

# FOR LEASE

NEW CONSTRUCTION

# Lakeridge Park

Wilden Drive | Ashland, VA 23005



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › New 52,425± SF warehouse/manufacturing speculative development
- › New construction – Delivery 2027
- › Will build to suit office
- › 21' x 30' warehouse clear height
- › Nine (9) dock high loading positions with four (4) oversized drive-in doors (22' x 16')
- › ESFR fire suppression
- › 7" fiber reinforced slab
- › M-2 Zoning
- › Located in the desirable Lakeridge Industrial Park (Hanover County) with easy access to I-95
- › Call Agent for Lease Rate

## FOR MORE INFORMATION:

### BEN BRUNI, SIOR

Senior Vice President | Partner

804-793-0046

[bbruni@commonwealthcommercial.com](mailto:bbruni@commonwealthcommercial.com)

### RYAN FANELLI

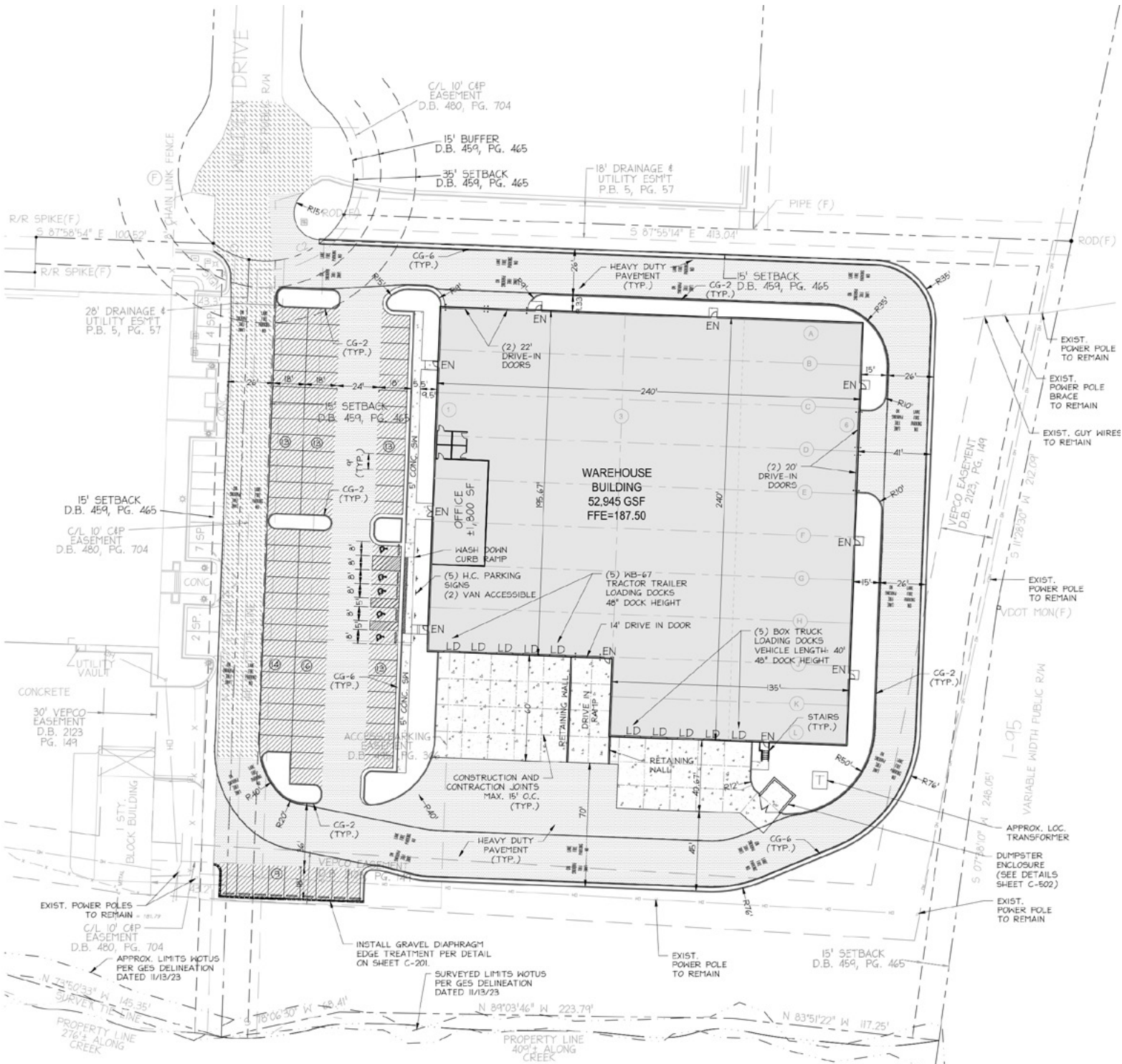
Senior Vice President | Partner

804-400-6163

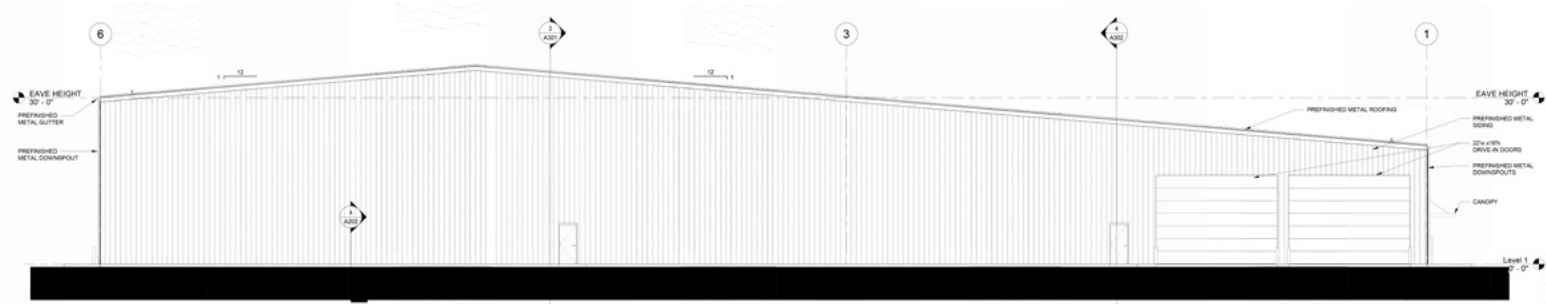
[rfanelli@commonwealthcommercial.com](mailto:rfanelli@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

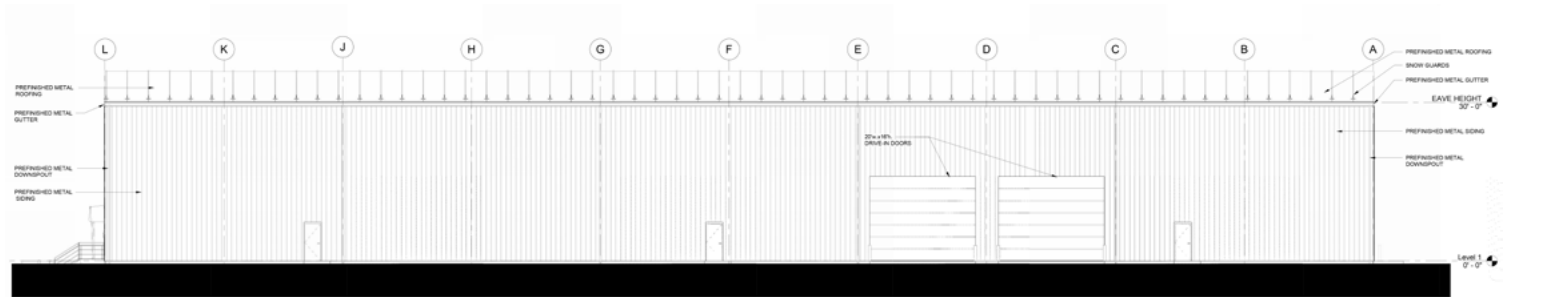
# BUILDING SPECS



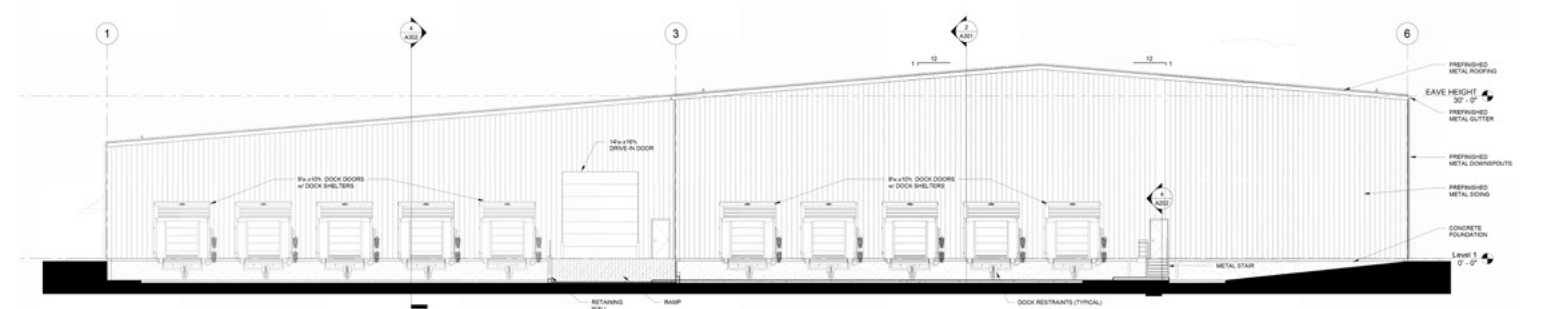
# BUILDING SPECS



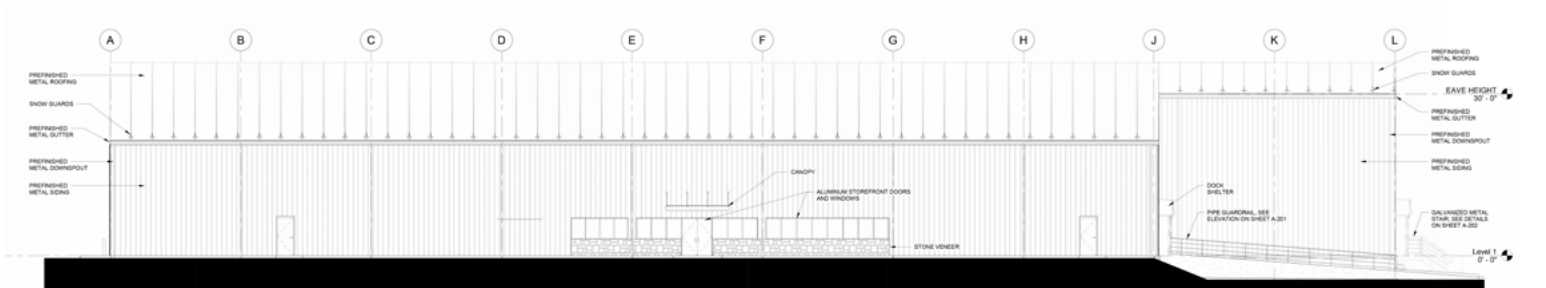
North Elevation



East Elevation



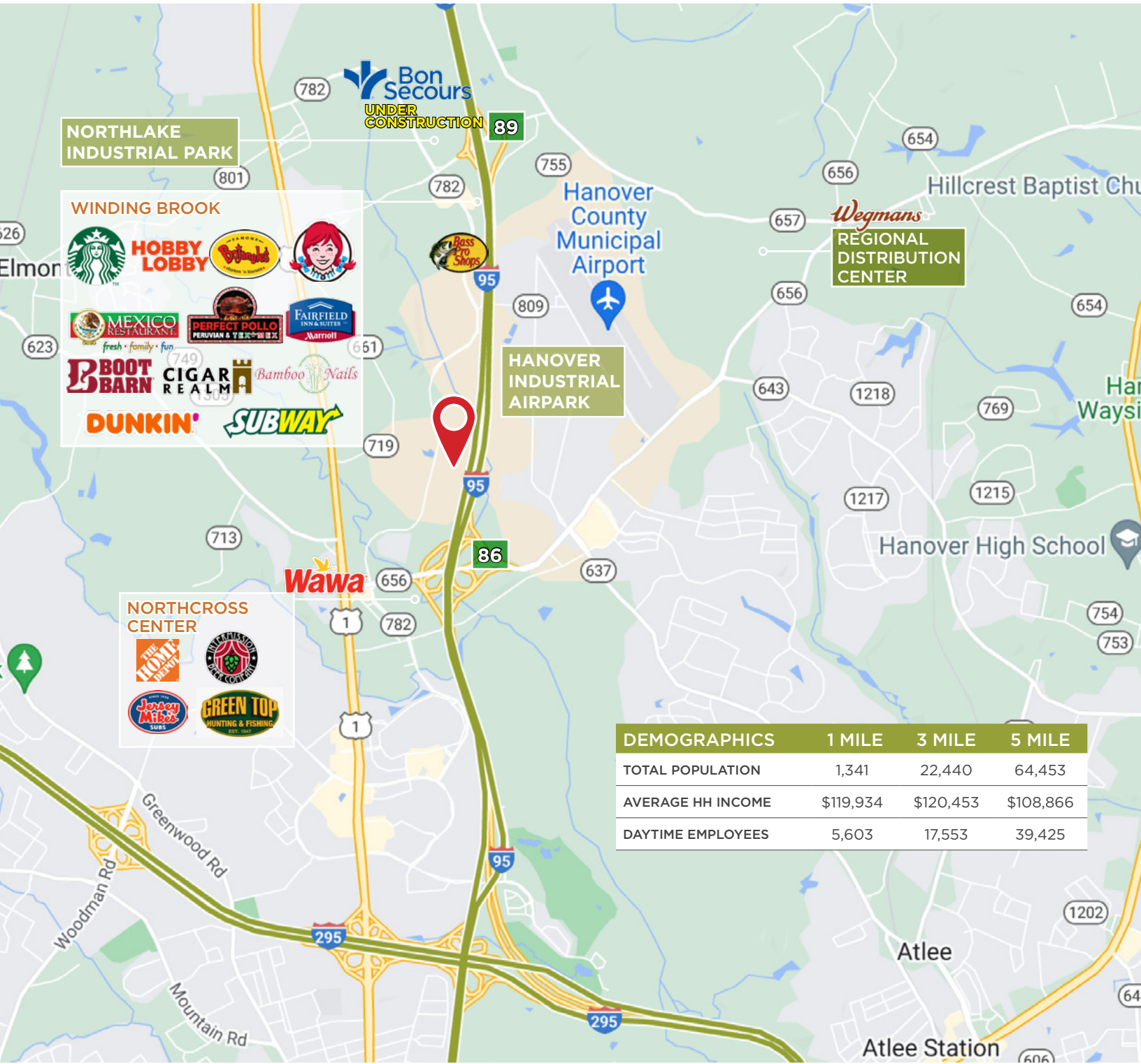
South Elevation



West Elevation

# VICINITY MAP

SURROUNDING INDUSTRIAL TENANTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,341	22,440	64,453
AVERAGE HH INCOME	\$119,934	\$120,453	\$108,866
DAYTIME EMPLOYEES	5,603	17,553	39,425

FOR LEASE | LAKERIDGE PARK | WILDEN DRIVE | ASHLAND, VA 23005

## MARKET OVERVIEW

# HANOVER SNAPSHOT

5,397+  
COMPANIES

\$112,188  
HH INCOME

113,549+  
POPULATION

### HANOVER COUNTY'S DIVERSE INDUSTRIAL BASE INCLUDES

corporate headquarters, distribution facilities, recreational, medical, and educational facilities.



## A Perfect Choice for Business Success

- › Businesses in Hanover benefit from being located in a community with an award-winning public school system, as well as being centrally located among some of Virginia's most esteemed colleges and universities.
- › 50.64% of the population in Hanover County have an associate's degree or higher. 42.71% have a Bachelor's degree or higher.
- › Hanover County businesses are part of a thriving regional corporate community in the Greater Richmond area. Both Hanover and the region enjoy a diverse economic base which includes 12 Fortune 1000 headquarters, and well-established firms with advanced operations in the pharmaceutical, chemical, biotech, and semiconductor industries.
- › As the result of its proximity to major population centers along the East Coast, Hanover businesses have access to an enviable transportation infrastructure that includes major interstates, rail and port facilities, commercial and municipal airports, foreign trade zones, and overnight delivery hubs.
- › Hanover County has a labor force of 67,651 people, with an unemployment rate of 2.4%.

- › Hanover County is strategically located in Central Virginia and is perfectly situated at the mid-point of the East Coast. It is bisected by Interstate 95, just north of its intersection with Interstate 64 in the metropolitan Richmond region. Interstate 295 borders the County on the south.
- › The strong transportation network allows an easy commute to jobs in the metropolitan region from more than 20 surrounding cities, towns and counties.
- › Hanover County is a 90-minute drive from the nation's capital, Washington D.C., and 15 minutes from the Commonwealth's capital, Richmond.

SOURCE: [www.hanovervirginia.com](http://www.hanovervirginia.com)