

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



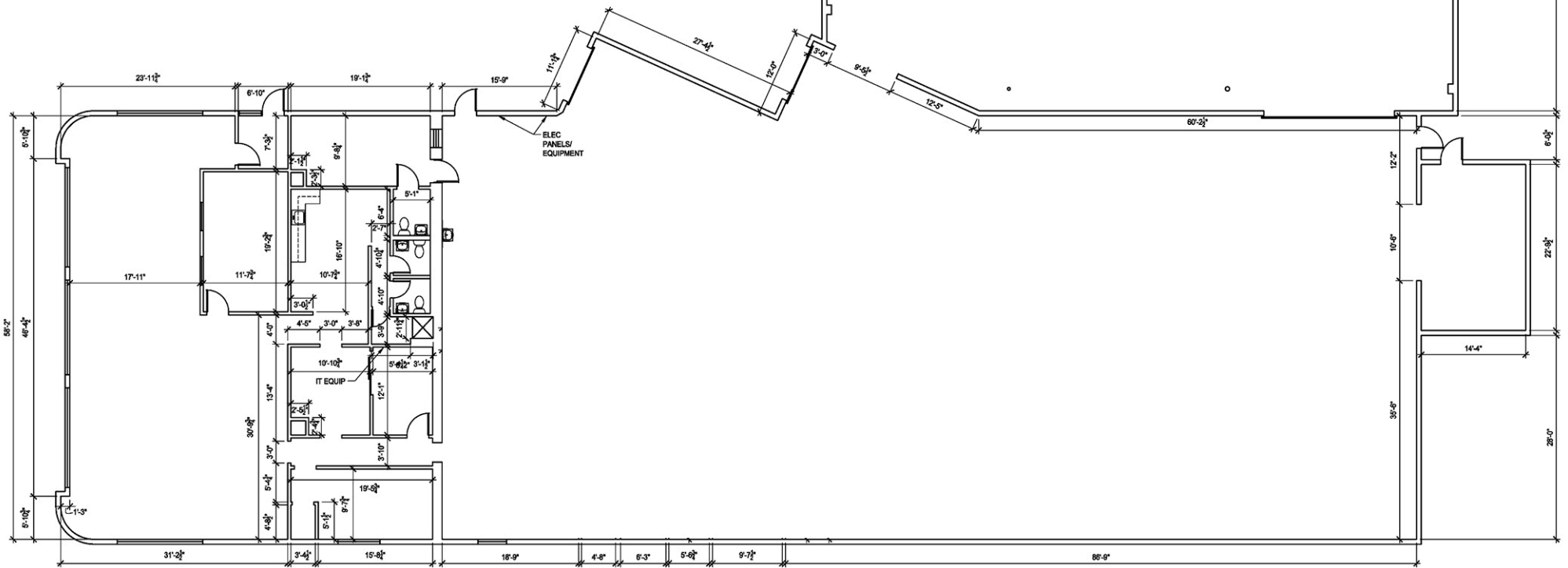
M-2
ZONING

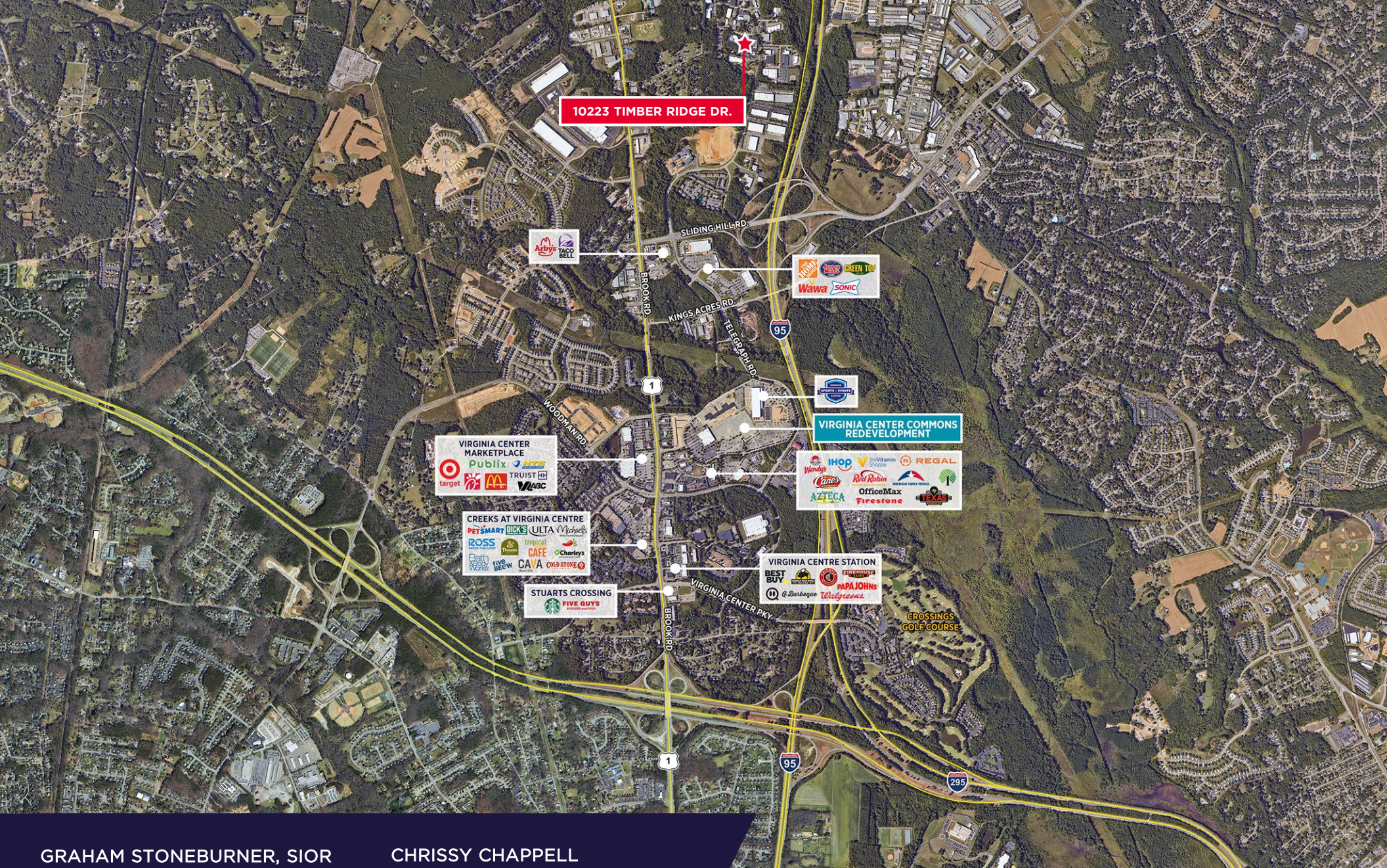


TIMING
JANUARY 1, 2026



PROPERTY SITE PLAN





GRAHAM STONEBURNER, SIOR
Senior Vice President
804 344 7159
graham.stoneburner@thalhimer.com

CHRISSY CHAPPELL
Associate
804 344 7197
chrissy.chappell@thalhimer.com



Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060
www.thalhimer.com

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

Cushman Wakefield | Thalhimer © 2024. 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.