

# Northlake 95

N. Lakeridge Parkway and Route 1  
Ashland, VA 23005



## Availability

Total Building Space:	238,000 sq. ft. / 22,110.92 sq. m.	Total Available Space:	238000 sq. ft. / 22,111 sq. m.
Maximum Contiguous Space:	238,000 sq. ft. / 22,110.92 sq. m.	Minimum Available Space:	44520
Lease:	Yes	Sale:	No
Multi-Tenant:	No	Recent Use:	New

## Specifications

Number of Floors:	1	LEED Certified:	No
Expansion Size:		Graded Expansion Pad:	No
Minimum Ceiling Height:	32 ft.	Maximum Ceiling Height:	32 ft.
Number of Dock Doors:	47	Number of Drive-In Doors:	2
Construction Type:	Tilt-up Masonry	Construction Year:	2019
Site Area:	30 acres	Zoning:	M2

## 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.

## Transportation

Interstate/Distance:	Interstate 95 / 1.6 miles
4-Lane Highway/Distance:	U.S. Highway 1 / 0.1 miles
International Airport:	Washington-Dulles International Airport / 107.6 miles / 98 minutes
Commercial Airport:	Richmond International Airport / 22.0 miles / 25 minutes
General Aviation Airport:	Hanover County Municipal Airport / 3.5 miles / 6 minutes
Port of Virginia:	89.2 miles / 81 min
Port of Virginia (Inland Port):	22.3 miles / 26 min
Rail Served :	No



# Northlake 95

N. Lakeridge Parkway and Route 1  
Ashland, VA 23005

---

## Contact

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

---

## Comments

New speculative development set to begin construction in 2019, with delivery to the market in Q2 2020. Located in the fast growing Northlake corridor with quick access to U.S. Highway 1, I-295, and I-95.