

# FOR SALE Spotsylvania County Office & Industrial Park

21 Joseph Mills Drive | Fredericksburg, VA 22408



### **Property Features**

- 6.29 acres divisible
- Site is flat and cleared
- · Rail spur access
- Located in the Spotsylvania County Office and Industrial Park
- Site supports up to 112,000 SF building
- Build to Suit available from 10,000 SF and up
- I-2, heavy industrial zoning
- Technology Zone Incentives available

	Total Size	6.29 acres - divisible
-	Asking Price	\$957,000
	Zoning	I-2 Heavy Industrial
_	Minimum Divisible	1.60 Acres
-		

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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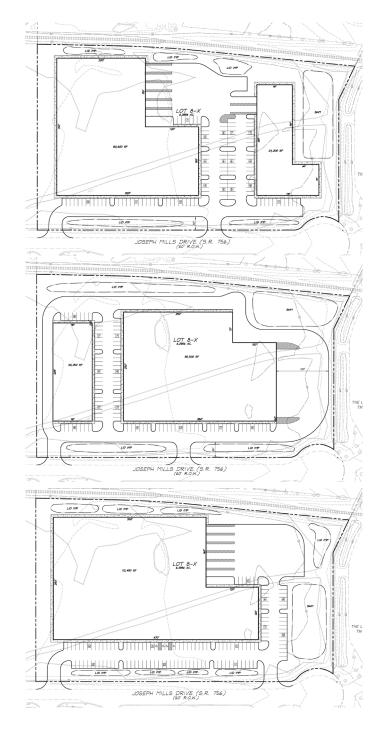
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## **Proposed Layouts**



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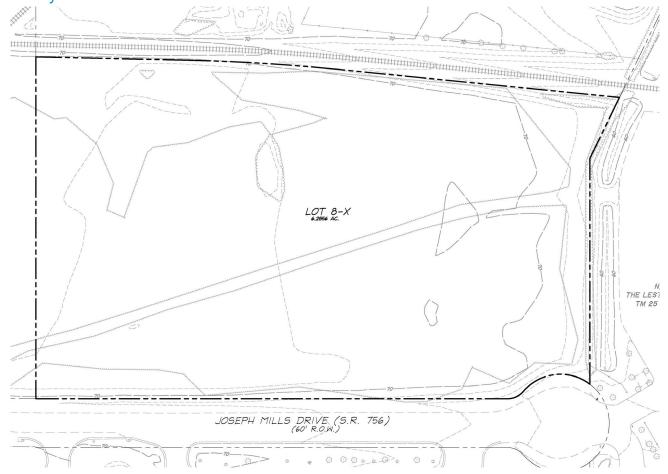
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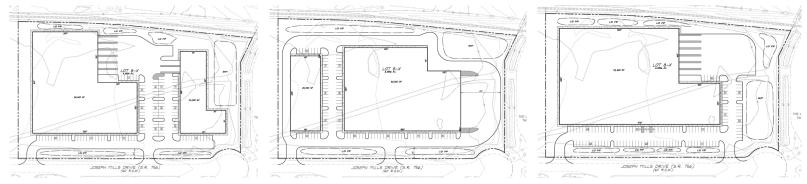
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### Land Survey



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