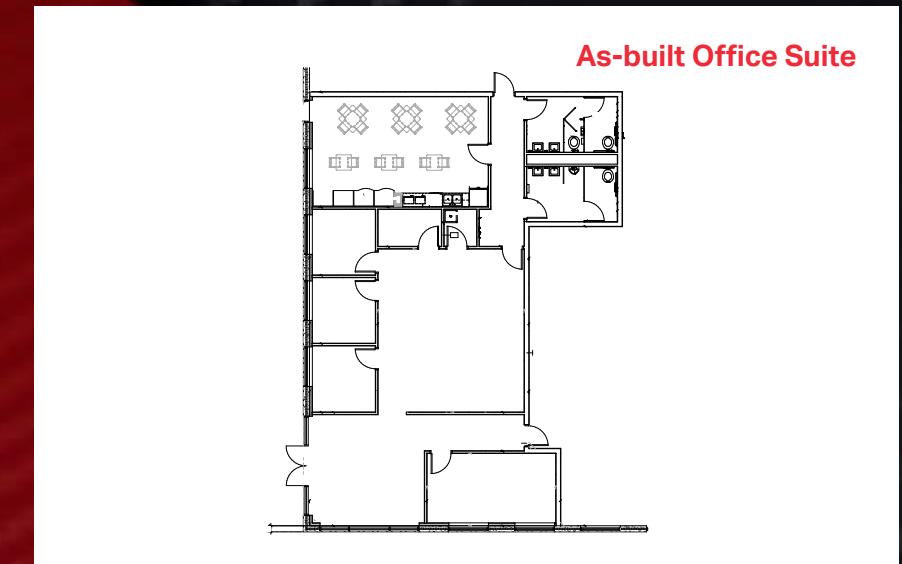
As-built Office Suite



|                   |   |
|-------------------|---|
| SQUARE FOOTAGE    | 403,127 Total SF   4,700 SF Office<br>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<br>+ 42 Knockouts                                      |
| DRIVE INS         | 2 Designated Drive-In Doors   |
| SPEED BAY         | 60' Speed Bay At First Column Line<br>From West And East Dock                                   |
| LIGHTING          | LED Lighting, 30 Foot-Candles   |
| POWER             | 1,200A Service  |
| VENTILATION       | 5' X 5' Ventilation Intake Louvers (East Wall)<br>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<br>From West And East Dock                                   |
| LIGHTING          | LED Lighting, 30 Foot-Candles   |
| POWER             | 800A Service  |
| VENTILATION       | 5' X 5' Ventilation Intake Louvers (East Wall)<br>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   |



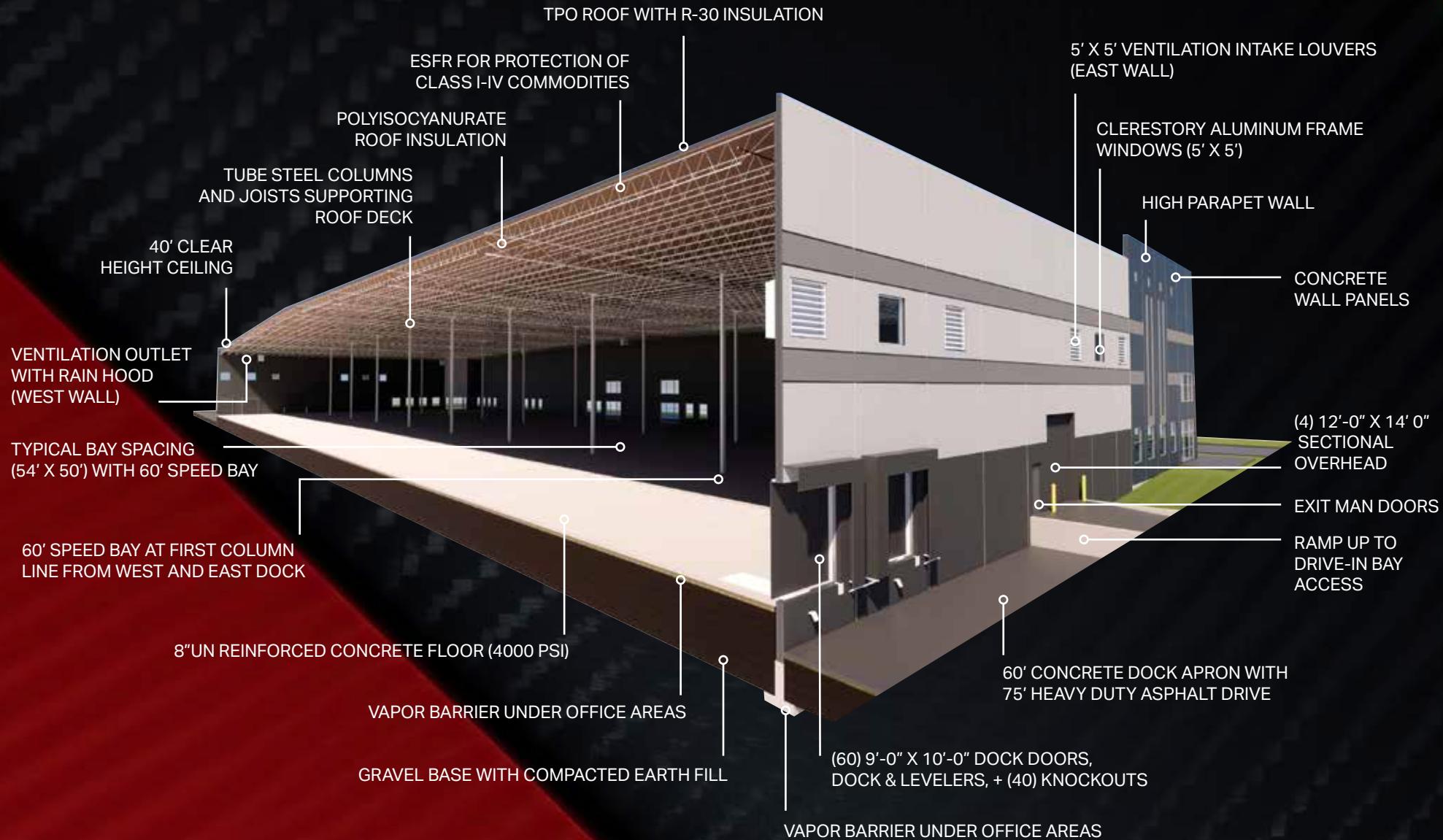
# Building Site Plan



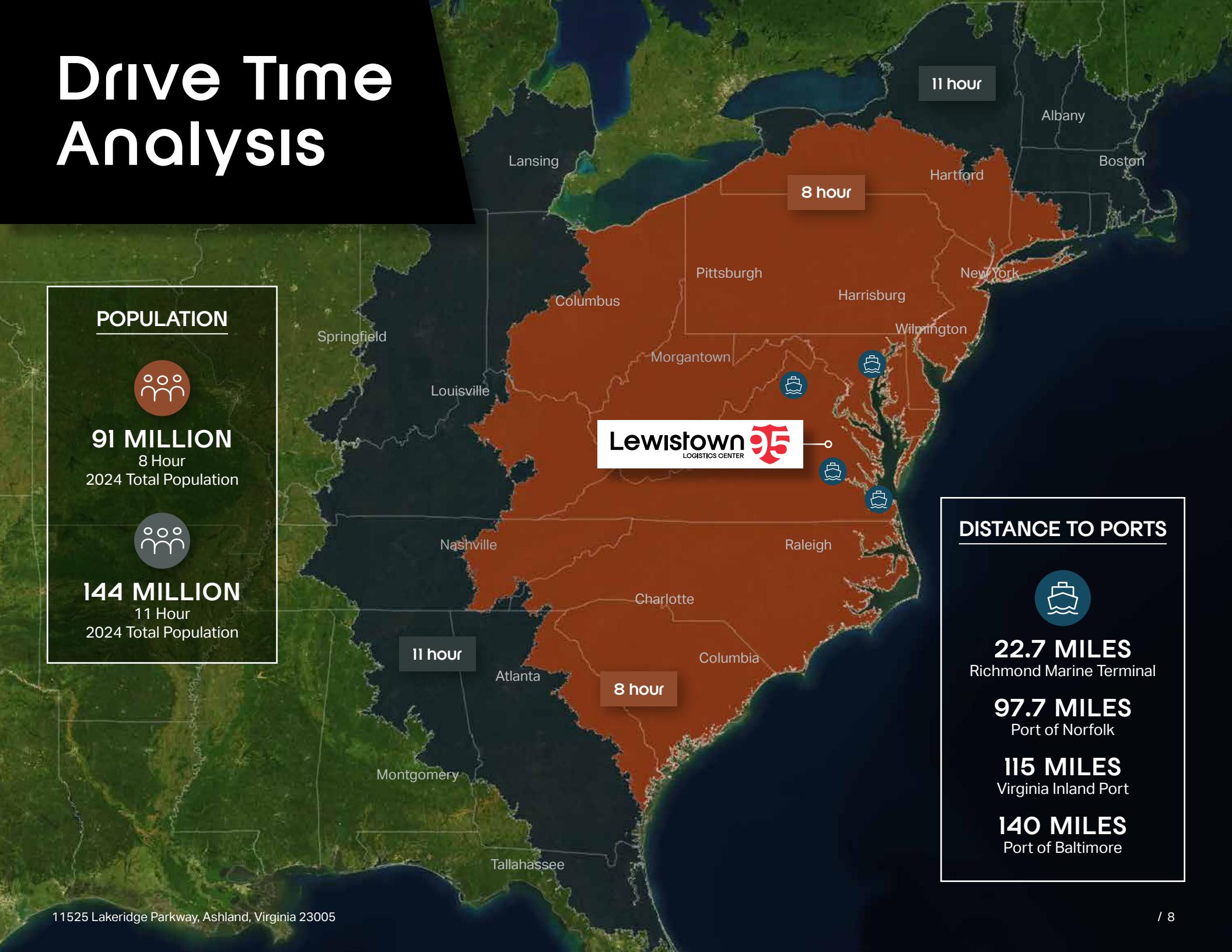
# Building Interior Warehouse & Offices



# Building Cross-section



# Drive Time Analysis



# Access Map & Nearby Tenants



11525 Lakeridge Parkway, Ashland, Virginia 23005

**Move-in Ready**

**Lewistown** 95  
LOGISTICS CENTER



 |  JIM PATTISON  
DEVELOPMENTS

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