

FOR LEASE -Delivery 2026

Flex units available from 1,600+/- SF to 25,921+/- SF

HIGHLIGHTS

- Flex units with drive in roll up doors delivered as warm lit shell. Units can an be combined front to back for additional square footage.
- 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
- Each Unit includes one Roll Up door.

- Building Size: 26,106 sq. ft.
- Lot Size: 2.84 Acres
- Zoning: I-1
- Parcel ID/#: 24-12-8- E
- Parking: 78spaces

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. Currently Bldg 2 is in pre-leasing and development phases with individual space from approximately 1,600+/- SF to 25,921 SF. HDT Global Fredericksburg headquarters is located in the newly completed 40,434 SF building.

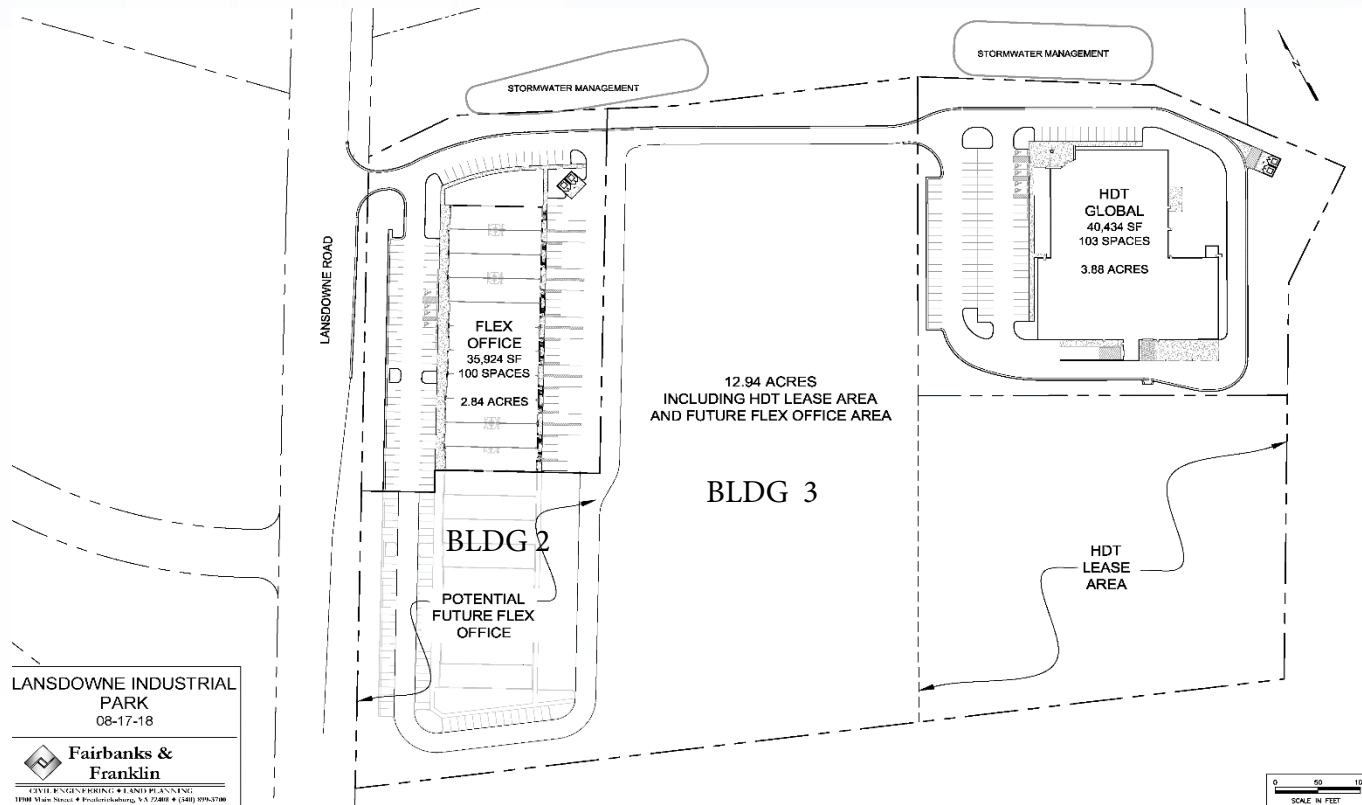
Construction start for Bldg 2 in 2025. From 1,600+/- SF to 25,921+/- SF. Roll Up drive in doors only.

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

LANSDOWNE BUSINESS PARK

516 LANSDOWNE RD, FREDERICKSBURG, VA 22408



SPACE AVAILABLE

- Each unit has drive in roll up door in front
- 16 units – can be combined front to back

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



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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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