



# LEWISTOWN

## LOGISTICS CENTER

11517 Lakeridge Parkway | Ashland, VA 23005

Space Available 149,460 - 552,587 SF

NEW 552,587 SF CLASS A  
CROSS DOCK DISTRIBUTION/  
MANUFACTURING FACILITY

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For Lease

2/2024 DELIVERY







# Building Specifications

SQUARE FOOTAGE	552,587 SF
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50 '
AUTO PARKING	155 Designated Spaces
TRAILER PARKING	184 Designated Spaces
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL STEEL	Tube Steel Columns & Joists
SLAB CONSTRUCTION	8" Unreinforced Concrete Slab
ZONING	M-2
VAPOR BARRIER	Vapor Barrier Under Office Areas

FIRE PROTECTION	ESFR
ROOF	TPO Roof With R-30 Insulation
DOCK DOORS	60 (9'-0" x 10'0") Dock Doors, All with 30K Rite Hite Levelers (RHM-4000) and Arbon Vehicle Restraints (GRH-700) 42 Knockouts
DRIVE INS	4 Designated Drive-In Doors
SPEED BAY	60' Speed Bay At First Column Line From West And East Dock
LIGHTING	LED Lighting, 30' Candles
POWER	Separate meters for the house panel and fire pump
VENTILATION	5' X 5' Ventilation Intake Louvers (East Wall) Ventilation Outlet With Rain Hood (West Wall)
WATER	4" line serves the building, 1.5" meter
SANITARY SEWER	Three 6" sewer laterals





# South Suite Specifications

SQUARE FOOTAGE	149,460 SF Total 2,500 SF Office
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50 '
AUTO PARKING	92 Designated Spaces
TRAILER PARKING	54 Designated Spaces
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL STEEL	Tube Steel Columns & Joists
SLAB CONSTRUCTION	8" Unreinforced Concrete Slab
ZONING	M-2
VAPOR BARRIER	Vapor Barrier Under Office Areas

FIRE PROTECTION	ESFR
ROOF	TPO Roof With R-30 Insulation
DOCK DOORS	15 Docks with 10 30K Rite Hite Levelers
DRIVE INS	2 Designated Drive-In Doors
SPEED BAY	60' Speed Bay At First Column Line From West And East Dock
LIGHTING	LED Lighting, 30' Candles
POWER	800A Service
VENTILATION	5' X 5' Ventilation Intake Louvers (East Wall) Ventilation Outlet With Rain Hood (West Wall)
WATER	4" line serves the building, 1.5" meter
SANITARY SEWER	Three 6" sewer laterals
GAS	Two 2" lines servicing the area



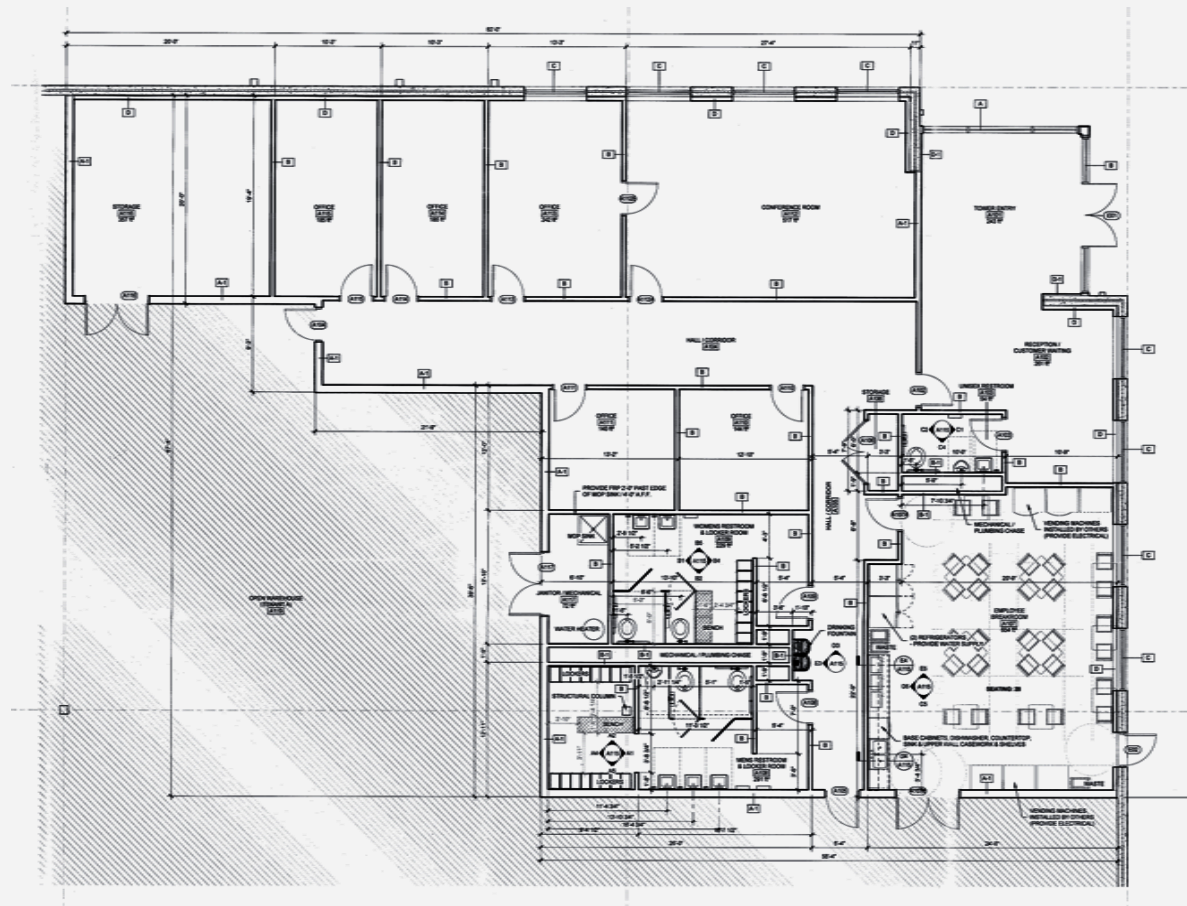


# North Suite Specifications

SQUARE FOOTAGE	403,127 Total SF 4,700 SF Office 3,750 SF Maintenance Room
TOTAL SITE AREA	43.5 AC
CEILING HEIGHT	40' Clear Height
COLUMN SPACING	54' x 50'
AUTO PARKING	63 Designated Spaces
TRAILER PARKING	130 Designated Spaces
EXTERIOR WALLS	Concrete Wall Panels
STRUCTURAL STEEL	Tube Steel Columns & Joists
SLAB CONSTRUCTION	8" Unreinforced Concrete Slab
ZONING	M-2
VAPOR BARRIER	Vapor Barrier Under Office Areas

FIRE PROTECTION	ESFR
ROOF	TPO Roof With R-30 Insulation
DOCK DOORS	45 Docks with 30K Rite Hite Levelers + 42 Knockouts
DRIVE INS	2 Designated Drive-In Doors
SPEED BAY	60' Speed Bay At First Column Line From West And East Dock
LIGHTING	LED Lighting, 30' Candles
POWER	1,200A Service
VENTILATION	5' X 5' Ventilation Intake Louvers (East Wall) Ventilation Outlet With Rain Hood (West Wall)
WATER	4" line serves the building, 1.5" meter
SANITARY SEWER	Three 6" sewer laterals
GAS	Two 2" lines servicing the area

## SOUTH SUITE





**Building Site Plan**

**149,460 SF Total**  
**2,500 SF Office**

**403,127 Total SF**  
**4,700 SF Office**  
**3,750 SF Maintenance Room**

**DISTRIBUTION FACILITY**  
352,967 SF (TOTAL)  
7,500 SF (OFFICE)  
345,000 SF (UNPROCESSED)  
150 SPACES REQUIRED  
155 SPACES PROVIDED

**Potential Future Parking Area**

LAKERIDGE PARKWAY

INTERSTATE 95

HORIZONTAL  
1 inch = 80 feet

**Building Site Plan**

**149,460 SF Total**  
**2,500 SF Office**

**403,127 Total SF**  
**4,700 SF Office**  
**3,750 SF Maintenance Room**

**DISTRIBUTION FACILITY**  
352,967 SF (TOTAL)  
7,500 SF (OFFICE)  
345,000 SF (UNPROCESSED)  
150 SPACES REQUIRED  
155 SPACES PROVIDED

**Potential Future Parking Area**

LAKERIDGE PARKWAY

INTERSTATE 95

HORIZONTAL  
1 inch = 80 feet

**Building Site Plan**

**149,460 SF Total**  
**2,500 SF Office**

**403,127 Total SF**  
**4,700 SF Office**  
**3,750 SF Maintenance Room**

**DISTRIBUTION FACILITY**  
352,967 SF (TOTAL)  
7,500 SF (OFFICE)  
345,000 SF (UNPROCESSED)  
150 SPACES REQUIRED  
155 SPACES PROVIDED

**Potential Future Parking Area**

LAKERIDGE PARKWAY

INTERSTATE 95

HORIZONTAL  
1 inch = 80 feet



# Building Cross-Section

TPO ROOF WITH R-30 INSULATION

ESFR FOR PROTECTION OF  
CLASS I-IV COMMODITIES

POLYISOCYANURATE ROOF  
INSULATION

TUBE STEEL COLUMNS  
AND JOISTS SUPPORTING  
ROOF DECK

40' CLEAR  
HEIGHT CEILING

VENTILATION OUTLET  
WITH RAIN HOOD  
(WEST WALL)

TYPICAL BAY SPACING (54' X 50')  
WITH 60' SPEED BAY

60' SPEED BAY AT FIRST COLUMN  
LINE FROM WEST AND EAST DOCK

8" UN REINFORCED CONCRETE FLOOR (4000 PSI)

VAPOR BARRIER UNDER OFFICE AREAS

GRAVEL BASE WITH COMPACTED EARTH FILL

5' X 5' VENTILATION INTAKE  
LOUVERS (EAST WALL)

HIGH PARAPET WALL

CONCRETE WALL PANELS

CLERESTORY ALUMINUM  
FRAME WINDOWS (5' X 5')

(4) 12'-0" X 14'-0"  
SECTIONAL  
OVERHEAD  
DOORS

EXIT MAN DOORS

RAMP UP TO DRIVE-IN  
BAY ACCESS

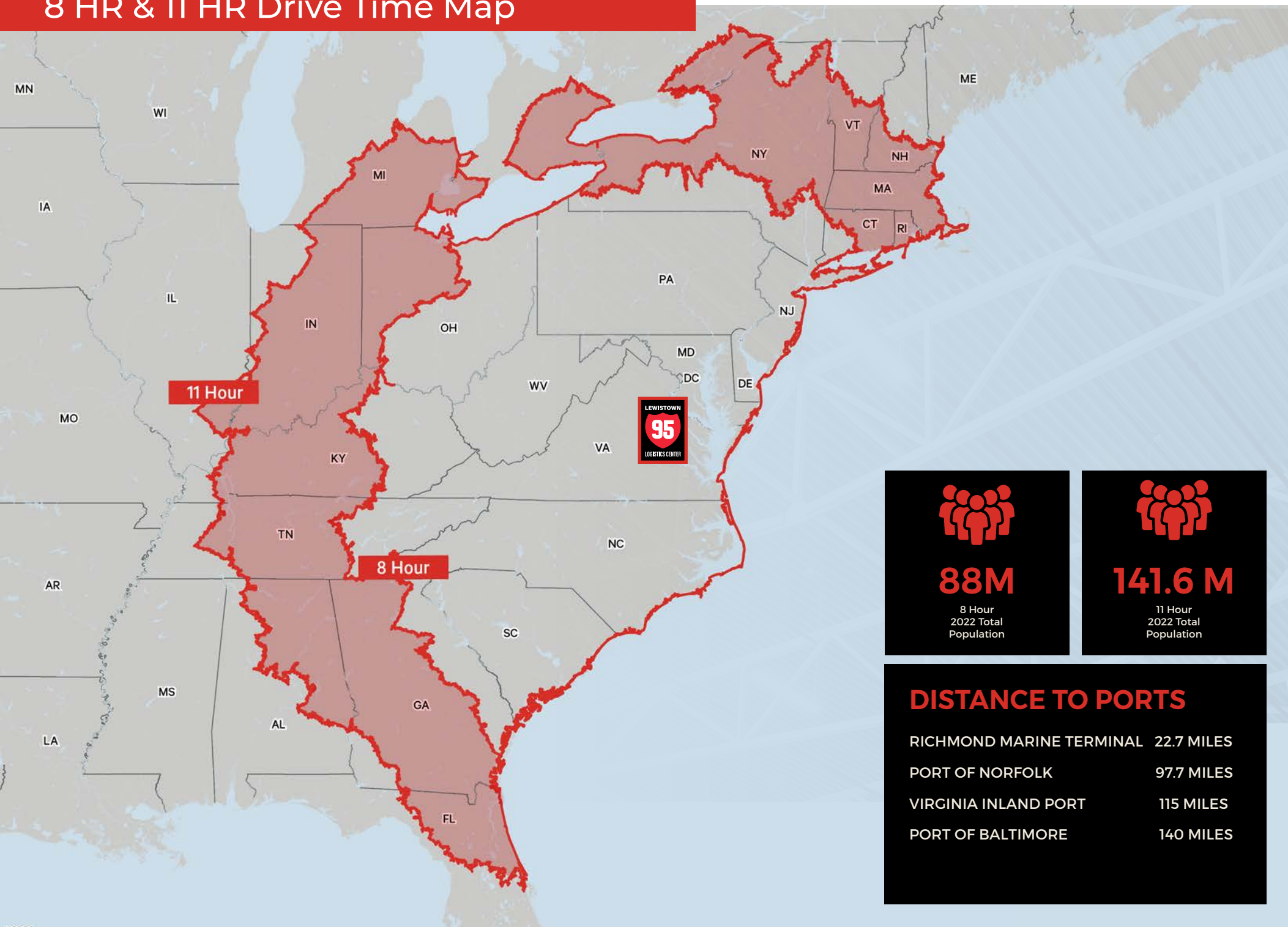
60' CONCRETE DOCK APRON  
WITH 75' HEAVY DUTY  
ASPHALT DRIVE

(60) 9'-0" X 10'-0" DOCK DOORS, DOCK & LEVELERS,  
+ (40) KNOCKOUTS

VAPOR BARRIER UNDER OFFICE AREAS



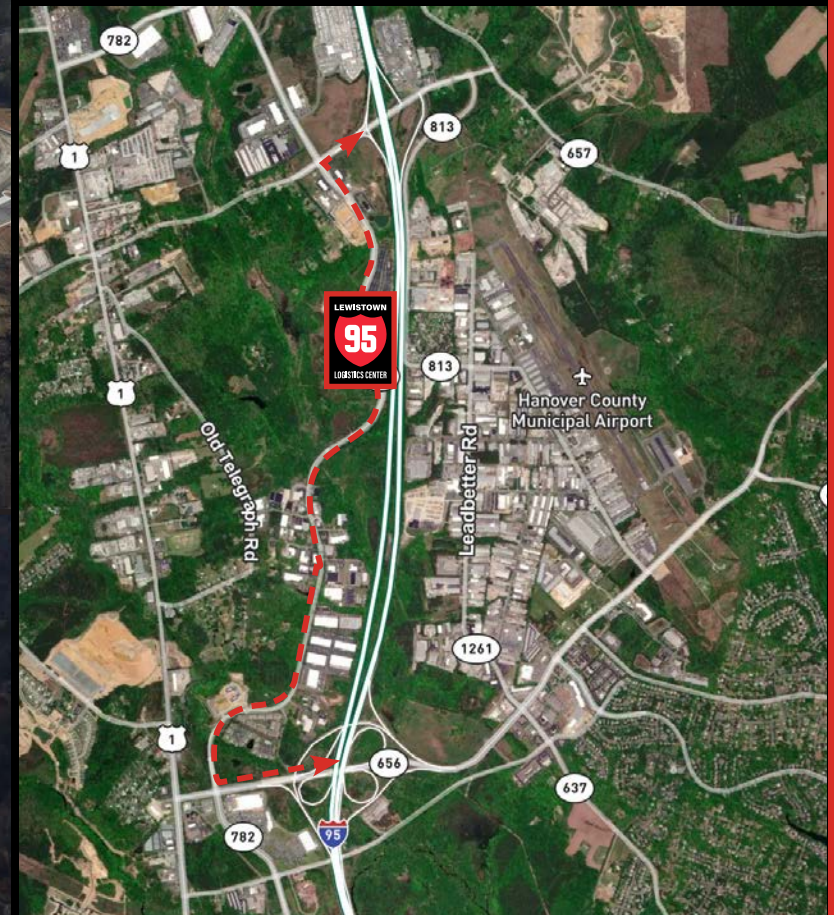
# 8 HR & 11 HR Drive Time Map







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**For Lease**

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