

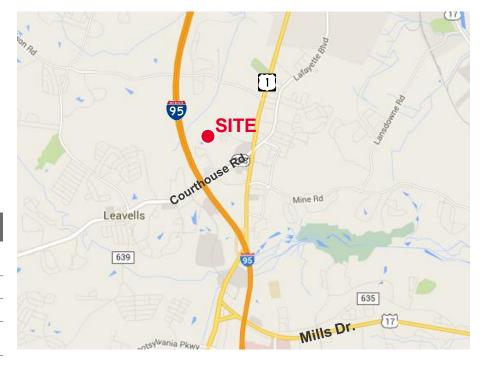
FOR LEASE Longwood Five 240 Industrial Drive | Fredericksburg, VA 22408

## BUILD-TO-SUIT

## **Property Features**

- Build-to-suit warehouse / flex space designed for distribution center space
- Pad ready site with all engineering, storm water management and utilities in place
- Each space is 3,000 SF with 12' x 14' front drive-in door, 8' x 10' loading dock door, bath, heat and glass-front door
- High ceilings, 3-phase power, fully sprinklered
- At the end of Houser Dr in Four Mile Fork

Specifications	
Available SF	Up to 80,000 SF in 3,000 SF increments
Lease Rate	\$7.75 PSF NNN
Zoning	11
Timing	Approximately 6 months from lease signing



For more information, contact:

VIRGIL NELSON, CCIM 540 322 4150 virgil.nelson@thalhimer.com Eagle Village 1125 Jefferson Davis Highway, Suite 350 Fredericksburg, VA 22401 www.thalhimer.com

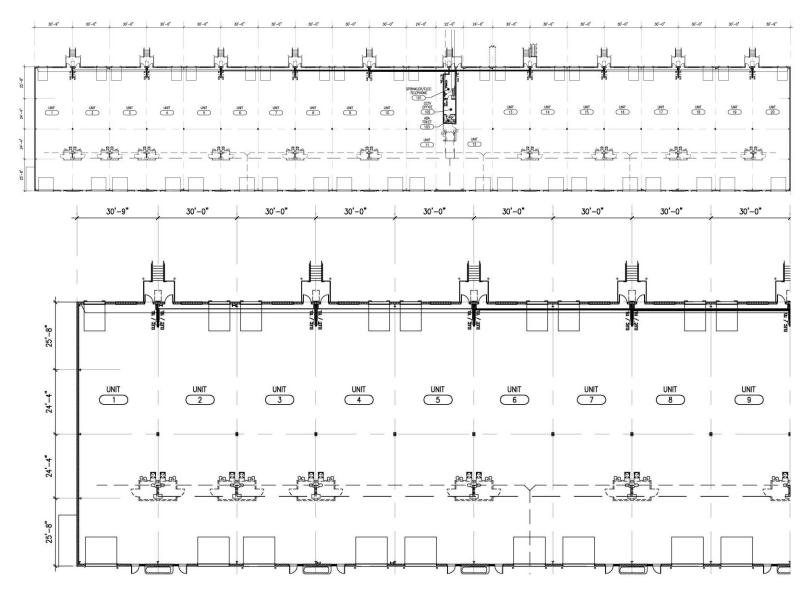
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## Build-To-Suit: 3,000 SF Per Unit



Each space is 3,000 SF with  $12' \times 14'$  drive-in door,  $8' \times 10'$  dock door, bath, heat and glass-front door.

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