

RICHMOND MSA

Crescent Business Center

±200,000 Total SF Light Industrial Facility
Immediate I-95 Access
Building Sizes: 32,400 - 72,000 SF

Buildings 6-9 (Proposed)
Lakeridge Parkway
Ashland, VA 23005



Park Overview

LIGHT INDUSTRIAL

- Located along I-95 at Lakeridge Parkway interchange, 5 miles from I-295, 9 miles from I-64
- Superior access to Richmond and Norfolk (sixth largest port in U.S.)
- 25 minutes to downtown, Richmond International Airport & Innsbrook
- Adjacent to Lakeridge Parkway interchange
- Fiber optic line in Lakeridge Parkway
- Plentiful parking
- Convenient to restaurants & regional mall

TOTAL SF 199,300 SF

NO. OF BUILDINGS 4

CLEAR HEIGHT 20' - 24'

LOADING Docks & drive-ins

ZONING M-1

POWER 277/480





CRESCENT BUSINESS CENTER

Buildings 6 - 9

Site Plan

PROPOSED	TOTAL SF	CLEAR HEIGHT
Building 6	72,000 SF	24'
Building 7	32,400 SF	20'
Building 8	39,600 SF	20'
Building 9	55,300 SF	24'



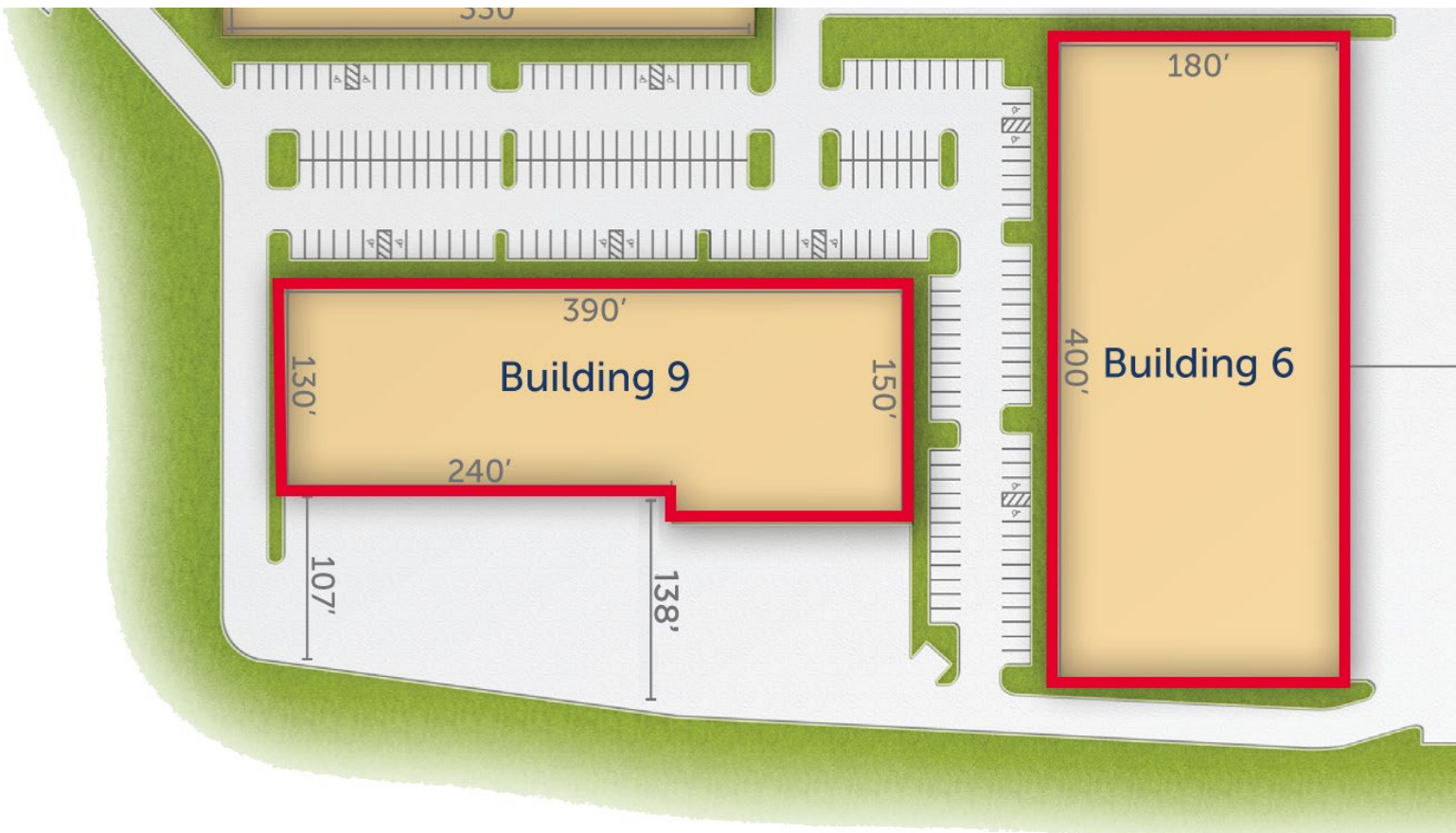
CRESCENT BUSINESS CENTER

Buildings 6 and 9

Site Plan

Building 6	
Total SF	72,000 SF
Clear Height	24' Clear
Parking Ratio	1:1000
Docks	16 - 9 x 10
Drive-ins	2
Power Service	2000 amp 480 volt 3 phase service
Truck Court Depth	180'
Column Spacing	40' x 45' (typ. bay size 5,200 or 6,000 SF)

Building 9	
Total SF	55,300 SF
Clear Height	24' Clear
Parking Ratio	1:1000
Docks	16 - 9 x 10
Drive-ins	2
Power Service	2000 amp 480 volt 3 phase service
Truck Court Depth	108' - 138'
Column Spacing	40' x 45' (typ. bay size 7,200 SF)



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Buildings 7 and 8

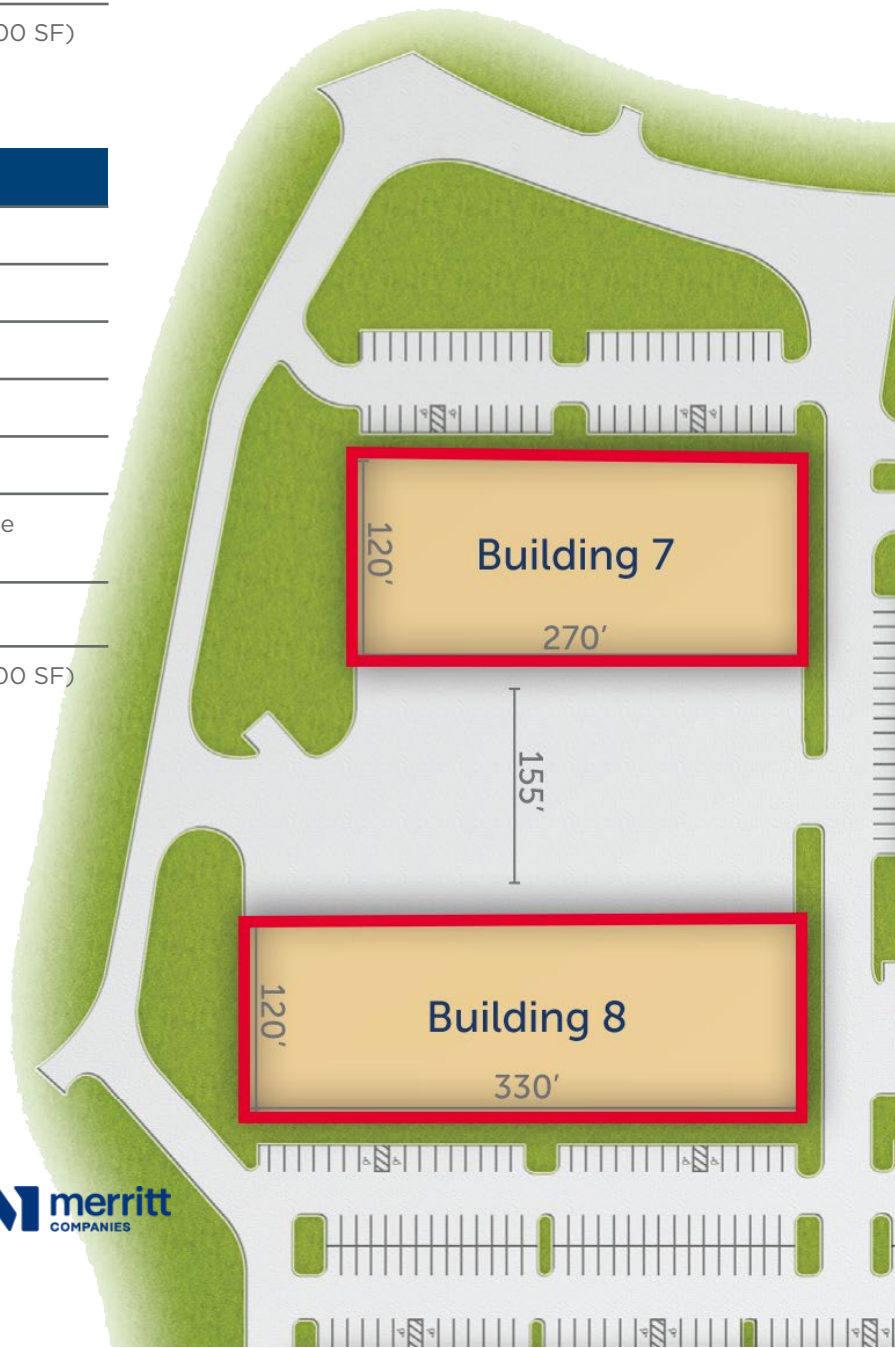
Site Plan

Building 7

Total SF	32,400 SF
Clear Height	20' Clear
Parking Spaces	52
Docks	9 - 9 x 10
Drive-ins	Can be ramped
Power Service	1600 amp 208 volt 3 phase service
Truck Court Depth	155'
Column Spacing	30'x40' (typ. bay size 3,600 SF)

Building 8

Total SF	39,600 FS
Clear Height	20' Clear
Parking Spaces	62
Docks	11 - 9 x 10
Drive-ins	Can be ramped
Power Service	1600 amp 208 volt 3 phase service
Truck Court Depth	155'
Column Spacing	30'x40' (typ. bay size 3,600 SF)





Crescent Business Center



CUSHMAN & WAKEFIELD

THALHIMER

merritt PROPERTIES



CRESCENT BUSINESS CENTER



1.8 MILES TO I-95

5.0 MILES TO I-295

PREMIER LOCATION & ACCESSIBILITY

Crescent Business Center is positioned in a premier location, adjacent to Interstate 95.

 **INTERSTATE 95** 1.8 MILES

 **INTERSTATE 295** 5.0 MILES

 **INTERSTATE 64** 9.0 MILES

RICHMOND INTERNATIONAL AIRPORT - 21 MILES

RICHMOND CBD - 13.9 MILES

Crescent Business Center

DEMOGRAPHICS

(20 MILE RADIUS)



POPULATION WITHIN 150 MILES
30,890,812



AVERAGE HOUSEHOLD INCOME
\$111,393



TOTAL BUSINESSES
1,061,983



UNEMPLOYMENT RATE
2.9%



EDUCATION ATTAINMENT

HIGH SCHOOL	17.7%
ASSOC. DEGREE	7.0%
BACH. DEGREE	30.2%
GRAD. DEGREE	20.0%

DISTANCE	POPULATION
1 Hr 45 Min	4.5M
3 Hr 30 Min	14.2M
5 Hr	17.94M



Crescent Business Center

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THALHIMER



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