

FOR LEASE

**9845 Atlee Commons Drive
Ashland, VA 23005**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 5,242± square feet of clear span warehouse space in Hanover Air Park available for lease
- Three (3) 12'x12' drive-in doors (ability to demise into three 1,750± SF bays)
- 14' clear height
- 3-phase, 200 amp, 240V power
- Direct fiber connectivity available
- Three (3) brand new bathrooms and slop sinks
- Zoned M-2
- 2 miles to I-95
- Lease Rate: \$16/SF, Industrial Gross

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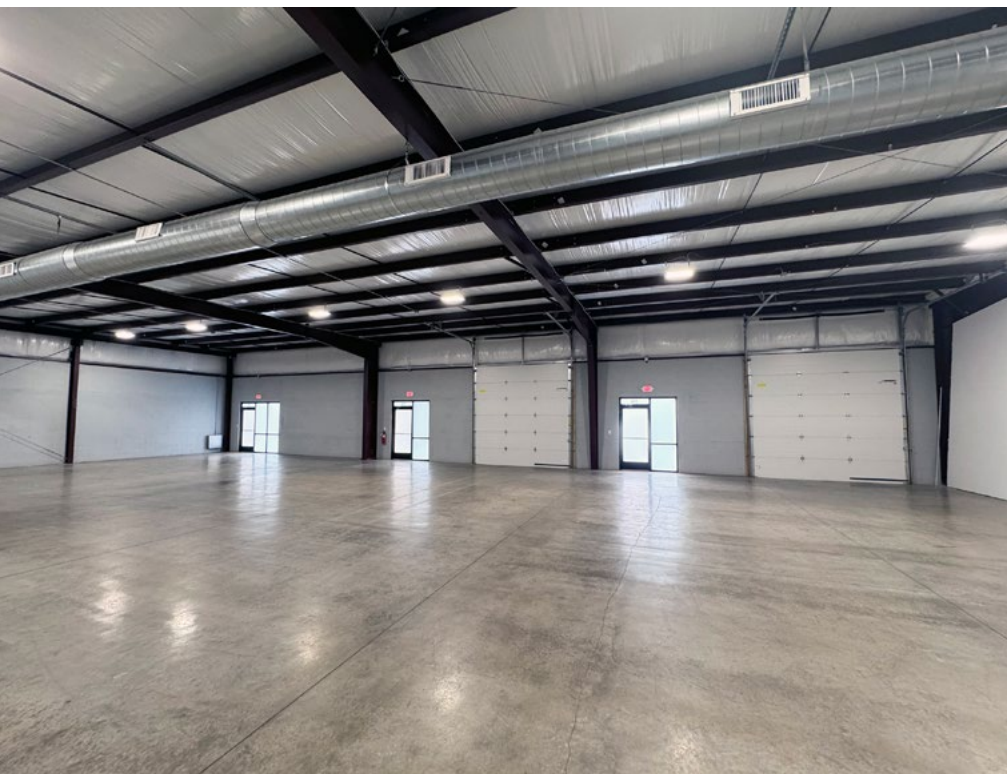
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Market Overview

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.