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General

Locality:	Hanover		
Location:	Lakeridge Parkway Ashland, VA 23006		
Within Corporate Limits?	No		
Building Type:	Flex		
Industrial Park:	Crescent Business Center		
Office Park:			
Research Park:			
Virginia Enterprise Zone?	No	Technology Zone?	No
Foreign Trade Zone?	No	New Market Tax Credit Zone?	No
Hub Zone?	No	Virtual Building?	No

Ownership

Available for Lease?	Yes	Lease/Purchase?	No
Sublease?	No	Lease Type:	
Lease Rate (per square foot):		Office Lease Rate (per square foot):	
Available for Sale?	No	Sale Price:	
Publicly Owned?	No		

Building Space

Total Space (square	112,885	Available Space (square feet):	112,885
Largest Contiguous Space (square feet):	112,885	Total Space Per Floor (square feet):	112,885
Contiguous to Floor (square feet):	112,885	Manufacturing Space (square feet):	
Warehouse Space (square feet):		Office Space (square feet):	
Other Space (square feet):		Minimum Space (square feet):	
Maximum Expansion Size (square feet):			

Building Specifications

Number of Floors:	1	Ceiling Height at Eaves (feet):	24
Ceiling Height at Center (feet):	24	Graded Expansion Pad?	No
Number of Dock Height Doors:		Number of Drive-In Doors:	1
Size of Drive-In Doors:	12' X 14'	Column Spacing:	40' X 50'
Bay Size:		Date Vacated:	
Recent Use:		New Build-to-suit	
Best Use:			

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Building Construction

Construction Type:		Tilt-up Masonry	
Roof Type:		Flooring Type:	Concrete
Floor Reinforced?	No	Floor Thickness	6.00
Construction Year:	2010	Year of Additions:	
Insulated?	No		
Office Heat:			
Manufacturing Heat:			
Warehouse Heat:			
Office Air Conditioning:			
Manufacturing Air Conditioning:			
Warehouse Air Conditioning:			

Site Specifications

Site Acreage:	4.00	Additional Acreage:	
Zoning:		M2	
Zoning Restrictions:		On-Site Parking:	Yes
Number of Parking Spaces:		Phase I Environmental Audit Available?	No
Phase II Environmental Audit Available?	No	U.S. Army Corps Certified Wetlands Study Available?	No
Brownfield?	No	Nature of Contamination:	

Utilities

Electric Power			
Primary Supplier:		Dominion Virginia Power	
Secondary Supplier:			
Voltage:	480/277	Phase:	3
Amps:		Redundant?	No
Natural Gas			
Supplier:		Virginia Natural Gas	
Distance (feet):	0	Line Size (inches):	
Pressure (psi):			
Public Water			
Provider:		Hanover County	
Distance (feet):	0	Line Size (inches):	
Well Capacity (gpd):		Total Capacity of Treatment Plant (gpd):	
Available Capacity to Site (gpd):		Water Tank Capacity (gallons):	
On-Site Treatment Plant?	No		

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Utilities

Public Sewer			
Provider:		Hanover County	
Distance (feet):	0	Line Size (inches):	
Septic Capacity (gpd):		Total Capacity of Treatment Plant (gpd):	
Available Capacity to Site (gpd):		On-Site Treatment Plant?	No
Telecommunications			
Primary Provider:		Verizon	
Other Providers:			
Distance to Fiber (feet):	0.00	Redundant Routes?	No
Wireless Broadband?	Yes	Sonet Ring?	No

Special Equipment/Features

Crane			
Number of Cranes:		Minimum Clearance Under Hook (feet):	
Minimum Crane Capacity (tons):		Maximum Crane Capacity (tons):	
Engineered Crane Capacity (tons):			
Food Processing			
Refrigeration Space Available?	No	Refrigeration space (square feet):	
Freezer Space Available?	No	Freezer Space (square feet):	
FDA Approved?	No	USDA Approved?	No
Clean Room			
Clean Room Available?	No	Clean Room Space (square feet):	
Classification:			
Lab Space			
Lab Type:		Lab Space (sq. ft.):	
Number of Labs:		Construction Year:	
Year of Additions:		Lease Rate:	
Additional Fit-Out Required?		Time Needed for Fit-Out:	
Most Recent Use:			
Existing Equipment:			
Call Center			
Call Center?	No	Call Center Space (square feet):	
Number of Workstations:		Plug & Play?	No
Data Center			
Data Center?	No	Data Center Space (square feet):	
Computer Room Available?	No		
Other Special Features			
Other Special Features Available:			

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Transportation

Rail

Primary Railroad:			
Secondary Railroad:			
Distance (feet):		Served by Rail?	No
Can Siding be Installed?	No		

Highway

Interstate:	I-95,	Miles to Interstate:	0.60
4-Lane Arterial:		Route 1 Washington Hwy	
Miles to 4-Lane:		1	
Access Provided by:	Lakeridge Parkway		

Air

Commercial Airport:		Richmond International Airport	
Distance (miles):	20.00	Runway length (feet):	9,003
General Aviation:		Hanover County Municipal Airport	
Distance (miles):	1.00	Runway Length (feet):	4,648

Waterway

Navigable Waterway?	No	Channel Depth (feet):	
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Seaports

Port of Richmond			
Distance to Port (miles):	19	Drive Time:	21min
Port of Virginia (Newport News Marine Terminals)			
Distance to Port (miles):	87	Drive Time:	1hr19min
Port of Virginia (Norfolk International Terminals)			
Distance to Port (miles):	97	Drive Time:	1hr29min
Port of Virginia (APM Terminals Virginia)			
Distance to Port (miles):	99	Drive Time:	1hr32min
Port of Virginia (Portsmouth Marine Terminal)			
Distance to Port (miles):	102	Drive Time:	1hr35min
Port of Virginia (Inland Port Front Royal)			
Distance to Port (miles):	118	Drive Time:	1hr53min

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Other Ports of Entry

Richmond-Petersburg			
Distance to Port (miles):	19	Drive Time:	20 minutes
Newport News			
Distance to Port (miles):	75	Drive Time:	1 hour 8 minutes
Norfolk			
Distance to Port (miles):	98	Drive Time:	1 hour 32 minutes

Comments

July 2009: CBC V is site plan approved but awaiting a major tenant for construction.