

INDUSTRIAL FOR LEASE
10223 TIMBER RIDGE DRIVE
HANOVER COUNTY, VIRGINIA (ASHLAND) 23005



 CUSHMAN & WAKEFIELD | **THALHIMER**

18,940 SF AVAILABLE
OFFICE/WAREHOUSE BUILDING

Available
January 2026

PROPERTY FEATURES



18,940 SF
TOTAL BUILDING SIZE



LOCATION
GREAT INTERSTATE ACCESS
I-95 NORTH CORRIDOR
1.4 MILES TO INTERSTATE



15'
CEILING HEIGHT



LOADING
3 DOCK DOORS
1 DRIVE-IN (12' X 14')



FEATURES
15 PARKING SPACES
FRONT-LOAD BUILDING



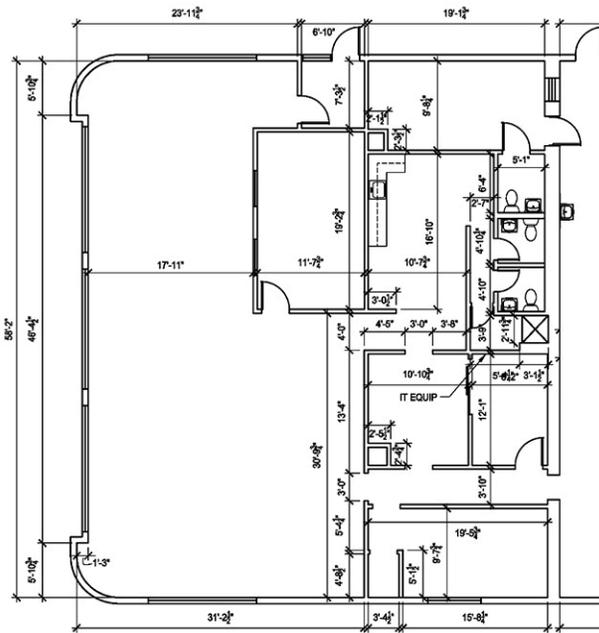
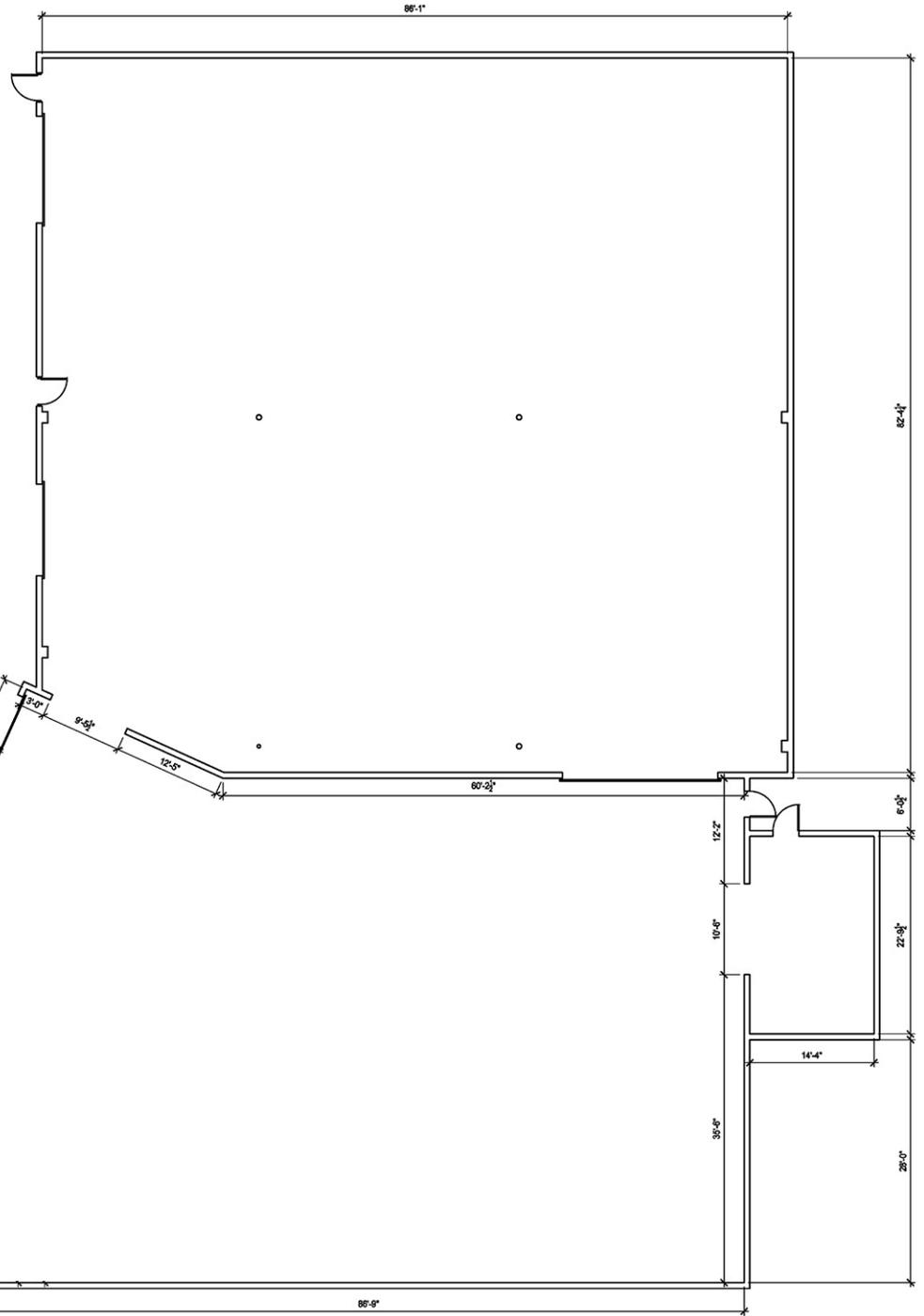
M-2
ZONING



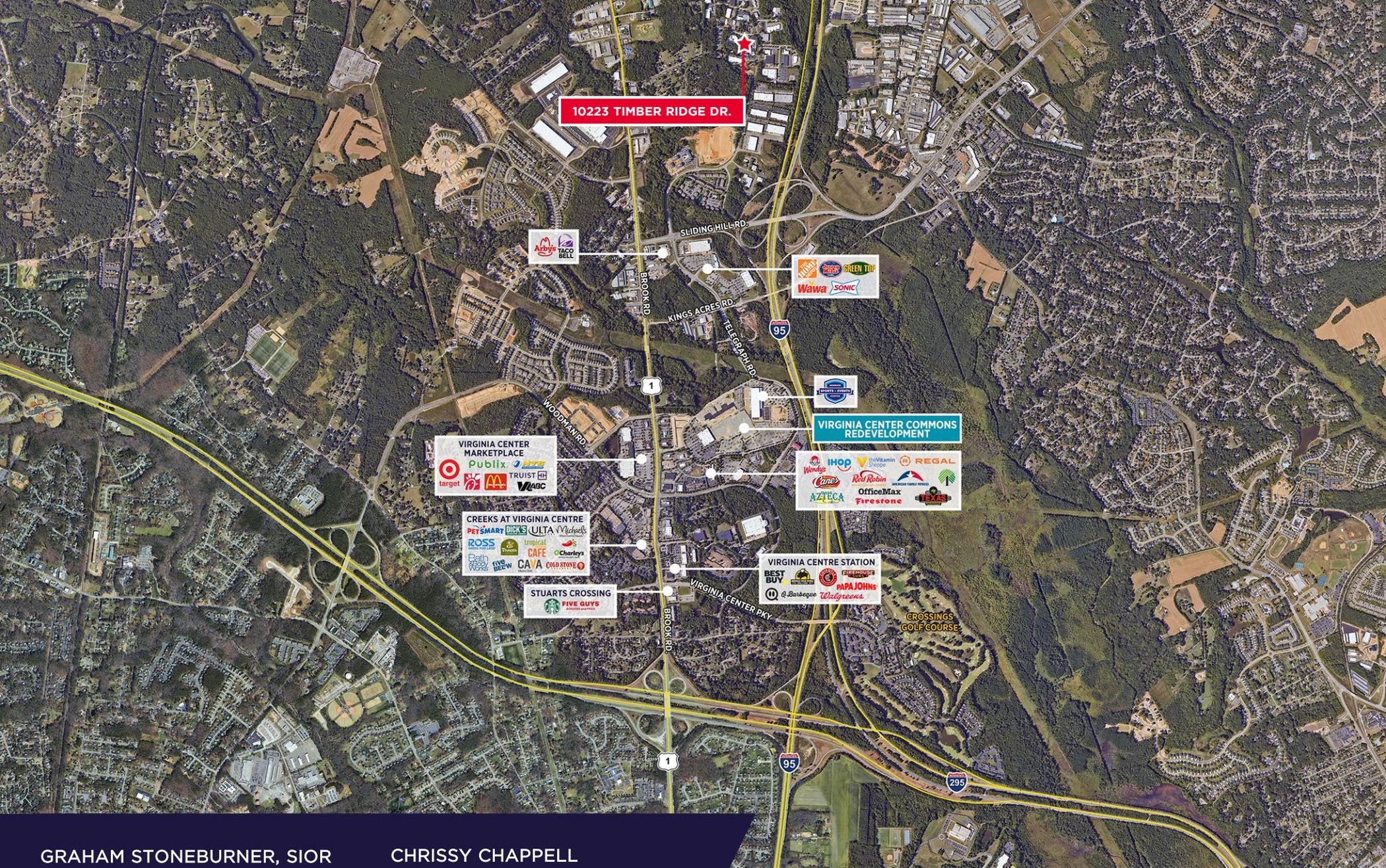
TIMING
JANUARY 1, 2026



PROPERTY SITE PLAN



1 EXISTING CONDITIONS PLAN
FP-1 SCALE: 1/8" = 1'-0"



10223 TIMBER RIDGE DR.

Arby's
Taco Bell

Wawa
SONIC
GREEN TOP

VIRGINIA CENTER MARKETPLACE
Target
Publix
Wendy's
McDonald's
TRUIST
WALGREEN

CVS
Pharmacy

VIRGINIA CENTER COMMONS REDEVELOPMENT

IHOP
Wendy's
AZTECA
OfficeMax
Firestone
REGAL
Texas
Dentistry

CREEKS AT VIRGINIA CENTRE
PET SMART
ROSS
Tropical CAFE
Charleys
CAVA
CROSS STONE

VIRGINIA CENTRE STATION
BEST BUY
PAPA JOHN'S
WALGREENS

STUARTS CROSSING
FIVE GUYS

CROSSINGS GOLF COURSE

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