

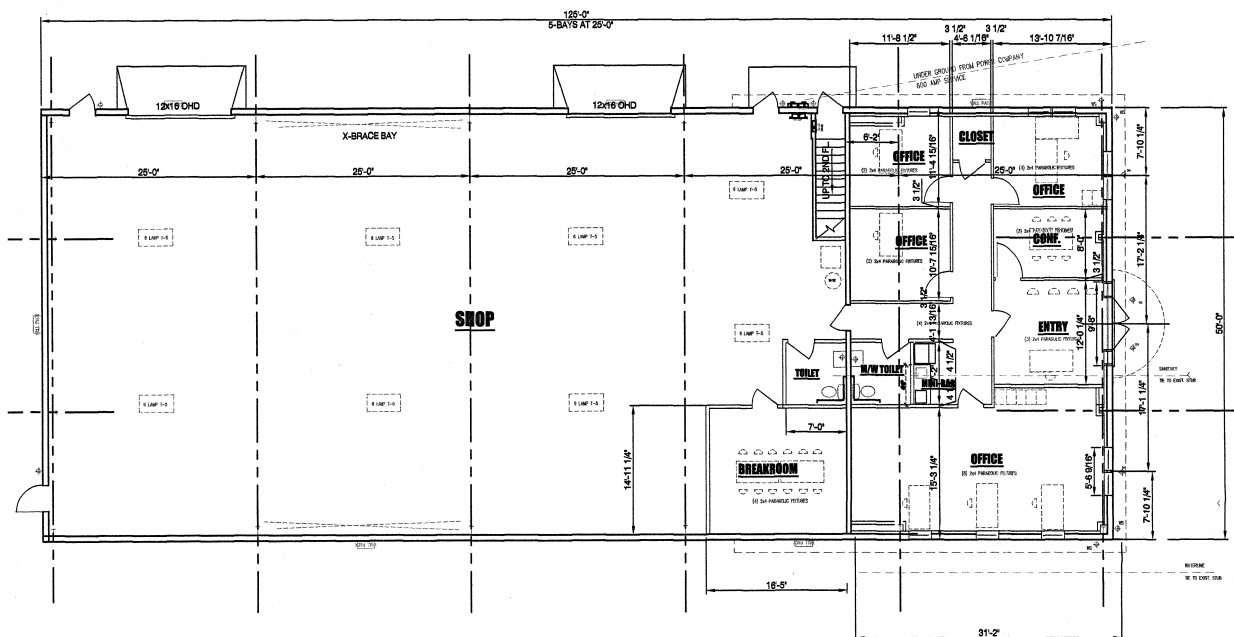


10015 LICKINGHOLE ROAD
ASHLAND, VA 23005



RANGE
COMMERCIAL PARTNERS

For Sale 7,750 SF in the Hanover Air Park



- ✓ Total SF – 7,750 SF
- ✓ 4,750 SF of Warehouse
- ✓ 3,000 SF of Office Total
- ✓ Built in 2013
- ✓ 2 Roll Up Door (12' x 18')
- ✓ 20 ft Clear Height
- ✓ Fully Heated Warehouse
- ✓ 200 AMP Single Phase
- ✓ Tax ID - 7788-90-6922
- ✓ Lot Size - 0.83 Acres
- ✓ Zoned M-3

WAREHOUSE, OFFICE, AND FENCED, PAVED LOT



10015 Lickinghole Road, Ashland, VA 23005

Lansing Building Products
Appalachian Insulation Supply of VA
Packaging Systems & Supplies, Inc

Owens & Minor

Winebow

Fidelitone

Ferguson

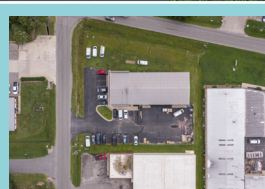
The Home Depot
MSI

Anixter

Amazon



Hanover County Municipal Airport



10015 LICKINGHOLE RD

To I-95 (± 2 miles)

Winding Brook
Industrial Park
Mygrant Glass

Lakeridge
Industrial Park

RBI Corporation
Flexicell
TruGreen Lawn Care
Electronic Systems, Inc.
DISH
Trane Supply
Sunbelt Rentals

To I-95 (± 2 miles)

Performance Food
Group

Northeastern
Supply

ASHLAND INDUSTRIAL CORRIDOR IS THE PREFERRED HOME OF MANY HIGH PROFILE USERS

Just North of the city of Richmond, the Ashland Industrial Corridor is a key industrial hub for the entire MSA. The property's location offers convenient access to both I-95 and I-295, just 2 miles and 4 miles away respectively. From this central location, the property can service the entire East Coast of the United States within a 1-day drive.

I-95 2 Miles

I-295 4 Miles

Downtown Richmond 15 Miles

DC 100 miles

Port of Virginia 100 miles

10015 Lickinghole Road, Ashland, VA 23005



RANGE

COMMERCIAL PARTNERS

Range Commercial Partners

7200 Glen Forest Drive, Suite 100

Richmond, VA 23226

804.796.0500

CONTACT US FOR MORE INFORMATION ON PURCHASING THIS PROPERTY

Hamilton Shaheen

Vice President

D: 804.796.0519 M: 804.517.2678

hshaheen@rangecommercial.com

Marc Allocca

Senior Vice President

D: 804.796.0518 M: 804.426.5888

mallocca@rangecommercial.com