

FOR LEASE

59,981 SF INDUSTRIAL CAMPUS

4900

Ondura Drive

FREDERICKSBURG, VA 22407



SPECIFICATIONS

Size:	59,981 SF
Rate:	\$8.00 PSF
IOS:	2 -10 Acres
Zoning:	I-1
Available:	Immediate

**NEW OWNER
UPGRADES UNDERWAY**

PROPERTY OVERVIEW



4900 Ondura Drive offers the opportunity to lease a 59,981 SF industrial property on 19.66 acres in Spotsylvania County's growing industrial corridor. The property features a 48,149 SF main building equipped with a loading dock, multiple drive-in doors, and two overhead cranes (20-ton and 10-ton), making it well-suited for manufacturing, fabrication, or industrial service users. Two additional standalone buildings provide flexible support space for operations or storage. The site offers excellent connectivity with immediate access to Jefferson Davis Highway, Spotsylvania Parkway, and Interstate 95, positioning it between the Richmond and Washington, D.C. markets within the I-1 Industrial zoning district.

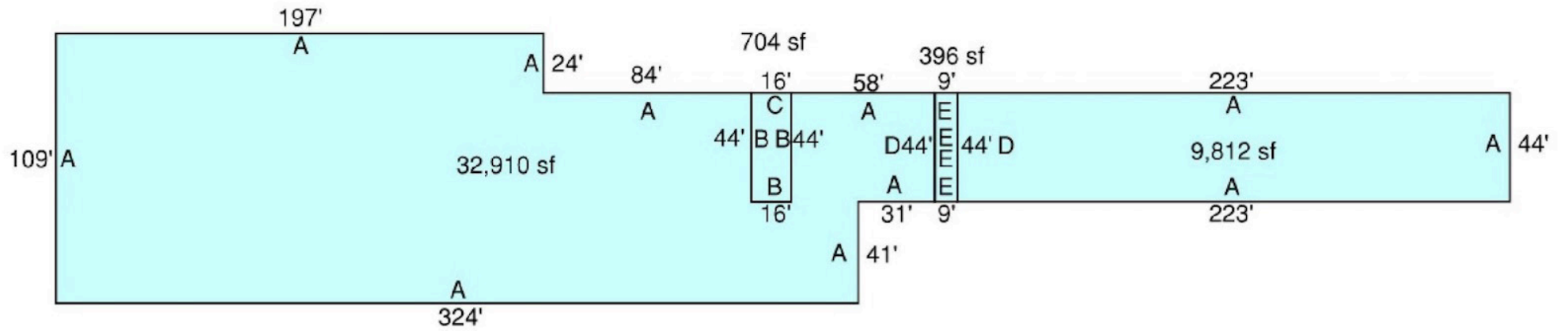


DRIVE IN/DOCKS OVERVIEW

- (x2) 16.5h x 12w
- (x2) 10h x 10w
- (x1) 14h x 10w
- (x1) 10h x 14w
- (x1) 10ft x 10ft dock high door

- 59,981 SF industrial campus on 19.66 acres
- 48,149 SF main building with two overhead cranes (20-ton & 10-ton)
- 1 loading dock and 7 total drive-in doors across three buildings
- 23'-28'7" clear heights with wet & dry sprinkler systems
- Excellent access to Jefferson Davis Hwy (0.23 mi), Spotsylvania Pkwy (0.8 mi), and I-95 (0.93 mi)

FLOORPLAN



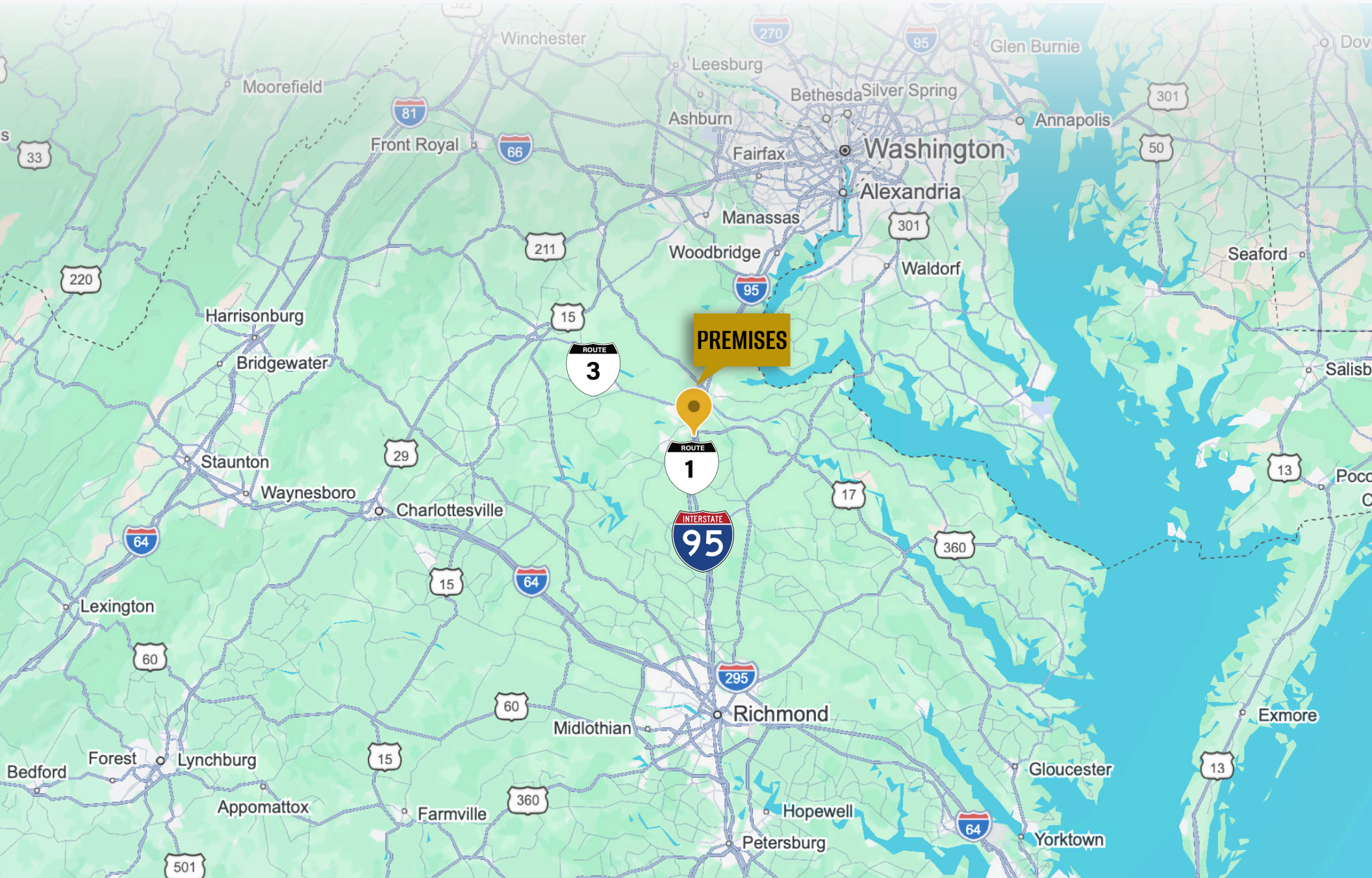
PROPERTY PHOTOS



LOCAL VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$113,646	\$113,409	\$118,657
Median Household Income	\$92,284	\$93,914	\$98,232
< \$25,000	889	5,122	7,768
\$25,000 - 50,000	1,062	5,281	9,047
\$50,000 - 75,000	1,924	8,154	13,104
\$75,000 - 100,000	1,173	5,515	8,742
\$100,000 - 125,000	1,414	6,547	10,565
\$125,000 - 150,000	684	3,739	6,652
\$150,000 - 200,000	1,140	5,912	10,091
\$200,000+	1,086	5,189	10,117

POPULATION	2 mile	5 mile	10 mile
2020 Population	24,863	119,051	199,211
2024 Population	25,093	124,588	212,143
2029 Population Projection	27,666	136,915	234,660
Annual Growth 2020-2024	0.2%	1.2%	1.6%
Annual Growth 2024-2029	2.0%	2.0%	2.1%
Median Age	38.3	36.4	37.7
Bachelor's Degree or Higher	35%	35%	35%
U.S. Armed Forces	163	710	1,741

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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