

**FOR LEASE**

# **Crescent Business Center | Building 1**

**10408 Lakeridge Parkway  
Ashland, VA 23005**

**Suite 100 - ±21,982 Total SF Available  
Light Industrial Facility  
Immediate I-95 Access**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



**merritt  
PROPERTIES**



# CRESCENT BUSINESS CENTER

## Building 1

CBC 1 - ±21,982 SF AVAILABLE

## Available Space Highlights

Available SF    ±21,982 Total SF  
                         17,579 SF Office  
                         4,403 SF Warehouse

Clear Height    18'

Loading        1 Dock  
                     1 Drive-in  
                     (can add additional dock  
                     doors)

Zoning           M-1

Power            277/480

Available        September 1, 2025

CBC 1 - ±21,982 SF AVAILABLE

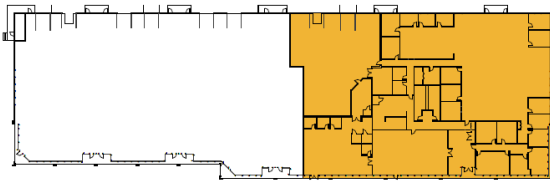




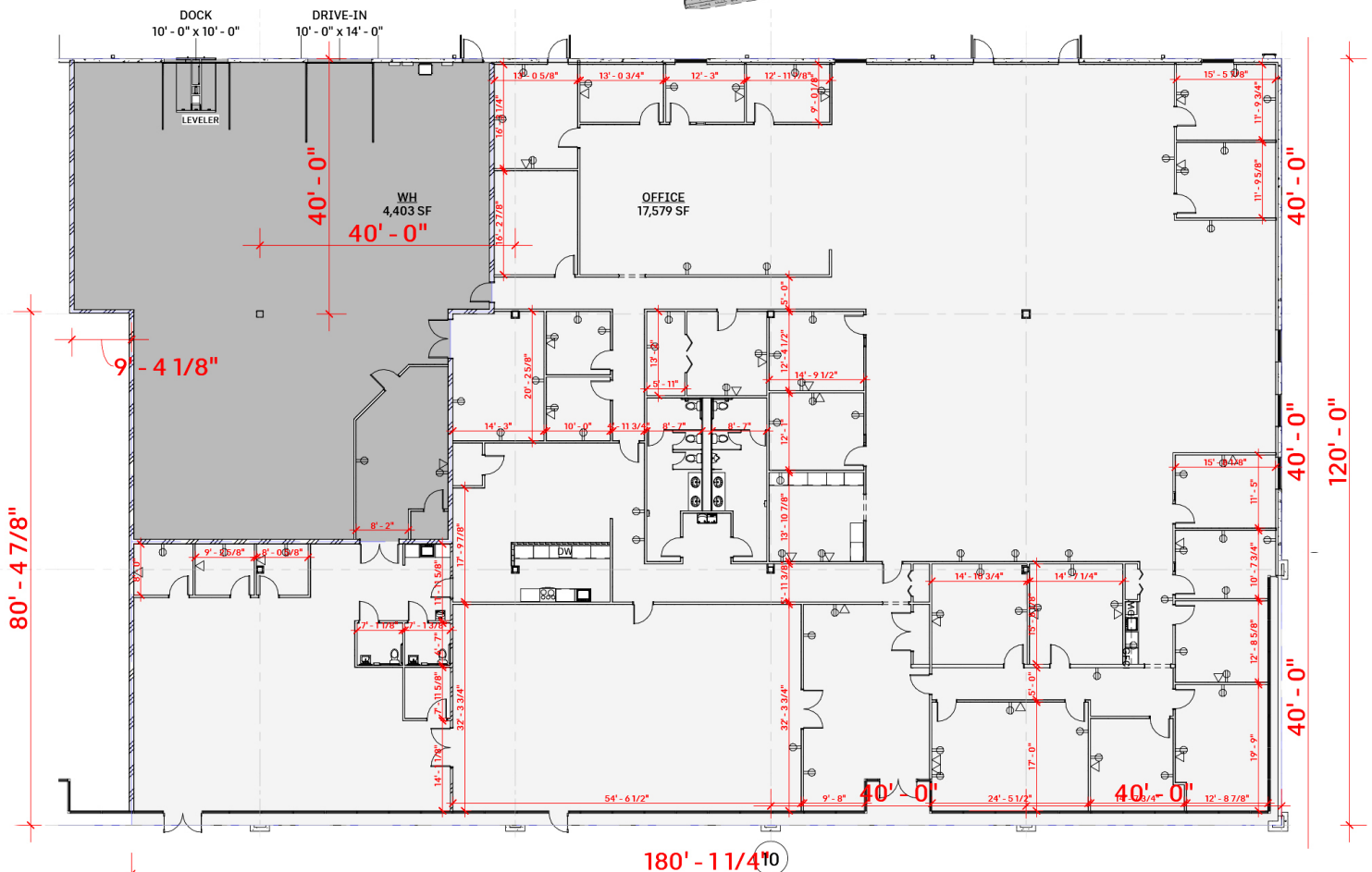
# CRESCENT BUSINESS CENTER Building 1

## Floor Plan

TOTAL SF AVAILABLE - 21,982 SF  
OFFICE - 17,579 SF  
WAREHOUSE - 4,403 SF

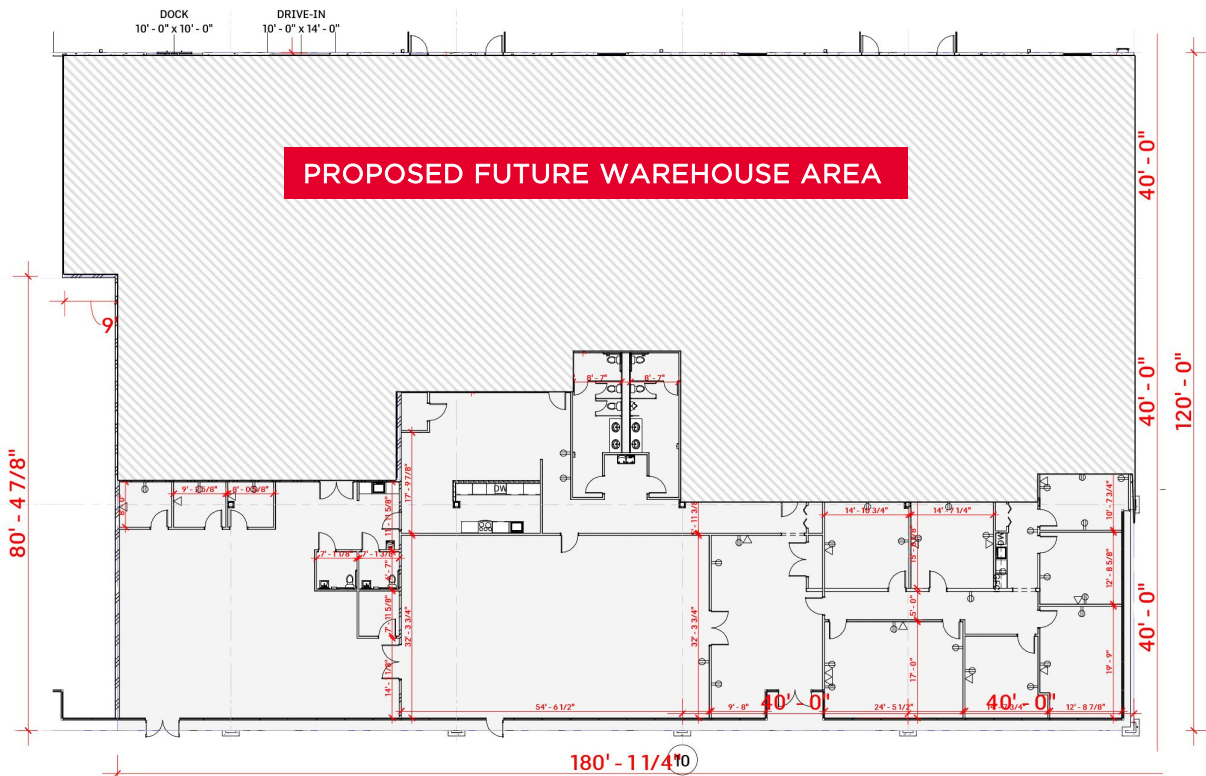
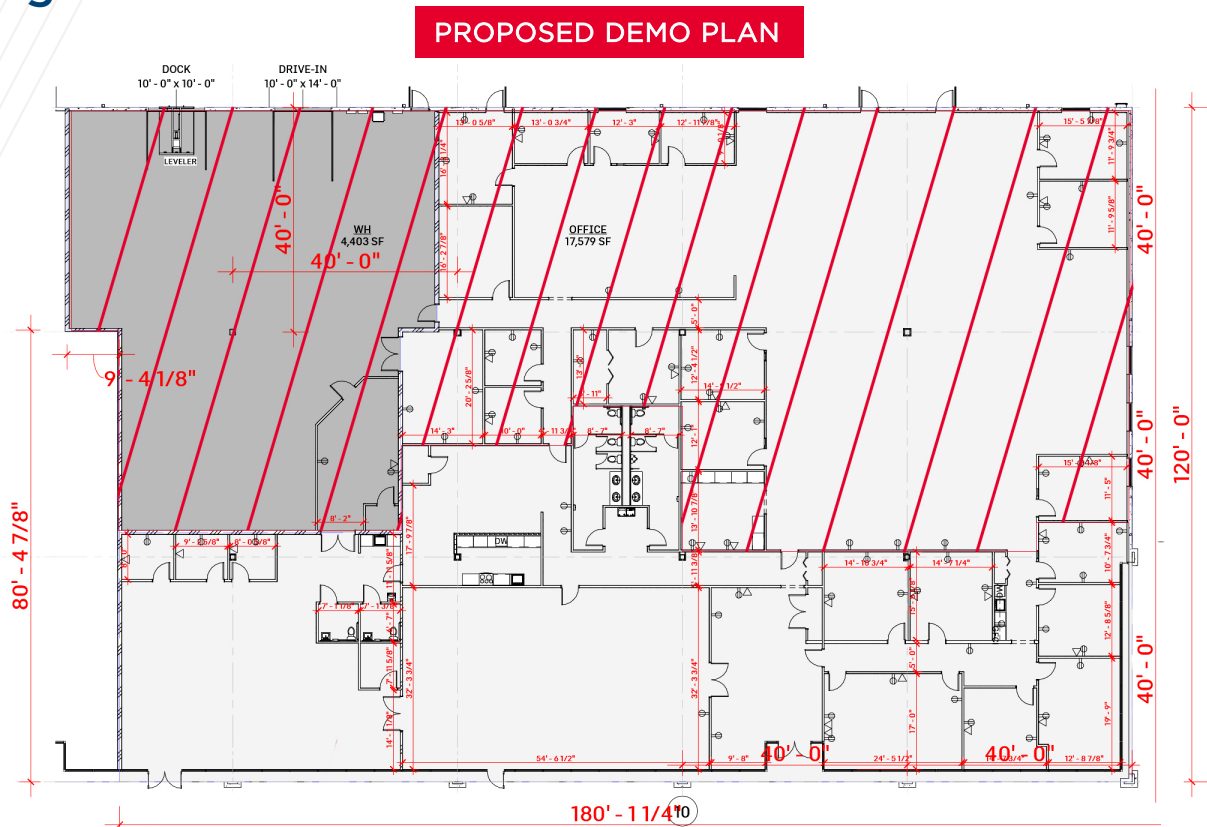


### CURRENT AS-BUILT PLAN



# CRESCENT BUSINESS CENTER

## Building 1





# CRESCENT BUSINESS CENTER



## Park Features

### 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





**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**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**





# Crescent Business Center

**SCOTT DOUGLAS**  
Senior Vice President  
804 697 3422  
[scott.douglas@thalhimer.com](mailto:scott.douglas@thalhimer.com)

**GRAHAM STONEBURNER, SIOR**  
Senior Vice President  
804 344 7159  
[graham.stoneburner@thalhimer.com](mailto:graham.stoneburner@thalhimer.com)



**THALHIMER**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.