



THALHIMER

FOR SALE
McK Business Park

3000 Mine Road, Building H | Fredericksburg, VA 22408



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Property Features

*SF Measures are approximate

- 44,650 Total SF
- 41,650 SF Warehouse
- 3,000 SF Office
- Fire suppression updated in 2017 to ESFR (Early Suppression Fast Response) with modernized systems and monitoring.
- New 8" municipal water connection in 2017.

Specifications

Total Size	42,690 SF
Asking Price	\$2,195,000 (\$52.70 PSF)
Power	800 Amps
Year Built	1987

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Property Features

- 11 Docks; 0 Drive-Ins
- 58' Column Spacing
- 31' Ceiling Height
- 800 Amps
- Warehouse heated with oil burning furnace
- Additional buildings in the park are available for up to 340,000 total SF.
- +/- 146,00 SF of storage and manufacturing available in adjacent buildings within the park
- Spotsylvania County is business friendly. The economic development office recently solicited and won a iDX corporation facility relocation and the location of the new 800,000 SF Lidl distribution facility.



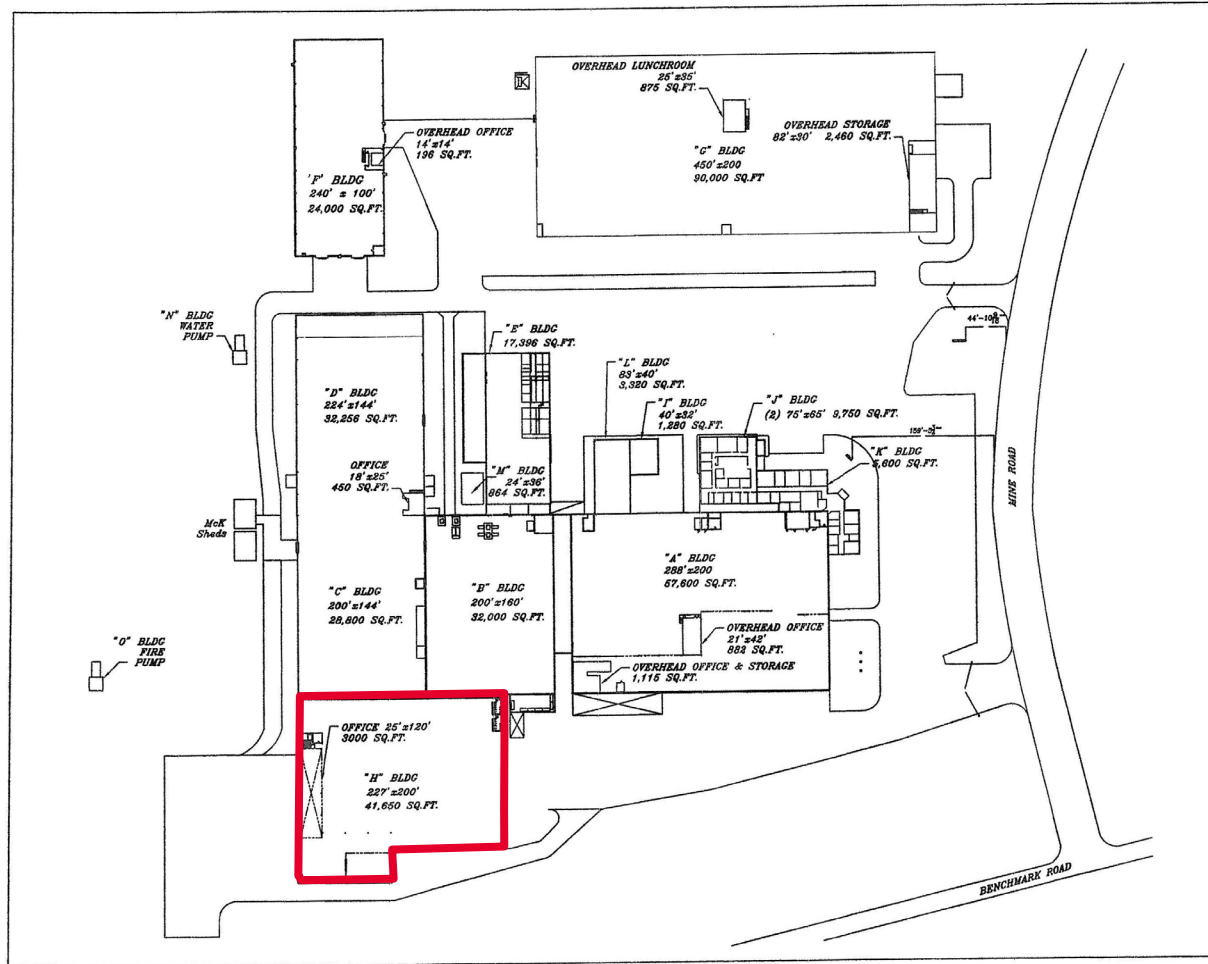
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SITE PLAN



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Schedule of Pricing for Individual Building Sales

Building Address	Building Reference	Total SF	Docks	Clear Height	Drive-In Doors	Power (Amps)	Production/Warehouse Facility SF	Office SF	Lunchroom/Conference Room	Sale Price	Price PSF
3000 Mine Rd	H	44,650	11	28'	0	800	41,650 SF	3,000 SF	--	\$2,195,000	\$49.16
3004 Mine Rd	C, D	57,306	5	24'	3	2,400	57,306 SF	--	--	\$2,060,185	\$35.95
3006 Mine Rd	F	24,000	1	24'	3	1,600	24,000 SF	196 SF	--	\$1,195,000	\$49.79
3018 Mine Rd	J	9,750	None Office Only	n/a	n/a	n/a	none	9,750 SF	--	\$438,750	\$45.00
3020 Mine Rd	G	90,000	8	24'	2	4,000	89,125 SF	--	875	\$4,050,000	\$45.00
3000 Mine Rd	B	32,600	3	18'	2	800	32,600	--	Yes, Shared	\$1,200,000	\$36.81
	SUM SF	325,498									

*** ALL MEASURES ARE APPROXIMATE**

The information provided on this page is from sources believed reliable. However, prospective purchasers should perform their own diligence to verify any information contained herein.

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3000 Mine Road, Building H Docks & Interior Images



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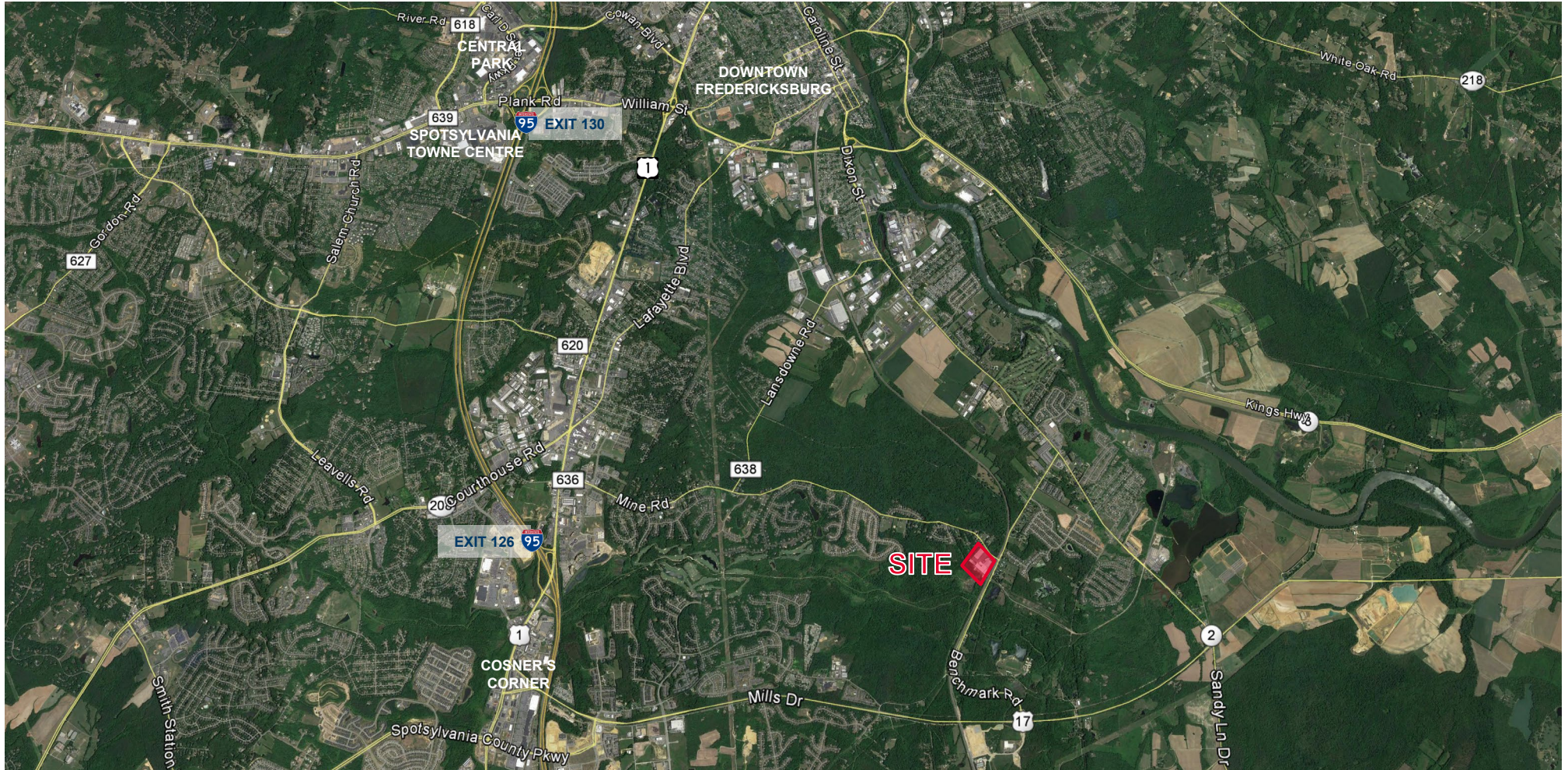
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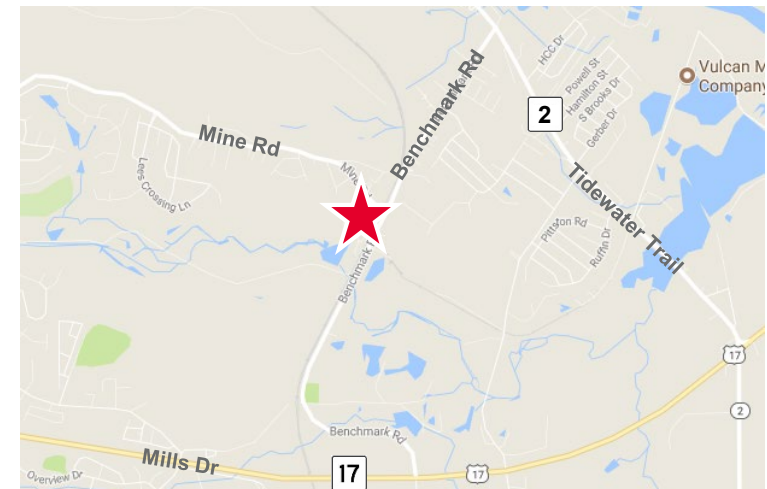
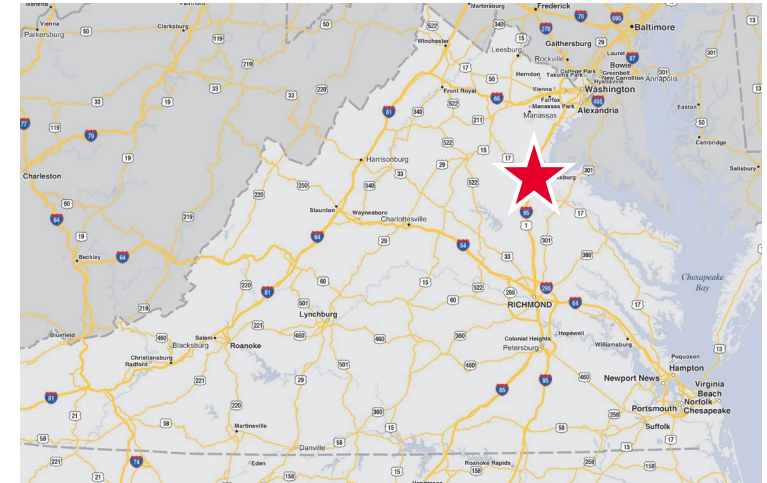
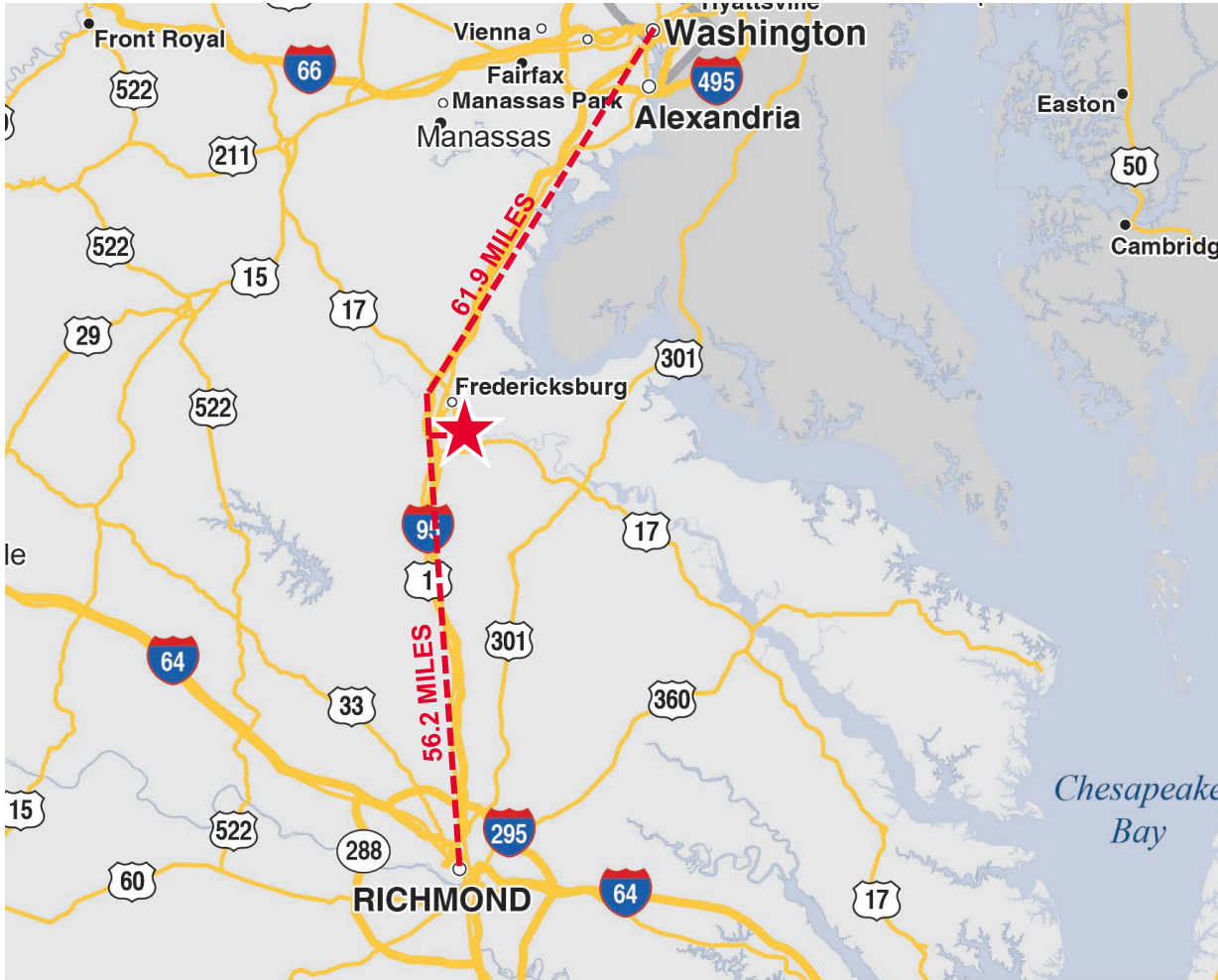
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