

RICHMOND MSA

Crescent Business Center

±200,000 Total SF Light Industrial Expansion
Immediate I-95 Access
Building Sizes: 32,400 - 72,000 SF (Will Demise)

Buildings 6-9 (Proposed)

* Buildings 6-7 Under Construction - To be Delivered Summer 2025

Lakeridge Parkway
Hanover County, VA 23005



CUSHMAN &
WAKEFIELD

THALHIMER

 **merritt**
PROPERTIES

Park Overview

LIGHT INDUSTRIAL

- Expansion of existing light industrial park along I-95 near Richmond, VA
- Four new shallow-bay light industrial buildings now pre-leasing, totaling 199,300 SF
- First two buildings delivering Summer 2025
- Five existing shallow-bay buildings totaling 262,256 SF
- Spaces available from 3,600-72,000 SF
- Located on Lakeridge Parkway with I-95 visibility at Sliding Hill interchange
- 3 miles from I-295; 8 miles from I-64
- Superior access to Richmond and Norfolk (sixth largest port in U.S.)
- 25 minutes to downtown, Richmond International Airport and Innsbrook
- Convenient to new retail, restaurants & regional mall

TOTAL SF	198,833 SF
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UNDER CONSTRUCTION	Building 6 - 72,000 Total SF Building 7 - 32,400 Total SF
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NO. OF EXISTING BUILDINGS	5
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CLEAR HEIGHT	20' - 24'
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LOADING	Docks & drive-ins
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ZONING	M-1
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POWER	277/480
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CRESCENT BUSINESS CENTER

Buildings 6 - 9

	TOTAL SF AVAILABLE	CLEAR HEIGHT
Building 6	72,000 SF	24'
Building 7	3,654 SF	20'
Building 8	39,600 SF	20'
Building 9	55,300 SF	24'

Site Plan



CRESCENT BUSINESS CENTER

Buildings 6 and 9

Site Plan

10400 Lakeridge Parkway

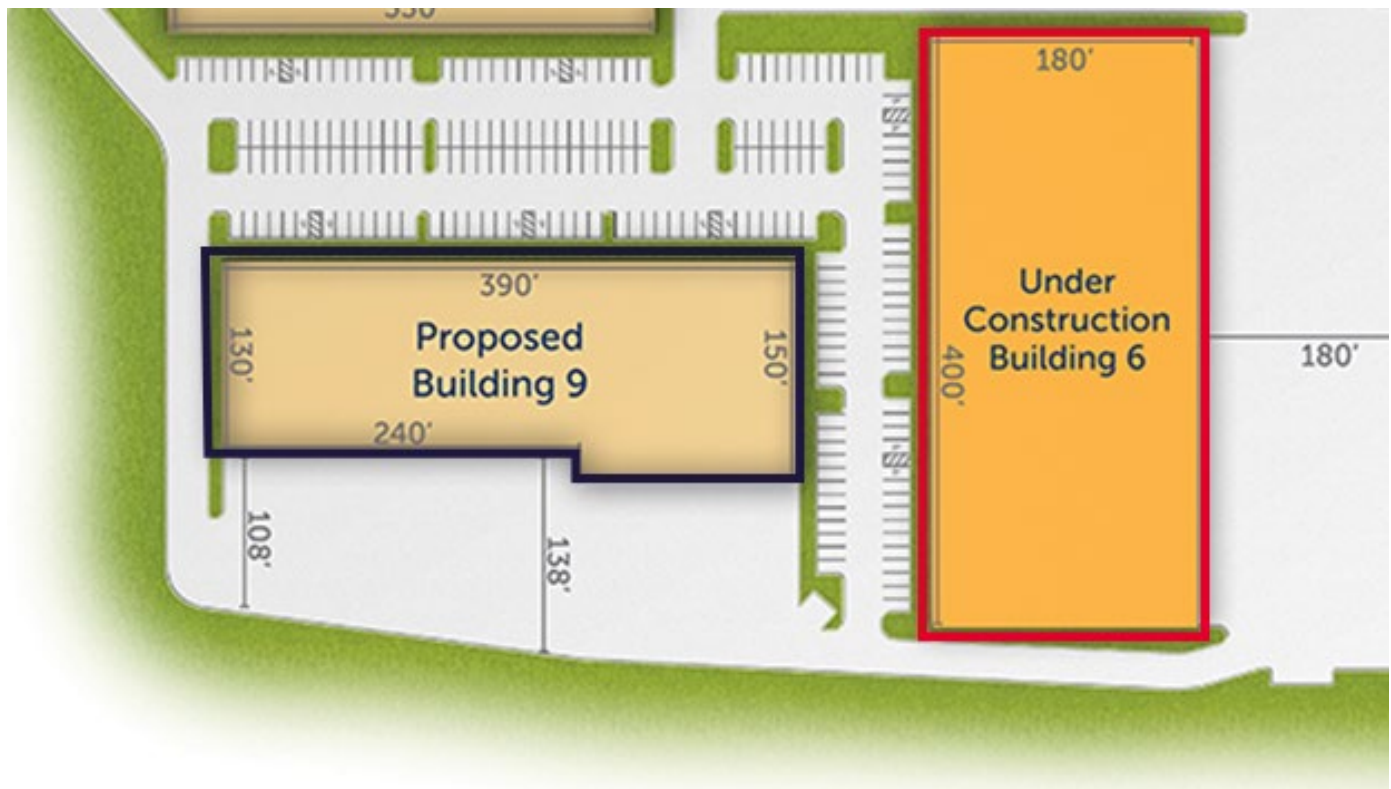
Building 6 - UNDER CONSTRUCTION

Total SF	72,000 SF AVAILABLE
Clear Height	24' clear
Parking Ratio	1:1000
Docks	16 - 9'x10'
Drive-ins	2
Power Service	2000 amp 480 volt 3 phase service
Truck Court Depth	180'
Column Spacing	40' x 45' (typ. bay size 7,200 SF)

10390 Lakeridge Parkway

Building 9

Total SF	55,300 SF AVAILABLE
Clear Height	24' clear
Parking Ratio	1:1000
Docks	16 - 9'x10'
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 5,200 or 6,000 SF)



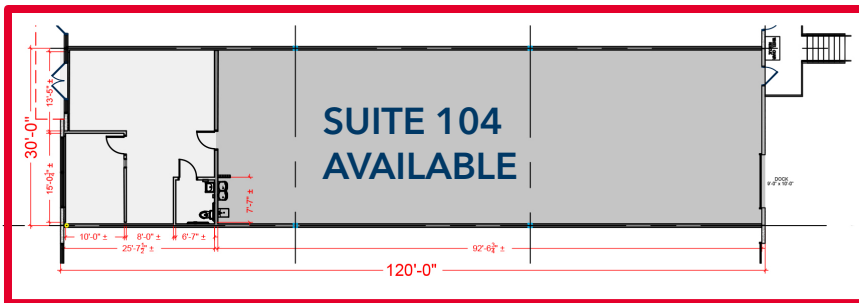
CRESCENT BUSINESS CENTER

Buildings 7 and 8

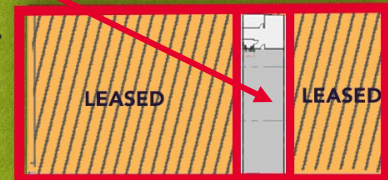
10382 Lakeridge Parkway

Building 7 - UNDER CONSTRUCTION

Total SF Available	SUITE 104 - 3,600 SF
Clear Height	20' clear
Parking Spaces	52 total
Docks	1 - 9'x10'
Power Service (to the building)	1600 amp 208 volt 3 phase
Truck Court Depth	155'
Column Spacing	30'x40' (typ. bay size 3,600 SF)



Under Construction Building 7



10386 Lakeridge Parkway

Building 8

Total SF	39,600 SF AVAILABLE
Clear Height	20' clear
Parking Spaces	62
Docks	11 - 9'x10'
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)



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PROPERTIES

CRESCENT BUSINESS CENTER

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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