



**WINDING BROOK
INDUSTRIAL PARK**
11555 Lakeridge Pkwy
Ashland, VA 23005

AVAILABLE FOR SALE OR LEASE

SITE FEATURES

- Up to 720,000 SF of modern distribution / warehouse space on approximately 53 acres
- 55% of the US population is within a one-day drive
- Excellent access to East Coast markets via I-95
- Zoned M-2 in business-friendly Hanover County
- Dock and drive-in door loading
- Abundant trailer drops and car parking



**100,000 S.F. OF SPECULATIVE INDUSTRIAL DEVELOPMENT
DELIVERING IN Q3 OF 2020**



BUILDING A FEATURES

- 100,000 SF of modern warehouse space delivering Q3 2020
- 500' x 200' building dimensions
- Office to suit
- 32' clear ceilings
- 50'x50' bay spacing with 60' at the dock bay
- Precast insulated concrete exterior wall panels
- ESFR sprinkler
- LED lighting
- 22 trailer drops
- 120 car parking lot
- 10 docks, 4 drive-in docks
- 6" concrete slab



SITE PLAN



Washington D.C.	95 miles
Philadelphia, PA	241 miles
Cincinnati, OH	516 miles
New York, NY	328 miles
Charlotte, NC	306 miles

Louisville, KY	564 miles
Nashville, TN	616 miles
Jacksonville, FL	613 miles
Boston, MA	542 miles
St. Louis, MI	824 miles

Port of Virginia	97 miles
Richmond Marine Terminal	22 miles
Richmond International Airport	23 miles





DEMOGRAPHICS



2019
POPULATION

95,569
7-MILE

246,268
10-MILE

563,410
15-MILE



2019
HOUSEHOLDS

36,543
7-MILE

98,346
10-MILE

238,072
15-MILE

WINDING BROOK INDUSTRIAL PARK | 11550 LAKERIDGE PKWY



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