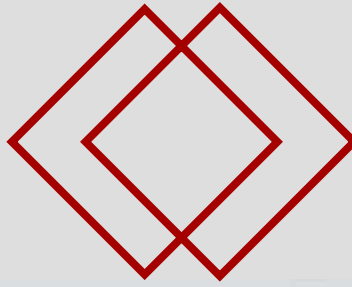


10383 Lakeridge Parkway  
Ashland, VA 23005



**LAKERIDGE**  
**LOGISTICS CENTER**



**DELIVERY SUMMER OF 2024**

**TWO 124,750 SF**  
**INDUSTRIAL DEVELOPMENT BUILDINGS**



# BUILDING SPECIFICATIONS



25,000 - 124,750 SF



32' clear ceilings



1.00/1,000 auto parking spaces



220' deep building



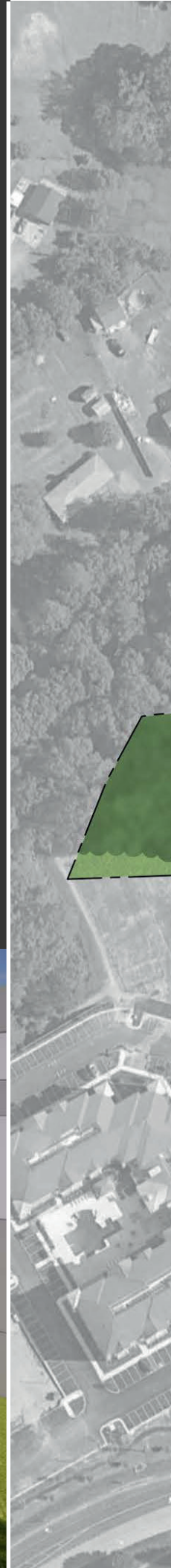
Typical bay 54' x 50'  
with 60' speed bay



31 dock doors



**LAKERIDGE**  
LOGISTICS CENTER



# SITE PLAN

**BUILDING 1:**  
124,750 SF LOT:  
10.64 ACRES

**BUILDING 2:**  
124,750 SF LOT:  
8.176 ACRES

Stony Bluff Drive

MARVIN LANE

PROPOSED PROPERTY LINE

Lakeridge Parkway

Stony Run Lane

Lakeridge Square Court

Lakeridge  
Green  
Drive

DGC

# NEARBY TENANTS



Washington Highway  
Distribution Center

Shred-it

Bondioli & Pavesi Inc,

James River  
Petroleum

RBI Cor

Anton Paar

Flexico

Curbell Plastics, Inc.  
Werres Corporation

**LAKERIDGE**  
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Electronic Systems, Inc.

Trane HV  
& Sup

Germaire Distributors

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**HANOVER COUNTY MUNICIPAL AIRPORT**

**Winding Brook Industrial Park**

**poration**

**ell Inc.**

**EMSCO**

**TruGreen Lawn Care**

**Precision Lawns**

**WAC Parts  
Supplies**

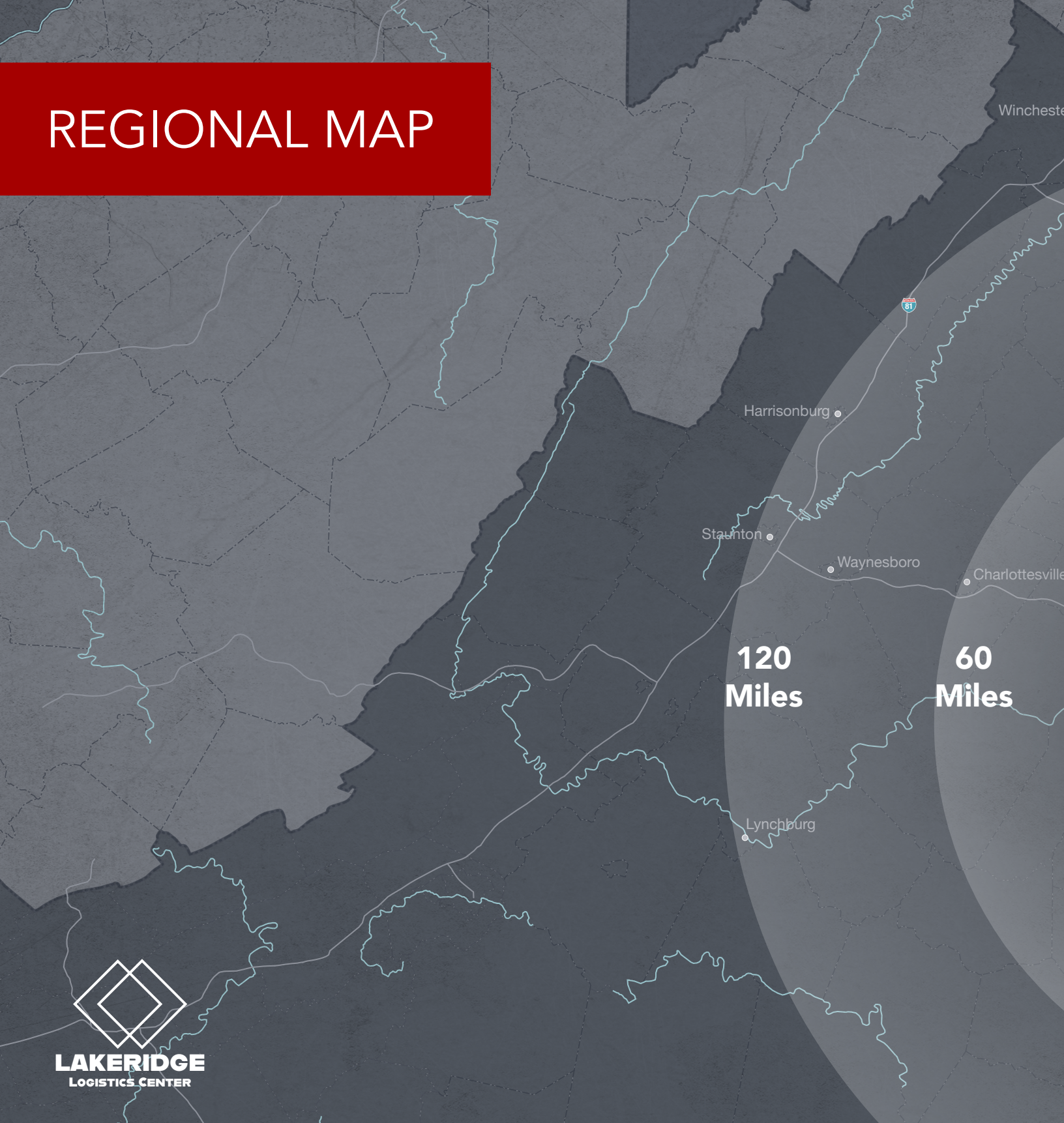
**Hanover County Municipal Airport Industrial Park**

- Hanover Manufacturing Corporation
- Commonwealth Truck & Fleet Services
- Nicely Brothers Distributors
- FedEx Ground
- James River Equipment
- Xylem – Richmond
- Fidelitone
- Fastenal
- Thermo King
- ABC Supply Co.2
- Nexus Energy Systems
- Rea Magnet Wire Co Inc
- Advanced Turf Solutions
- Eastern Controls, Inc
- California Imports LLC
- Architectural Surfaces
- Infilco Degremont Inc
- Walmart
- BC Wood Products
- SON Metal Fab
- Atlantech Distribution
- Holmes Trailers
- Pennsylvania Steel
- Nicely Brothers Distributors
- Commonwealth Truck & Fleet Services
- Hanover Manufacturing Corporation

**3.5 Miles Away**

- Anixter
- Winebow
- Fidelitone
- Ferguson
- Mygrant Glass
- Pitney Bowes
- Iconex
- Amazon
- Lansing Building Products
- Appalacian Insulation Supply of VA
- Packaging Systems & Supplies, Inc.
- Northlake II Industrial Park
- Owens & Minor
- The Home Depot
- MSI
- Pratt Industries
- Produce Source Partners
- RRS FoodService
- Nefco
- Lutron
- Amerisource Bergen

# REGIONAL MAP



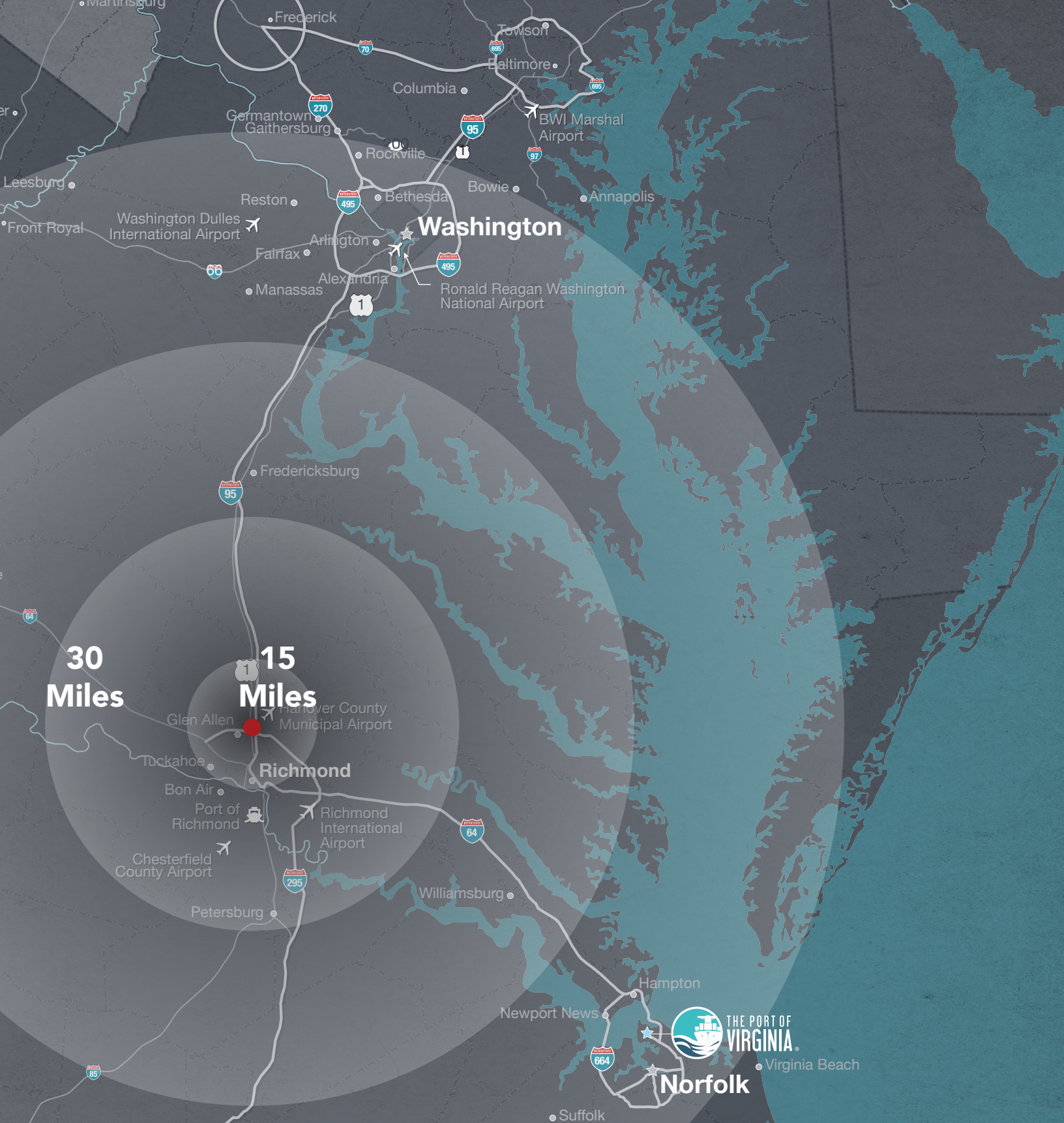
## KEY DISTANCES



13 miles to  
Downtown  
Richmond Virginia

20 miles to  
Richmond  
International Airport

21 miles to  
Port of  
Richmond

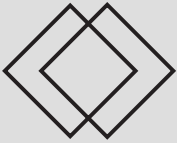


85 miles  
to Port of  
Virginia

97 miles  
to  
Washington, DC

100 miles  
to  
Norfolk, VA

104 miles to  
Dulles  
International Airport



**LAKERIDGE**  
LOGISTICS CENTER



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QR code  
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information

[LakeridgeLogisticsCenter.com](http://LakeridgeLogisticsCenter.com)

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**WIGEON**  
CAPITAL

