

Winding Brook Industrial Center

11555 Lakeridge Parkway
Ashland, VA 23005



Availability

Total Building Space:	720,000 sq. ft. / 66,890.19 sq. m.	Total Available Space:	720000 sq. ft. /66,890 sq. m.
Maximum Contiguous Space:	500,000 sq. ft. / 46,451.52 sq. m.	Minimum Available Space:	36000
Lease:	Yes	Sale:	Yes
Multi-Tenant:	No	Recent Use:	Flex Space

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:	10	Number of Drive-In Doors:	4
Construction Type:	Tilt-up Masonry	Construction Year:	2020
Site Area:	49 acres	Zoning:	M-2

Utilities

Electric Provider:	Dominion Energy		
Natural Gas Provider:	Virginia Natural Gas	Distance:	0 ft.
Water Provider:	Hanover County/Town of Ashland	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 /1.0 miles
4-Lane Highway/Distance:	U.S. Highway 1 /1.4 miles
International Airport:	Washington-Dulles International Airport /107.0 miles /96 minutes
Commercial Airport:	Richmond International Airport /21.2 miles /23 minutes
General Aviation Airport:	Hanover County Municipal Airport /2.9 miles /5 minutes
Port of Virginia:	88.5 miles /79 min
Port of Virginia (Inland Port):	21.1 miles / 24 min
Rail Served :	No



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Contact

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Comments

Outstanding space coming on the market in Q3 2020! Up to 720,000 s.f. of total space available, with Phase one will consist of a 100,000 s.f. building with 32' ceilings; additional phases will consist of up to 3 buildings with an additional 620,000 s.f. +/- of flex space. This property is located less than a mile to the I-95/Lewistown interchange, and is adjacent to numerous shopping and living amenities. The location also provides quick access to Richmond International Airport and the Port of Richmond.