



**THALHIMER**

OFFICE/WAREHOUSE FOR LEASE  
**Crescent Business Center VI**  
Lakeridge Parkway | Hanover County, Virginia

COMING SOON



**20,000 - 54,801 SF Warehouse/Distribution/Manufacturing Space**

For more information, contact:

**SCOTT DOUGLAS, SIOR**

Senior Vice President

804 697 3422

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**GRAHAM STONEBURNER**

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Thalhimer Center  
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## OFFICE/WAREHOUSE FOR LEASE

# Crescent Business Center VI

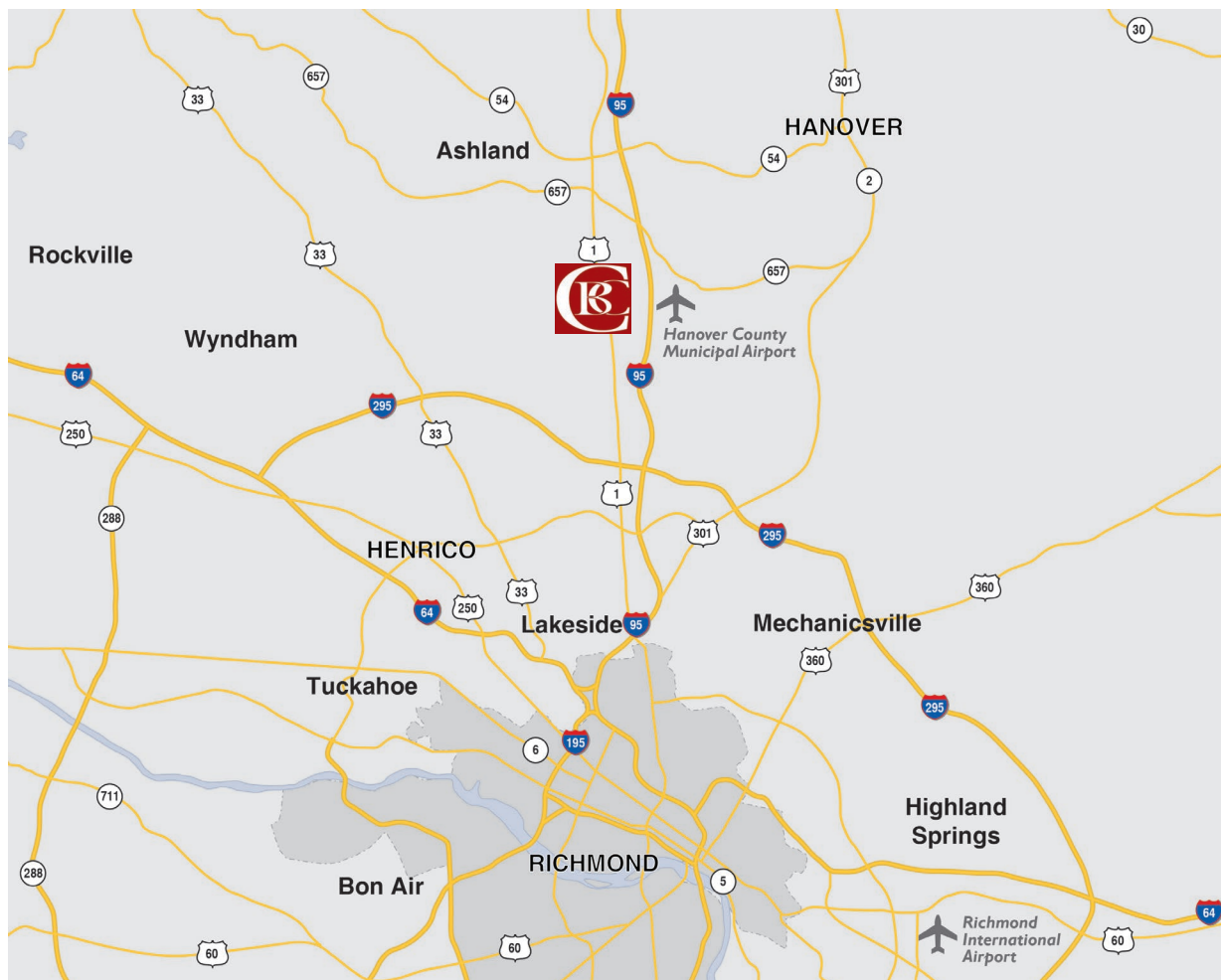
Lakeridge Parkway | Hanover County, Virginia

### Property Features

- 20,000 - 54,801 SF AVAILABLE
- Atlee/Elmont exit off I-95
- Class A distribution/flex facility
- 138' deep truck court
- 9' store front glass

### Building Features

Total Available	20,000 - 54,801 SF
Bays	Approximately 50' x 180'
Loading	Dock and drive-in
Sprinkler	ESFR (high capacity)
Ceiling Height	24' clear



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**To be Constructed | 54,800+ SF Office/Warehouse Structure**

Clear Height:	24'	Rear Wall Panels:	Knock out panels for future dock levelers (1) 5'-4" x 15' transom window per panel at rear wall, warehouse clerestory windows
Building Dimensions:	Depth Approximately 180' Length Approximately 296'	Side Elevation:	(3) 5' x 4'-6" knock out panels for future punched windows Concrete and EIFS detailing (consistent with Crescent Business Center)
Floor Slab:	6" of compacted stone 8 mil poly vapor barrier 6x6xW2.1xW2.1 welded wire fabric 4,000 PSI, 5" thick concrete with saw cut joints	Roof:	White Carlyle TPO (reduces utility costs) Polyisocyanurate Rigid Insulation board, R = 20
Structural Bays:	Typical column widths at increments of 40' front to back by 50' side by side	Roof Access:	One caged roof access ladder
Front Elevation:	Storefront entry alcoves (consistent with adjacent Crescent Building V)	Interior Riser Room:	For fire suppression system riser, domestic water rise, alarm panel, house panel, and telephone boards
Rear Loading Dock:	Pre-engineered 9' x 10' overhead doors, 24 gauge steel within a 12' x 14' knock-out panel for drive-in doors  One ramped drive-in 12' x 14' overhead doors at each end	Sprinkler:	Wet ESFR rated sprinkler system
Personnel Doors:	Galvanized steel stairs. Platforms covered by pre-finished metal awnings	Electric:	480/277, 3-phase, 4-wire high voltage to Building
Lighting:	LED warehouse lighting	Exterior:	8" concrete, architectural panels, poured on slab

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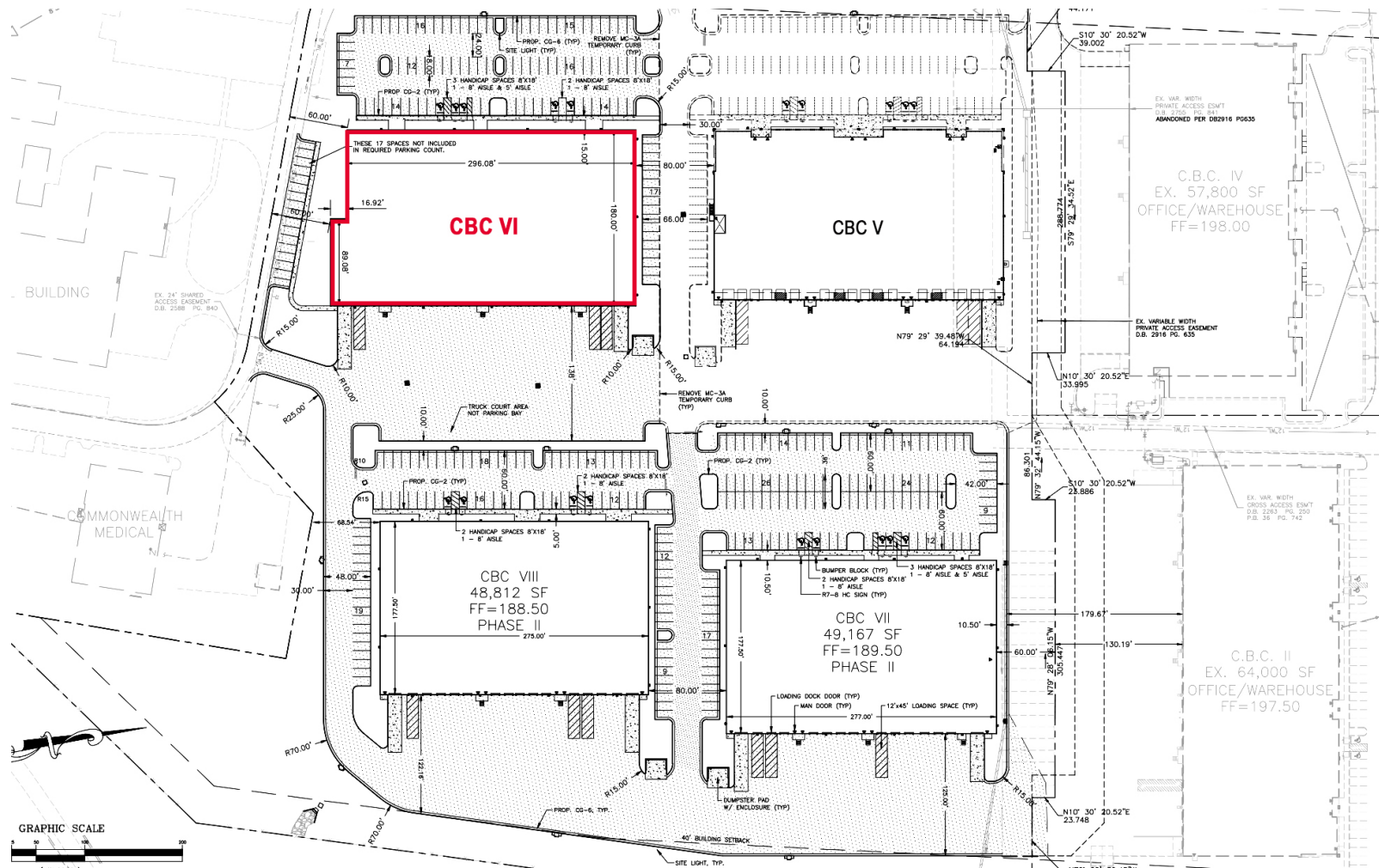


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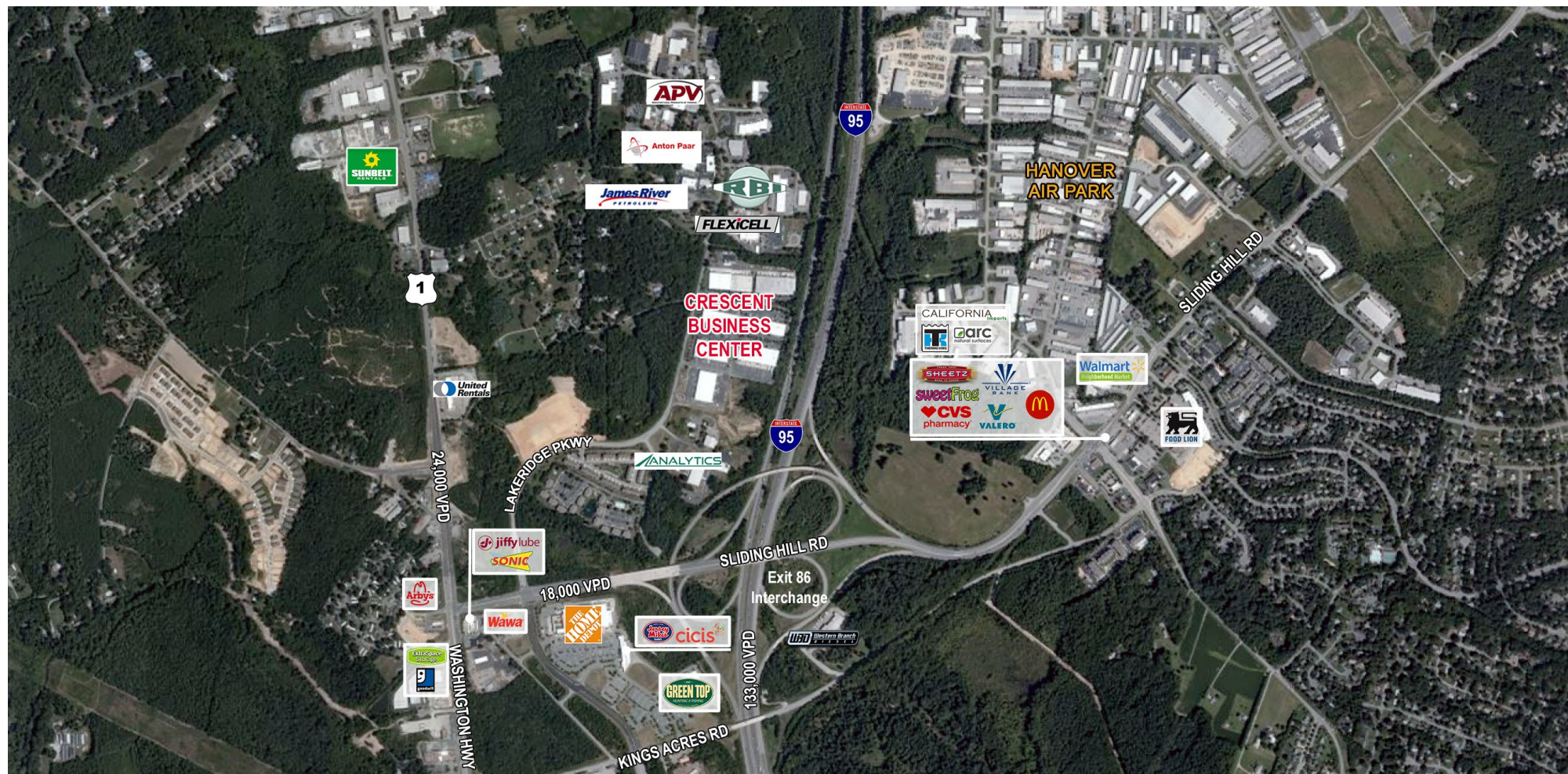


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