FOR LEASE

10011 Whitesel Road
Ashland, VA 23005

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Industrial Space

- 1,640± SF office/warehouse for lease
- 1,000± SF office, 640± SF warehouse
- One drive-in door
- 16′ ceiling heights
- Hanover Air Park location
- Rental Rate: $13.50/SF, NNN

Demographics	1 mile	3 mile	5 mile
2026 Population	853	23,287	68,379
Avg HH Income	$197,511	$160,981	$147,480
Daytime Employees	7,468	18,500	36,774

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

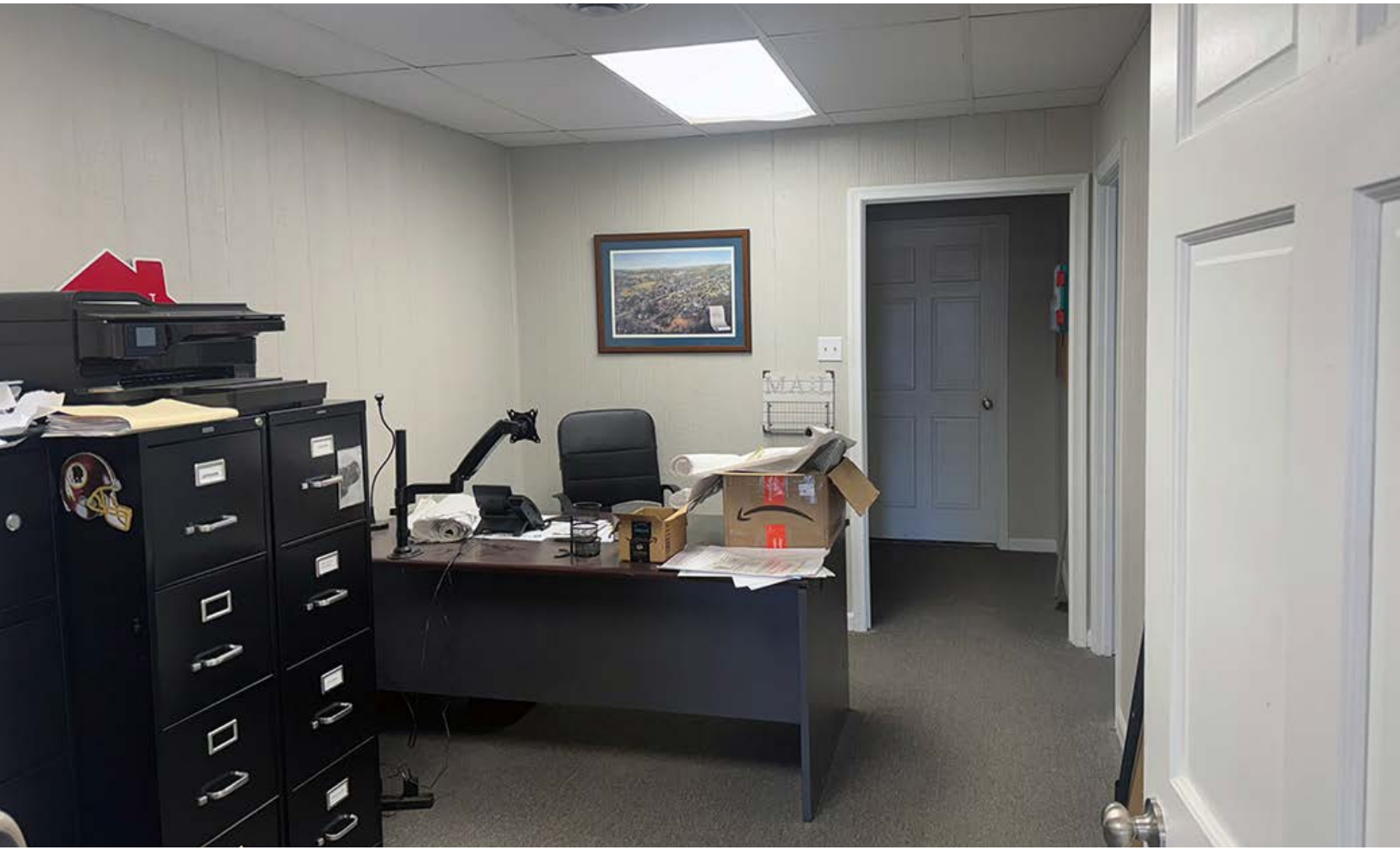
For More Information:

Colton Konvicka, SIOR
Senior Vice President
o: 804-324-7209
ckonvicka@commonwealthcommercial.com

Ben Bruni, SIOR
Senior Vice President, Partner
o: 804-793-0046
bbruni@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060
o: 804-346-4966
commonwealthcommercial.com








DONUTS
Meyer

Market Overview

Hanover, VA

Hanover Air Park Snapshot

A strategic industrial location in Hanover County with direct access to Richmond's regional transportation network, proximity to major highways including I-95 and I-295, and convenient connectivity to the Port of Virginia and Richmond International Airport. Its business-friendly environment, growing labor pool, and central Mid-Atlantic positioning make it an attractive choice for distribution, logistics, manufacturing, and service-oriented industrial users.



Surrounded by Established Businesses

5,400+ Companies

$161,870 HH Income

115,677 Population

A Perfect Choice for Business Success

COST TO DO BUSINESS

Hanover County has some of the lowest tax rates in the Greater Richmond Region as companies weigh their return on investment and cost to conduct business.

STRONG, WELL RUN GOVERNMENT

Hanover County is one of the smallest U.S. counties by population to have a AAA bond rating from all three bond ratings agencies. Fiscal stability is paramount to the County. Additionally, businesses reap the benefits of a low, stable tax structure and minimal business regulation.