

LANSDOWNE BUSINESS PARK

512 LANSDOWNE RD, FREDERICKSBURG, VA 22408

FOR LEASE

Flex units available from 3,300 to 65,000+ sq. ft.

HIGHLIGHTS

- Flex units available from 3,300 –65,000+ sq. ft. in new planned building
- Projected ground breaking summer 2025
- Units can be built-out to include mezzanine
- Located in Technology Zone
- Excellent location for Government contractors, distribution centers, light industrial use
- Showroom Industrial Flex Space
- Unit include Loading Docks & Roll Up doors

SPECS (Planned Building)

- Building Size: 65,400 sq. ft.
- Lot Size: 2.84 Acres
- Zoning: I-1
- Parcel ID/#: 24-12-6C
- Parking: 100 spaces



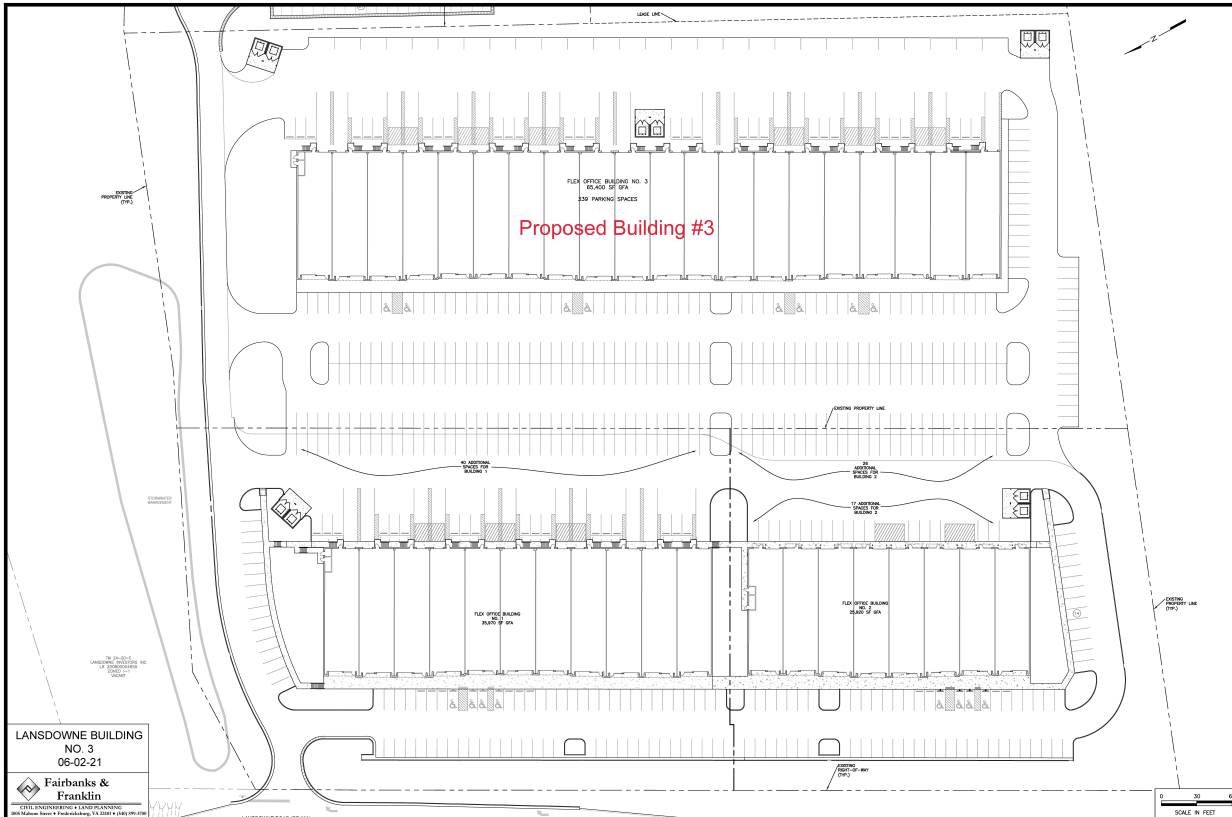
Lansdowne Business Park is a flex/industrial center with up to 175,000 SF of Build to Suit flex/office space. Plans include multiple flex buildings with loading docks and drive through bay doors. There is currently one building in pre-leasing and development phases with individual space from approximately 3,300 SF to entire building (65,000+ SF). Construction is projected to start on this building during the summer of 2025. HDT Global Fredericksburg headquarters is located in the completed 40,434 SF building and 35,000 SF Flex building #1 has been fully leased.

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	46,696	98,189	189,920
HOUSEHOLDS	17,492	35,603	65,718
AVERAGE HH INCOME	\$88,618	\$88,717	\$95,978

2018 Estimate

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SPACE AVAILABLE

- Each unit is approx. 3,300 sq. ft
- All with loading docks

BUILDING HIGHLIGHTS:

- 3 phase, 200 amp Electric panel
- Water & Sewer sub metered
- 10' split face CMU block & brick wall exterior
- Concrete Floor
- Glass 8' X 10' bay door & storefront
- 12' X 12" Loading dock door



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LOCATION

Lansdowne Industrial Park is situated off Lansdowne Rd in Spotsylvania County. The development is situated half way between Richmond and Washington DC, the property is ideally located in strong distribution hub with very good access to major roadways.

The location is ideal for industrial/distribution facility approximately 5 miles to either exit 126 or 130 on I-95, 17 miles to RT 301, and in close proximity to Downtown Fredericksburg. The property is also still within 2 miles of dining & hotel accommodations. The building is near to other major distributors and manufacturers including CVS, Kloke, Kaeser Compressors, Trussway, Pepsi, UPS and many others. Furthermore, Spotsylvania is one of Virginia's fastest-growing counties, and is projected to be the 2nd fastest growing D.C. suburb through 2040.

HIGHLIGHTS

- Located on Lansdowne Rd in Spotsylvania County, Virginia
- Strong distribution hub — centrally located midway between Washington D.C. and Richmond, Virginia
- Quick access to major transportation routes including Route 1, Route 2, I-95, Route 17 and others
- Close proximity to Shannon Airport
- Just outside of the City of Fredericksburg limits — approximately 2 miles to historic downtown Fredericksburg
- Strong employee base
- High growth area



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