

# Northlake Distribution Center

North Lakeridge Parkway  
Ashland, VA 23005



| Availability                    |  |                        |                               |
|---------------------------------|--|------------------------|-------------------------------|
| Total Building Space:           | 110,000 sq. ft. / 10,219.33 sq. m.                                 | Total Available Space: | 69,487 sq. ft. / 6,456 sq. m. |
| Max. Contiguous Space:          | 69,487 sq. ft. / 6,455.55 sq. m.                                   | Min. Available Space:  | 34,925                        |
| 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:            | 32 ft.   | Max. Ceiling Height:   | 32 ft.                        |
| No. of Dock Doors:              |  | No. of Drive-In Doors: |                               |
| Construction Type:              | Tilt-up Masonry  | Construction Year:     | 2021                          |
| Site Area:                      | 14.43 acres  | Zoning:                | M-2                           |
| 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 / 0.8 miles  |                        |                               |
| 4-Lane Highway/Distance:        | U.S. Highway 1 / 0.9 miles   |                        |                               |
| International Airport:          | Washington-Dulles International Airport / 106.8 miles / 95 minutes |                        |                               |
| Commercial Airport:             | Richmond International Airport / 21.7 miles / 24 minutes           |                        |                               |
| General Aviation Airport:       | Hanover County Municipal Airport / 2.8 miles / 4 minutes           |                        |                               |
| Port of Virginia:               | 89.0 miles / 78 min  |                        |                               |
| Port of Virginia (Inland Port): | 21.9 miles / 24 min  |                        |                               |
| Rail Served :                   | No   |                        |                               |



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## Contact

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## Comments

New flex space coming on the market in early 2022 on one of the last vacant tracts of land in Hanover County's highly sought after Northlake industrial area! 69,847 s.f. of space is available for lease (can be subdivided into two 34,925 s.f. units), with 32' ceilings, 7" concrete slab, 88 parking spaces, and with drive-in and dock doors available. The property is zoned M-2, which allows for a variety of uses including warehousing/logistics, light manufacturing, and assembly operations. Less than one mile to I-95, this location provides outstanding proximity to all East Coast markets, the Richmond region's growing workforce, and commercial amenities in Winding Brook, the Town of Ashland, and Virginia Center Commons.