

Crescent Business Center VI

Lakeridge Parkway
Ashland, VA 23005



COMING SOON

Availability			
Total Building Space:	54,801 sq. ft. / 5,091.18 sq. m.	Total Available Space:	54801 sq. ft. /5,091 sq. m.
Max. Contiguous Space:	54,801 sq. ft. / 5,091.18 sq. m.	Min. Available Space:	20000
Lease:	Yes	Sale:	No
Multi-Tenant:	No	Recent Use:	New
Specifications			
No. of Floors:	1	LEED Certified:	No
Expansion Size:		Graded Expansion Pad:	No
Min. Ceiling Height:	24 ft.	Max. Ceiling Height:	24 ft.
No. of Dock Doors:		No. of Drive-In Doors:	2
Construction Type:	Tilt-up Masonry	Construction Year:	2021
Site Area:	23.355 acres	Zoning:	M-1
Utilities			
Electric Provider:	Dominion Energy		
Natural Gas Provider:	Virginia Natural Gas	Distance:	0 ft.
Water Provider:	Hanover County	Distance:	0 ft.
Sewer Provider:	Hanover County	Distance:	0 ft.
Fiber/Broadband Provider:	Comcast Business Communications	Distance:	0 ft.
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 95 /1.2 miles		
4-Lane Highway/Distance:	Sliding Hill Rd /0.6 miles		
International Airport:	Washington-Dulles International Airport /109.5 miles /97 minutes		
Commercial Airport:	Richmond International Airport /19.7 miles /21 minutes		
General Aviation Airport:	Hanover County Municipal Airport /3.1 miles /4 minutes		
Port of Virginia:	86.9 miles /76 min		
Port of Virginia (Inland Port):	19.6 miles / 22 min		
Rail Served :	No		



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Contact

Brandon, Turner
Hanover County
(804) 365-6459
bsturner@hanovervirginia.com

Comments

New flex space soon to be constructed in Crescent Business Center (delivery around January 2022), one of Hanover County's premier business locations. Located adjacent to I-95, with access via the Sliding Hill and Lewistown Road interchanges, this location provides unparalleled access to East Coast markets as well as the region's large and growing workforce. 54,801 s.f. is currently available (can be subdivided to 20,000 s.f.), with 24' ceilings, dock and drive-in doors, and 50'x180' bays.