

WHEATLAND BUSINESS PARK

2629 WHEATLAND WOODS DRIVE FREDERICKSBURG, VIRGINIA 22408

FOR LEASE

2 Units 1,400 sq. ft. each | 2,800 sq. ft. of Flex office/warehouse space available

HIGHLIGHTS

- Two flex office/warehouse units available at 1,400 sq. ft each
- Conditioned warehouses includes heating and air
- Glass storefronts and roll up doors
- Easy access to downtown Fredericksburg
- Excellent location for Government contractors, distribution centers, light industrial use



Wheatland Business Park is a flex office/warehouse center featuring a single 11,200 sq. ft. building. Each unit is 1,400 sq. ft. in size with a mix of office and light warehouse space, also with beautiful glass storefront and roll-up grade level doors. Currently there are (2) contiguous units available within the building and can be leased individually or as a whole, for a total of 2,800 sq. ft. Each of these units consist of approximately 420 sq. ft. of finished office space and 960 sq. ft of warehouse space, (1) restroom and (1) roll-up door.

SPECS

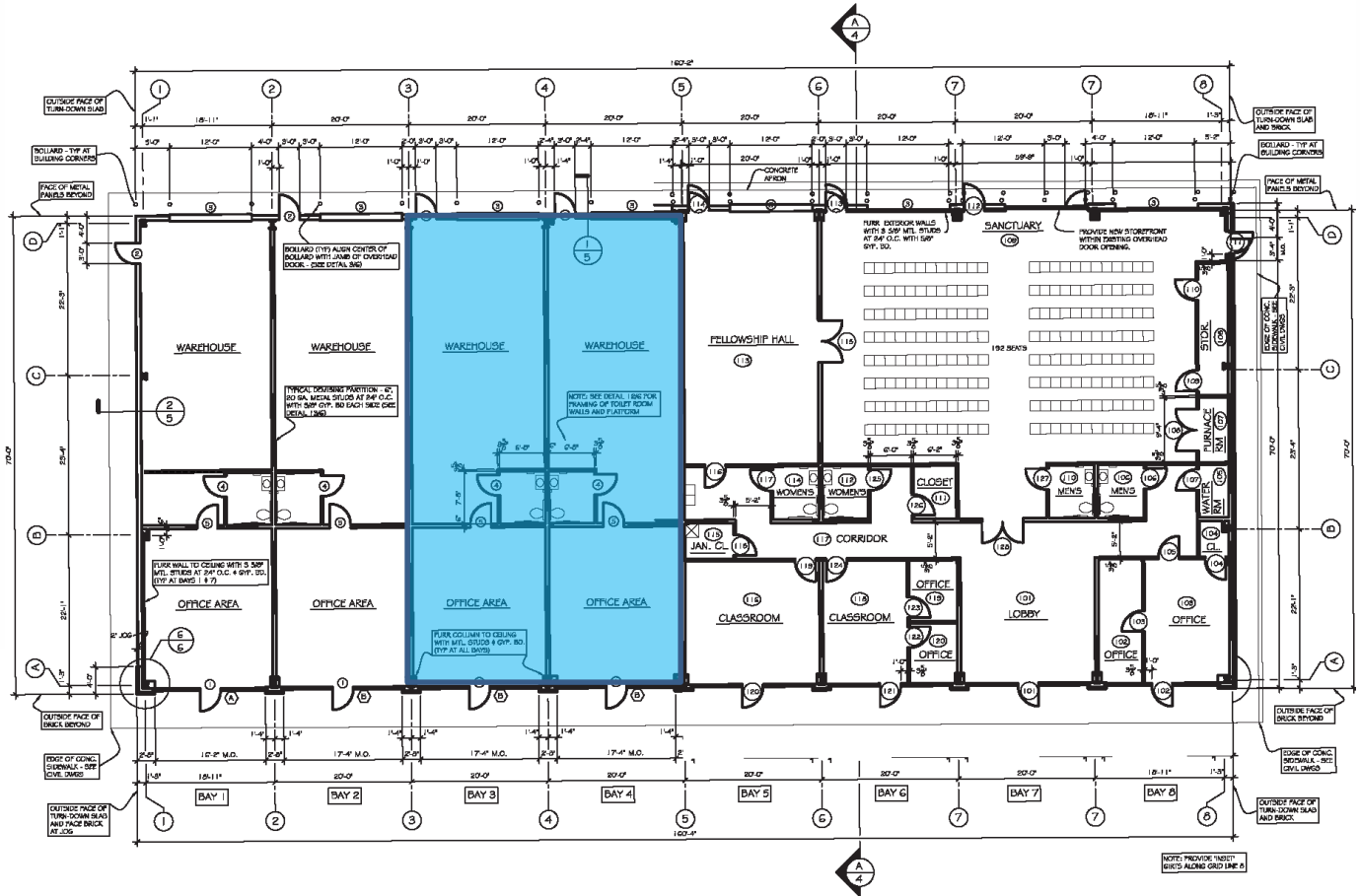
- Building Size: 11,200 sq. ft.
- Lot Size: 4.01 Acres
- Zoning: C-3
- Parcel ID/#: 37L-1-1A

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

- (2) Contiguous Flex units totaling 2,800 sq. ft. available for lease
- Each unit is approx. 1,400 sq. ft
- Flex units with office and warehouse space

BUILDING HIGHLIGHTS:

- 3 phase, 200 amp Electric panel
- Water & Sewer sub metered
- 10' split face CMU block & brick wall exterior
- Concrete Floor
- Glass storefront and 8 x 10 grade level, roll-up door

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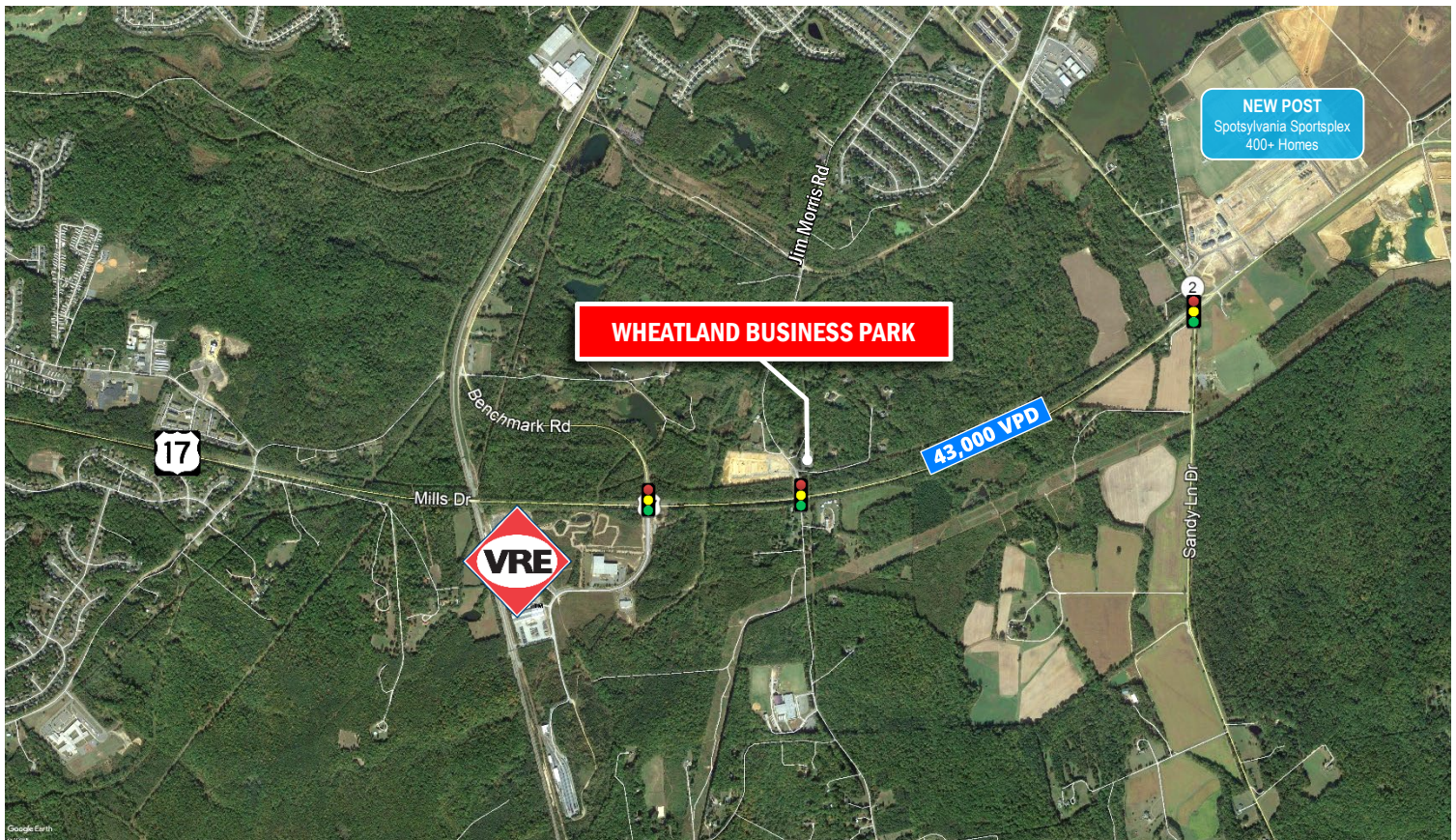
LOCATION

Wheatland Business Park is located just off Route 17/Mills Drive in Spotsylvania County. The property is strategically situated halfway between Richmond and Washington DC, the property is ideally located in strong with access to major roadways. Furthermore the property is located less than 1 mile from the new Spotsylvania VRE Station.

The central location is ideal for any business as it is within close proximity to multiple I-95 interchanges including 126, 118 and 130. The property is within 17 miles to RT 301, and in close proximity to Downtown Fredericksburg. 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 just off Route 17/Mills Drive on Jim Morris Road in Spotsylvania County, Virginia
- Less than 1 mile from the Spotsylvania VRE Station
- 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
- 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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