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)

Building 6 Delivered (Available for Occupancy)
Buildings 8-9 Proposed

Lakeridge Parkway
Hanover County, VA 23005



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# 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 delivered
- 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 |
| DELIVERED | Building 6 - 72,000 Total SF<br>*(Available for Occupancy)* |
| NO. OF EXISTING BUILDINGS | 5 |
| CLEAR HEIGHT | 20′ - 24′ |
| LOADING | Docks & drive-ins |
| ZONING | M-1 |
| 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 8 | 39,600 SF | 20′ |
| Building 9 | 55,300 SF | 24′ |

# Site Plan




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# CRESCENT BUSINESS CENTER
## Buildings 6 and 9

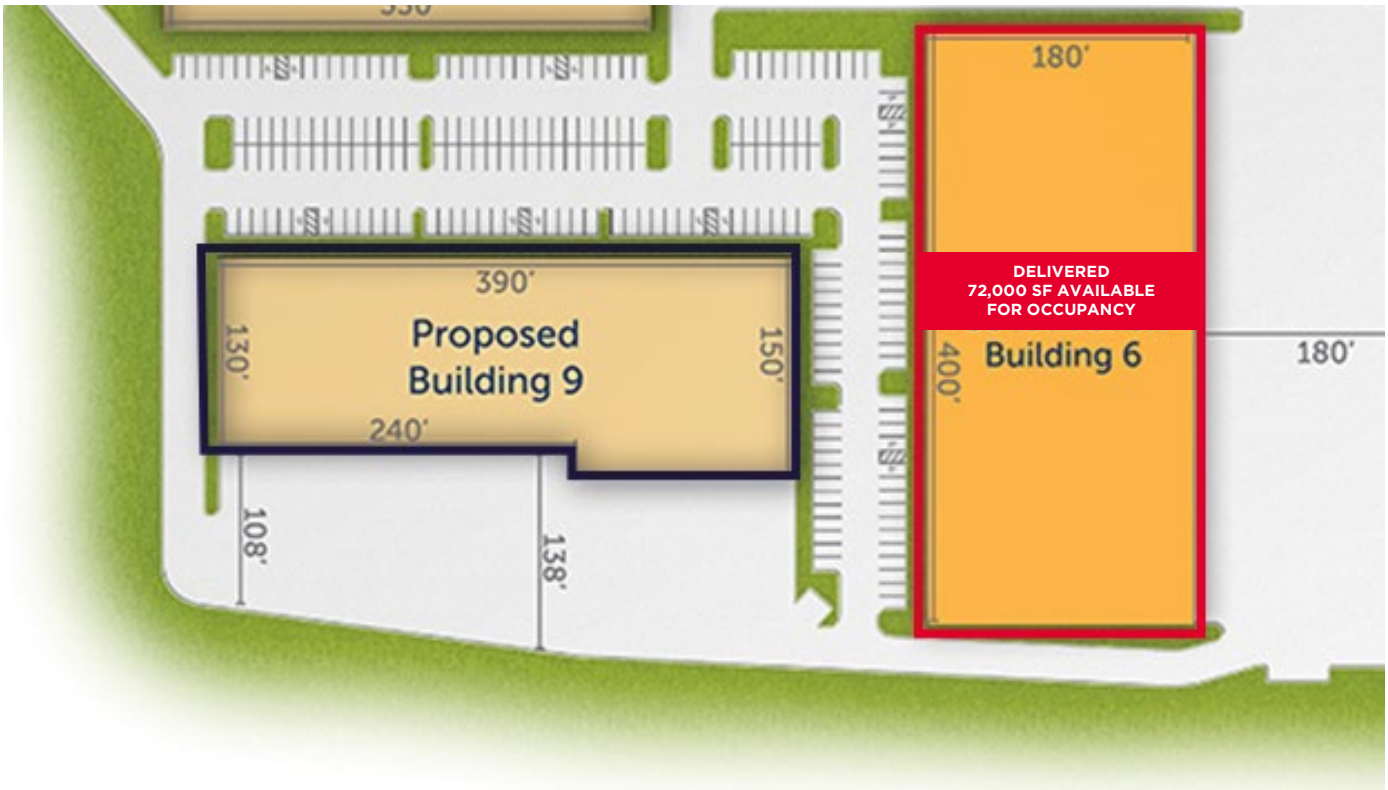
# Site Plan

10400 Lakeridge Parkway

| Building 6 - DELIVERED | |
|---|---|
| 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 - PROPOSED | |
|---|---|
| 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) |




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# CRESCENT BUSINESS CENTER
## Buildings 7 and 8

# Site Plan

10382 Lakeridge Parkway

| Building 7 | FULLY LEASED |
|---|---|
| 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) |

10386 Lakeridge Parkway

| Building 8 - PROPOSED | |
|---|---|
| **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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# Crescent Business Center






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## PREMIER LOCATION & ACCESSIBILITY

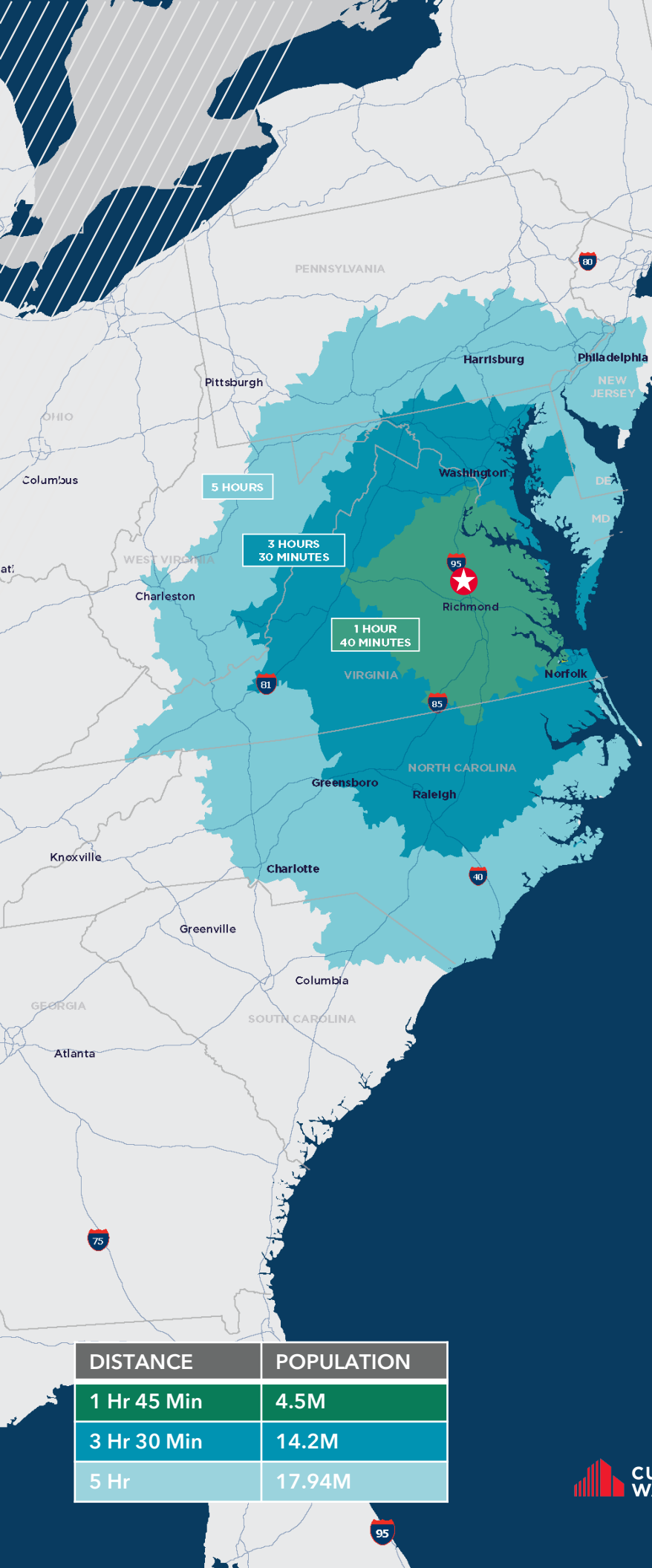
Crescent Business Center is positioned in a premier location, adjacent to Interstate 95.

| | |
|---|---|
| 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

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# 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 |

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# Crescent Business Center


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