



COLDWELL BANKER
COMMERCIAL
ELITE



NEW FLEX & INDUSTRIAL SPACE FOR LEASE **FOR SALE OR LEASE | 20,400 SF**

11539 Lakeridge Parkway, Ashland, VA 23005

SALE PRICE:

\$465K - \$651K

LEASE RATE:

\$17-\$18/SF/YR NNN

Lewistown Business Park is a new flex and industrial development offering modern, high-quality space in one of Hanover County's most established business locations. Situated directly across from Bass Pro Shops and less than one mile from I-95 Exit 92, the project provides exceptional access to Richmond, Fredericksburg, Northern Virginia, and the greater Mid-Atlantic region.

The development will feature two newly constructed buildings totaling ±20,400 SF, designed to accommodate a variety of office, contractor, service, distribution, showroom, and light industrial users. Each ±10,200 SF building offers flexible suite configurations ranging from ±1,500 SF to a contiguous ±10,200 SF, allowing businesses to scale as their operational needs evolve.

Every suite includes a grade-level overhead door, ADA-compliant restroom, climate-controlled space, and extensive storefront glass, creating a functional and professional environment for tenants. Flexible build-to-suit options and Tenant Improvement allowances are available to help customize space requirements. With a projected delivery of August 2026, Lewistown Business Park presents a rare opportunity to secure new construction flex space in one of Central Virginia's most sought-after industrial corridors.

KEY PROPERTY HIGHLIGHTS

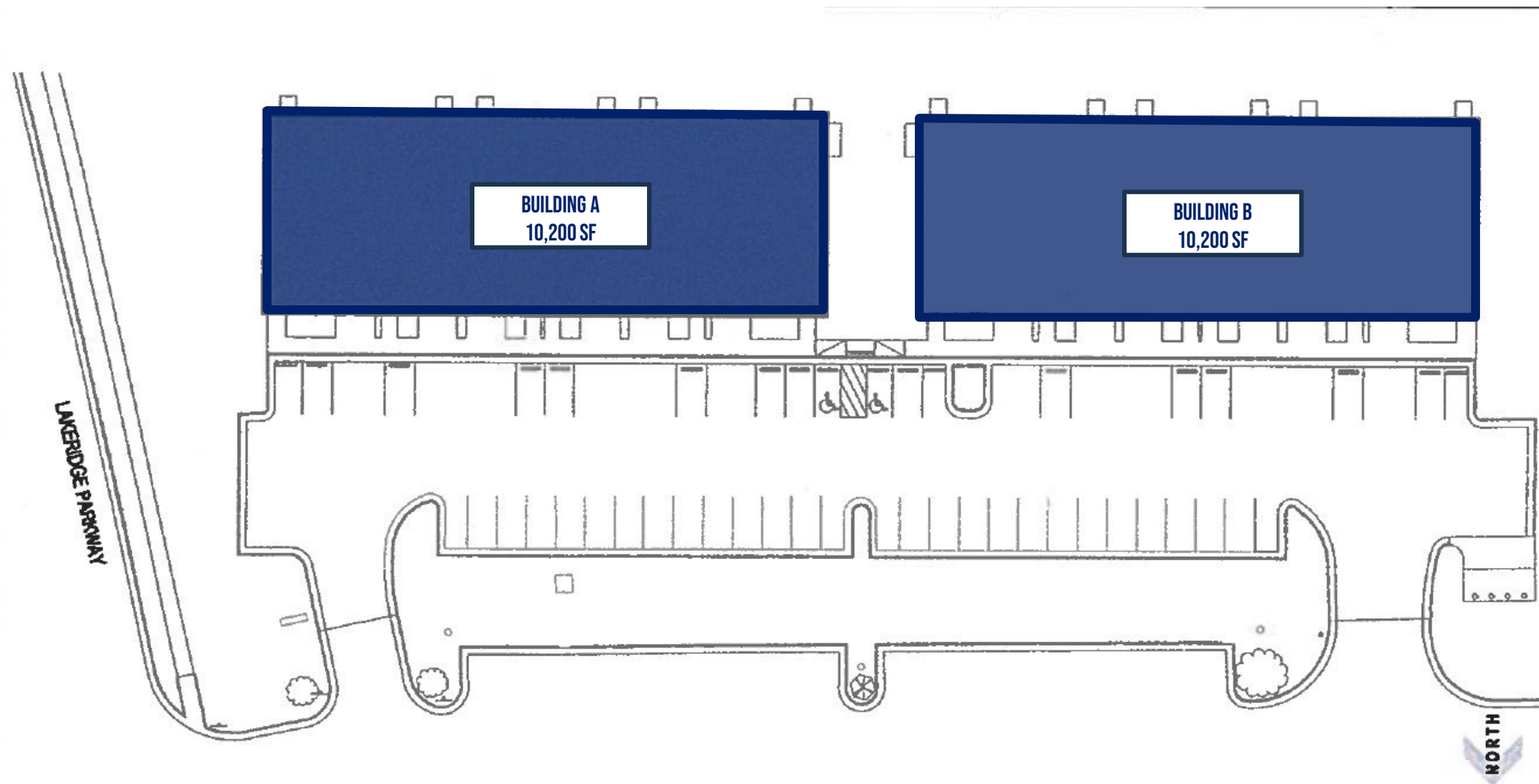
- New Flex/Industrial Development with Two Buildings Totaling ±20,400 SF
- Each Building Contains ±10,200 SF and suites Available from ±1,500 SF to ±10,200 SF
- Ability to Combine Suites for Larger Users
- Directly Across from Bass Pro Shops & minutes from I-95 Exit 92
- Zoned M-2, convenient Access to Richmond, Fredericksburg, and Northern Virginia
- Ideal for Office/Warehouse, Contractor, Service, Distribution, Showroom, and Light Industrial Users
- Professional Business Park Environment
- Projected Delivery: August 2026

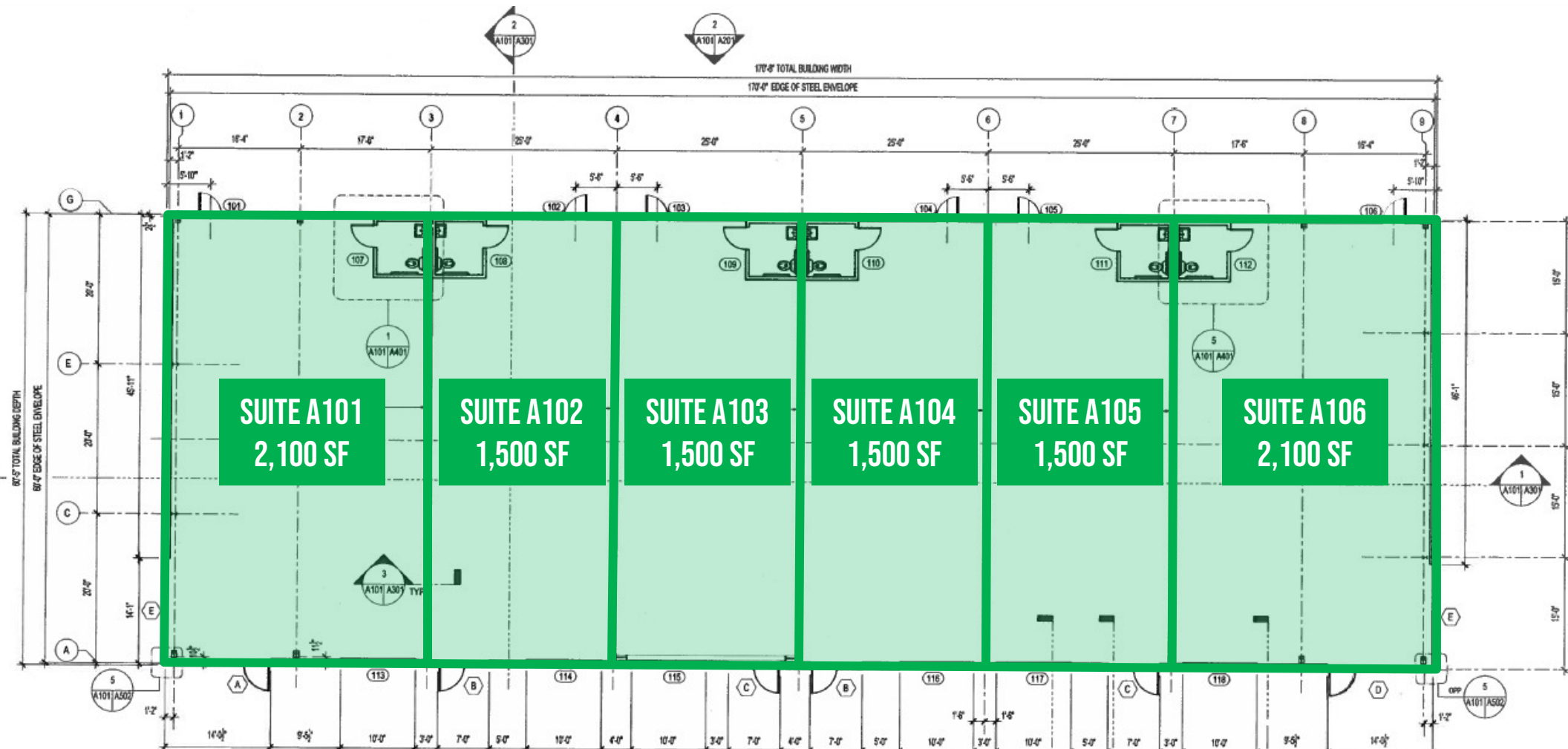
Larger contiguous units available. Pricing subject to final unit size and condominium documents.

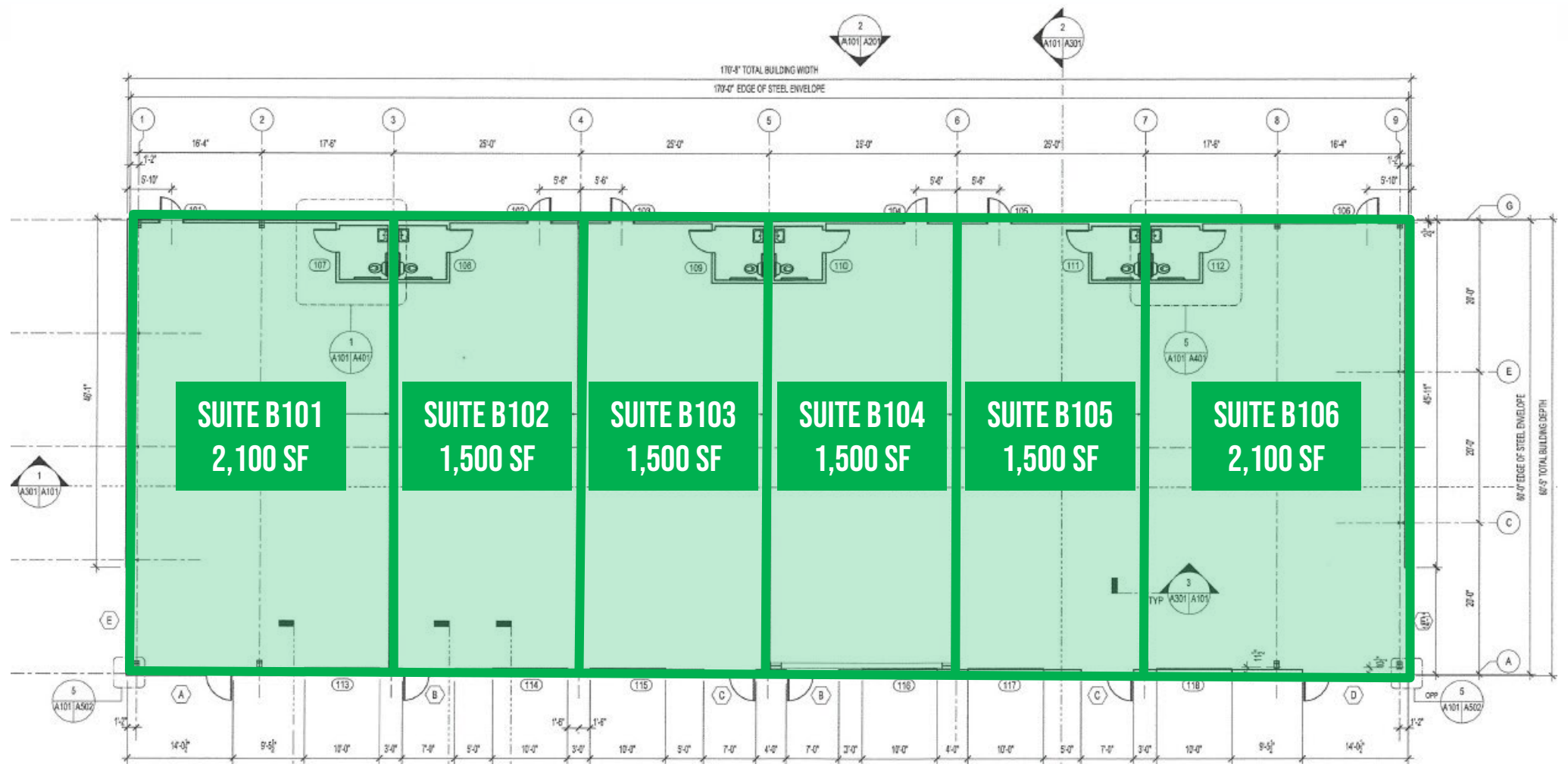
PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	1,110	20,827	61,698
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	448	7,976	23,183
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg. Household Income	\$98,650	\$142,613	\$134,491

Property Type:	Industrial
Year Built:	2026
Building Size:	20,400
Lease Rate:	\$17-\$18/SF/YR NNN
Sale Price (±1,500 SF Units):	Starting at \$465,000
Sale Price (±2,100 SF Units):	Starting at \$651,000













OFFERING MEMORANDUM

NEW FLEX & INDUSTRIAL SPACE FOR LEASE

11539 LAKERIDGE PARKWAY, ASHLAND, VA 23005

FOR MORE INFORMATION PLEASE CONTACT:



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