

PRE-LEASING BUILD TO SUIT

\$8.00 SF/YR



210 INDUSTRIAL DRIVE, FREDERICKSBURG, VA 22408

210 INDUSTRIAL DRIVE

Property Description

Offering a Build-to-suit opportunity for a new 20,400 sq. ft. industrial/flex building. Space and size requirements can be customized to an fit individual users needs. Picture is Representative of Comparable Project.

Pre-leasing units in this planned industrial building. Each unit will feature office space (if needed) and Roll-Up Drive In Door (Grade Level) & Dock-High door w/loading dock. Minimum Divisible is 10,200 SF.

Owner will start construction once building is 50% pre-leased. Estimated delivery time of 6 months.

Prime location within well established business park. Convenient to Route 1/ Jefferson Davis Highway and Interstate 95. Tremendous housing growth underway within surrounding area of site.



Allison Graves, CCIM

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COLDWELL BANKER COMMERCIAL
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FREDERICKSBURG, VA 22401

540-786-1402

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OFFERING SUMMARY

Available SF:	10,200 - 20,400 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	1.54 Acres
Year Built:	2019
Building Size:	20,400 SF
Zoning:	I-1
Market:	Fredericksburg

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Build to Suit Opportunity
- Convenient Location in Well Established Industrial Park
- Easy Access to Rt 1/Interstate 95

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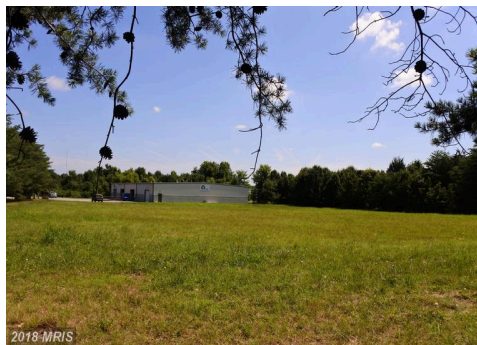
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LISTING PHOTOS

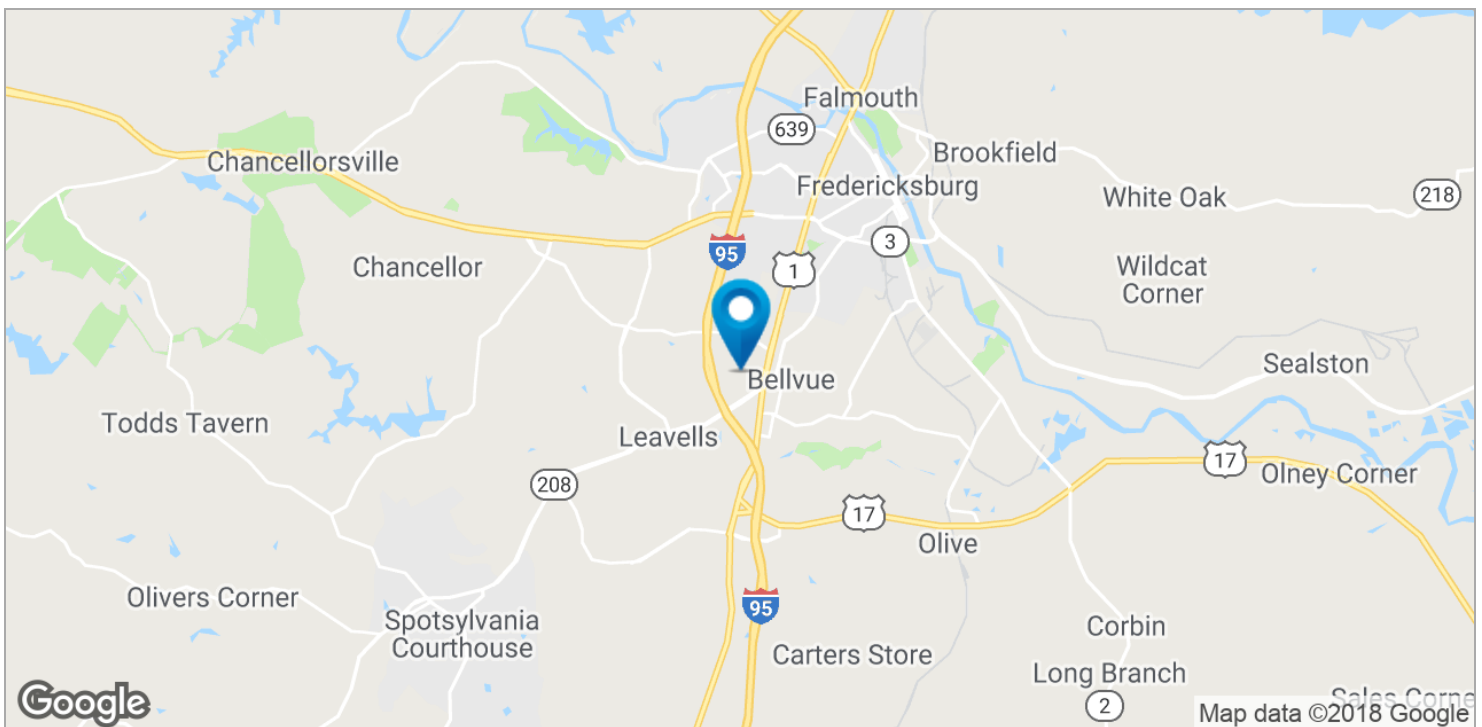
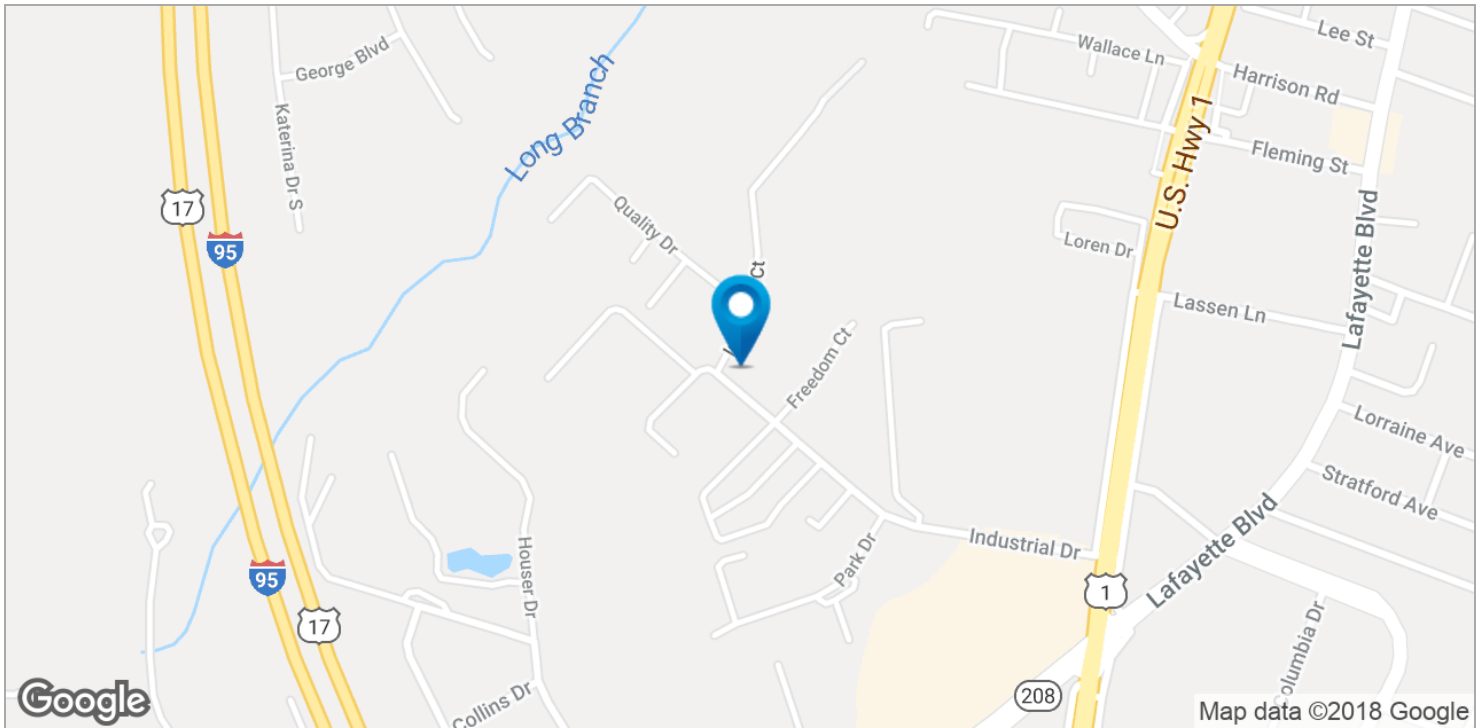
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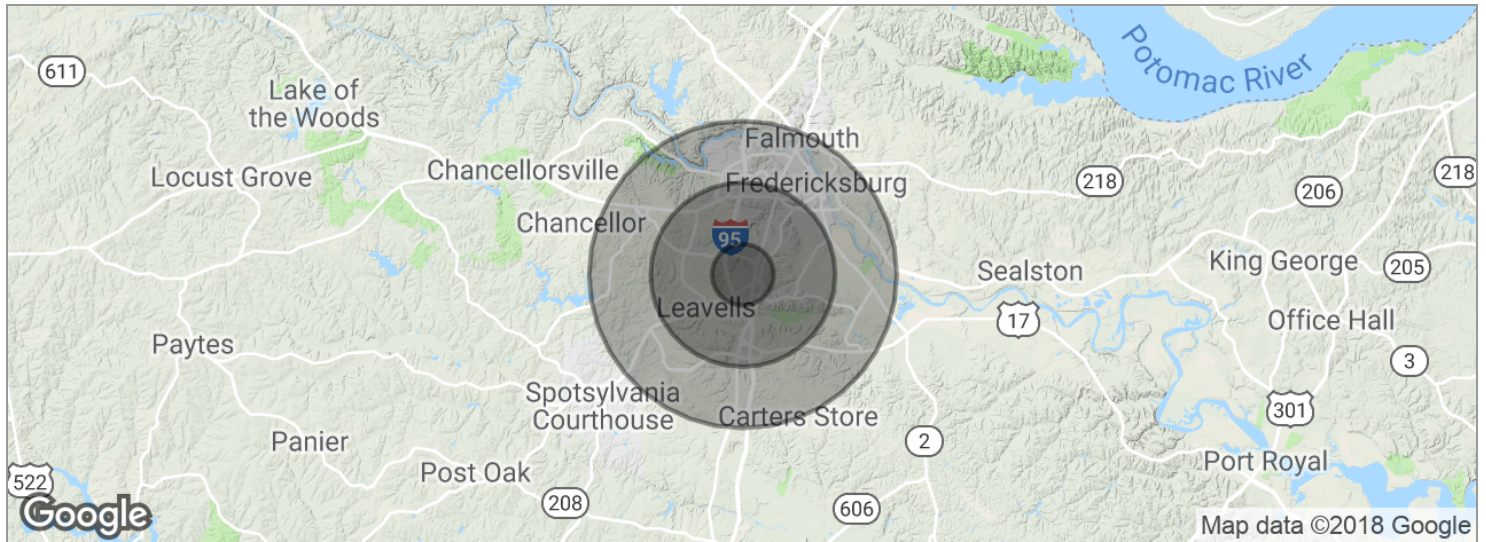
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,795	45,517	111,706
Median age	36.9	36.0	34.2
Median age (male)	36.2	34.0	32.5
Median age (Female)	37.1	37.4	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,797	16,801	40,179
# of persons per HH	2.7	2.7	2.8
Average HH income	\$82,661	\$80,062	\$80,935
Average house value	\$277,978	\$299,333	\$331,321

* Demographic data derived from 2010 US Census

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