

NEW CONSTRUCTION FOR LEASE 11720 Main Street | Building 2

Fredericksburg, VA 22408

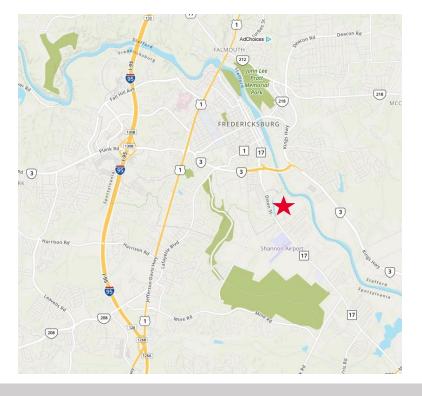
New Construction | To Be Delivered December 2019



Property Features

- Fully conditioned warehouse spaces with one restroom and one office in each unit
- · Lease rate includes NNN charges
- One 10'w x 14' tall drive-in door in each unit
- 15' clear ceiling height at the eaves and 18' at the center of the space
- Dry Sprinkler System
- Convenient to Stafford, Fredericksburg and Spotsylvania
- Located in a tax friendly "Technology Zone"

Specifications	
Available SF	1,875 SF – 15,000 SF
Lease Rate	\$1,695/month per each 1,875 SF unit
Timing	Available December 1, 2019



For more information, contact:

WILSON GREENLAW, CCIM Vice President 540 322 4156 wilson.greenlaw@thalhimer.com VIRGIL NELSON, CCIM Senior Vice President 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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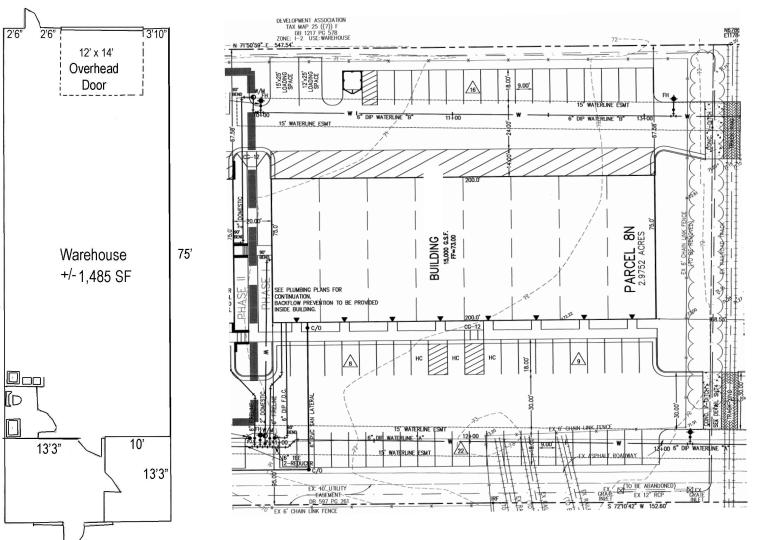
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Rear Exit



11720 Main Street Base Unit Plan +/- 1,875 SF Total **not to scale

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