

## OVERVIEW:

- One-story office/flex buildings with brick and glass facade
- Ceiling heights from 16' - 22' clear
- Buildings feature drive-in or dock loading
- M-1 zoning
- Ample parking
- Comcast and Verizon FIOS available
- 4 building office/service park totalling 182,983 SF

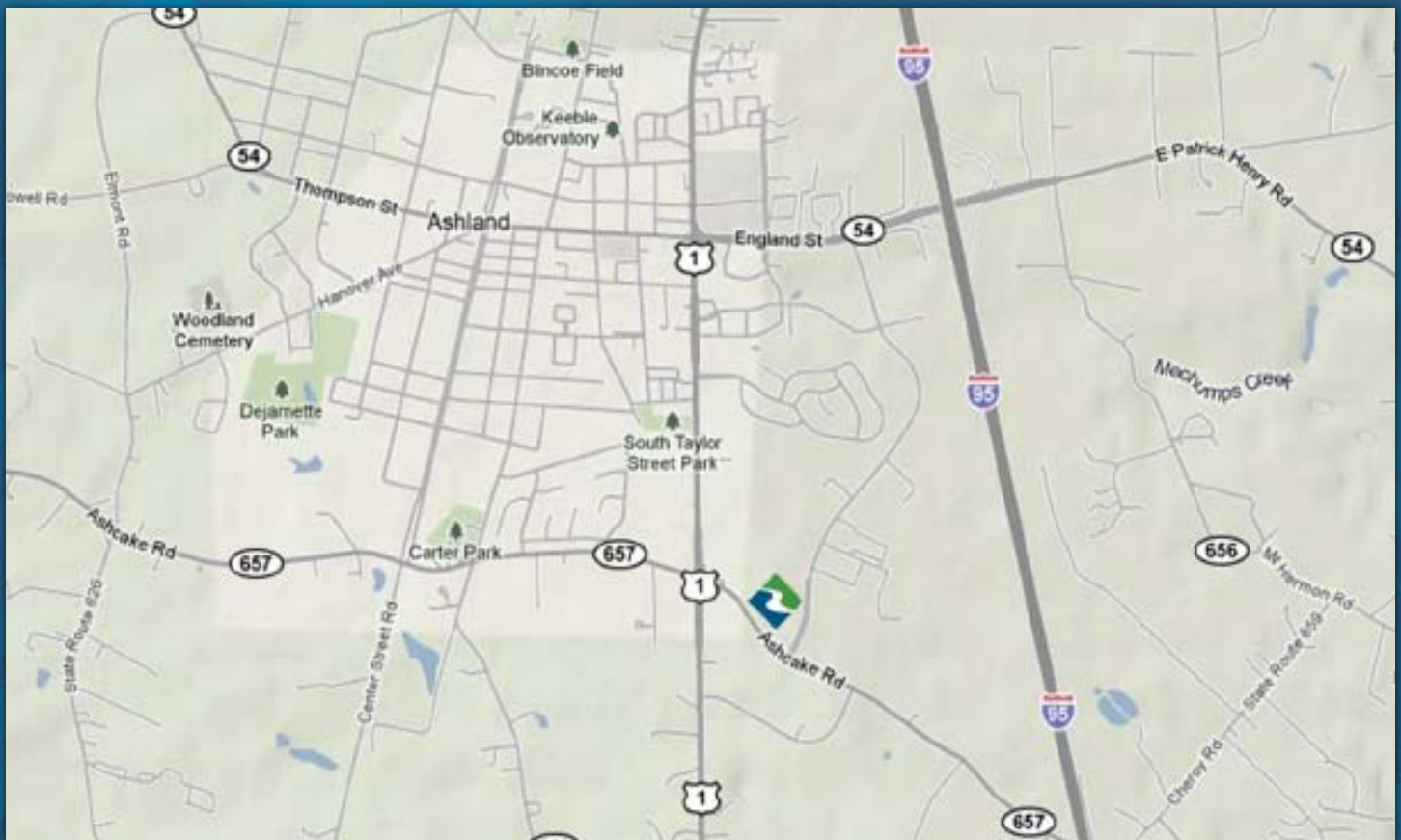
## LOCATION:

- Direct access to Route 1, I-95 & I-295
- Located adjacent to Virginia Center Commons Mall inclose proximity to restaurants, shops, hotels and banks



# Hanover Business Center

303-306 Ashcake Road  
340 Hill Carter Parkway  
Ashland, VA 23005



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## AVAILABLE SPACE

### :: 303 ASHCAKE ROAD

Suite 303-A	4,950 SF*
Suite 303-B/C/D	8,064 SF*
Suite 303-E	3,225 SF*
Suite 303-K	4,151 SF

\*Can combine Suites 303-A-E for 16,239 SF of contiguous space

### :: 305 ASHCAKE ROAD

Suite 305-D	5,043 SF	Fully conditioned, 100% warehouse
Suite 305-G-K	14,271 SF	Divisible to 4,000+/- SF

### :: 306 ASHCAKE ROAD

Suite 306-E	4,400 SF	Drive-in loading
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### :: 340 HILL CARTER PARKWAY

Suite 340-E	4,384 SF*	20% - 80% office to warehouse
Suite 340-G	4,023 SF*	
Suite 340-H	4,000 SF*	
Suite 340 I-J	8,811 SF*	

\*Can combine Suites 340-G-J for 16,834 SF of contiguous space

For leasing inquiries, please contact:

**JOHN CARPIN**

804.267.7216 • john.carpin@cbre.com

**MALCOLM RANDOLPH**

804.267.7208 • malcolm.randolph@cbre.com

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