

**FOR LEASE**

# Crescent Business Center - Building 2

**10404 Lakeridge Parkway  
Ashland, VA 23005**

**±12,800 Total SF Available  
Light Industrial Facility  
Immediate I-95 Access**



# CRESCENT BUSINESS CENTER Building 2



## Available Space Highlights

Available SF    ±12,800 Total SF  
                         1,869 SF Office  
                         10,931 SF Warehouse

Clear Height    24'

Loading         4 Docks  
                         1 Drive-in

Zoning           M-1

Power            277/480

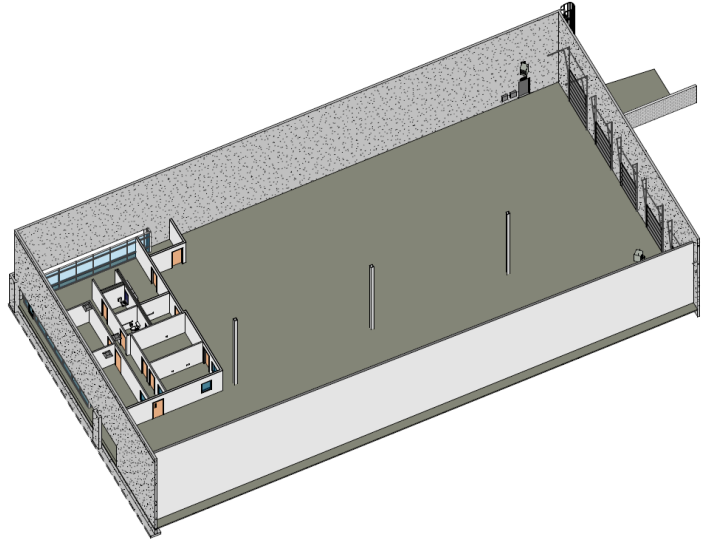
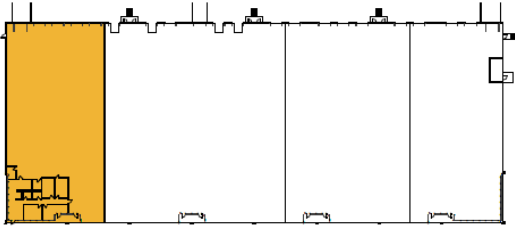
Available        12/1/2026



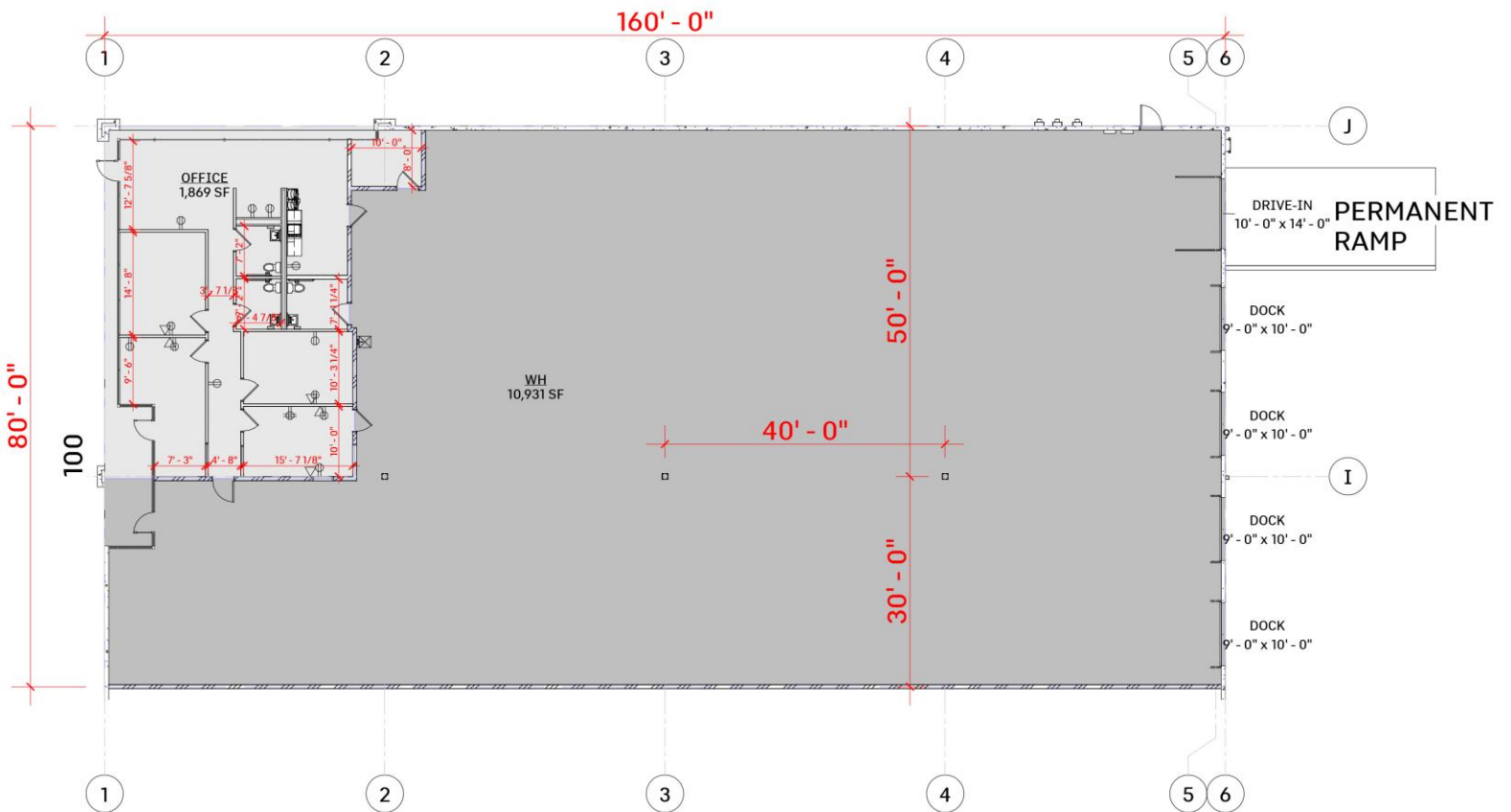
# CRESCENT BUSINESS CENTER Building 2

# Floor Plan

TOTAL SF AVAILABLE - ±12,800 SF  
OFFICE - 1,869 SF  
WAREHOUSE - 10,931 SF



## CURRENT AS-BUILT PLAN



# 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**

**1.8 MILES TO I-95**

**5.0 MILES TO I-295**

## 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

**SCOTT DOUGLAS**  
Senior Vice President  
804 697 3422  
scott.douglas@thalhimer.com

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



**THALHIMER**



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