

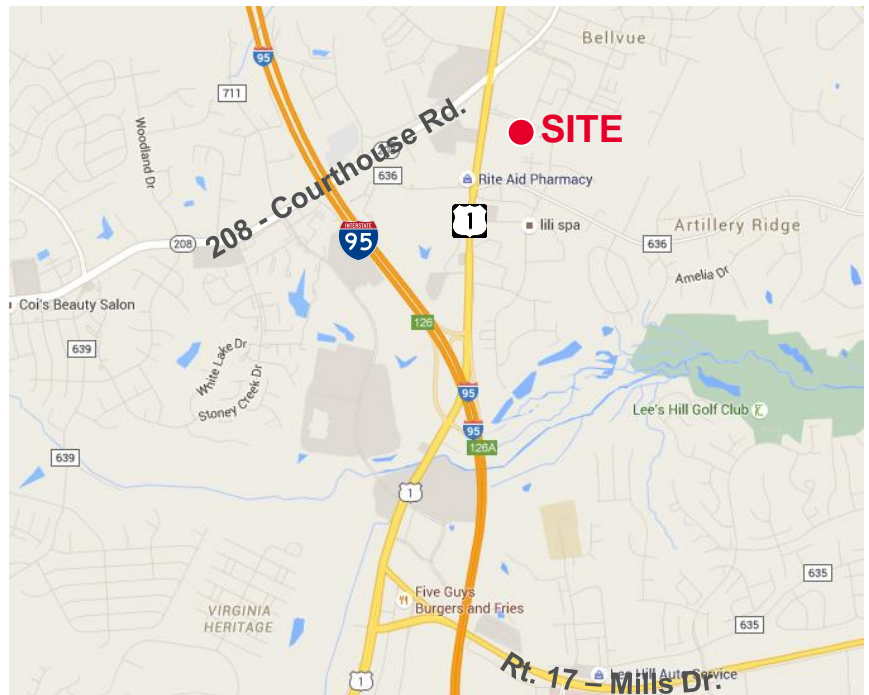


# MCKESSON

*Empowering Healthcare*

## Property Features

- Single tenant free standing building
- Tenant has 15 year history in building
- BBB+ credit rating
- Large local employer
- Net Lease Investment with ~3 years left on lease



## Specifications

Total Size	12,000 SF
Asking Price	\$2,300,000 (\$191.67)
Lot Size	1.35 Ac
Occupancy	100%
Parking	6.25/1,000 SF

For more information, contact:

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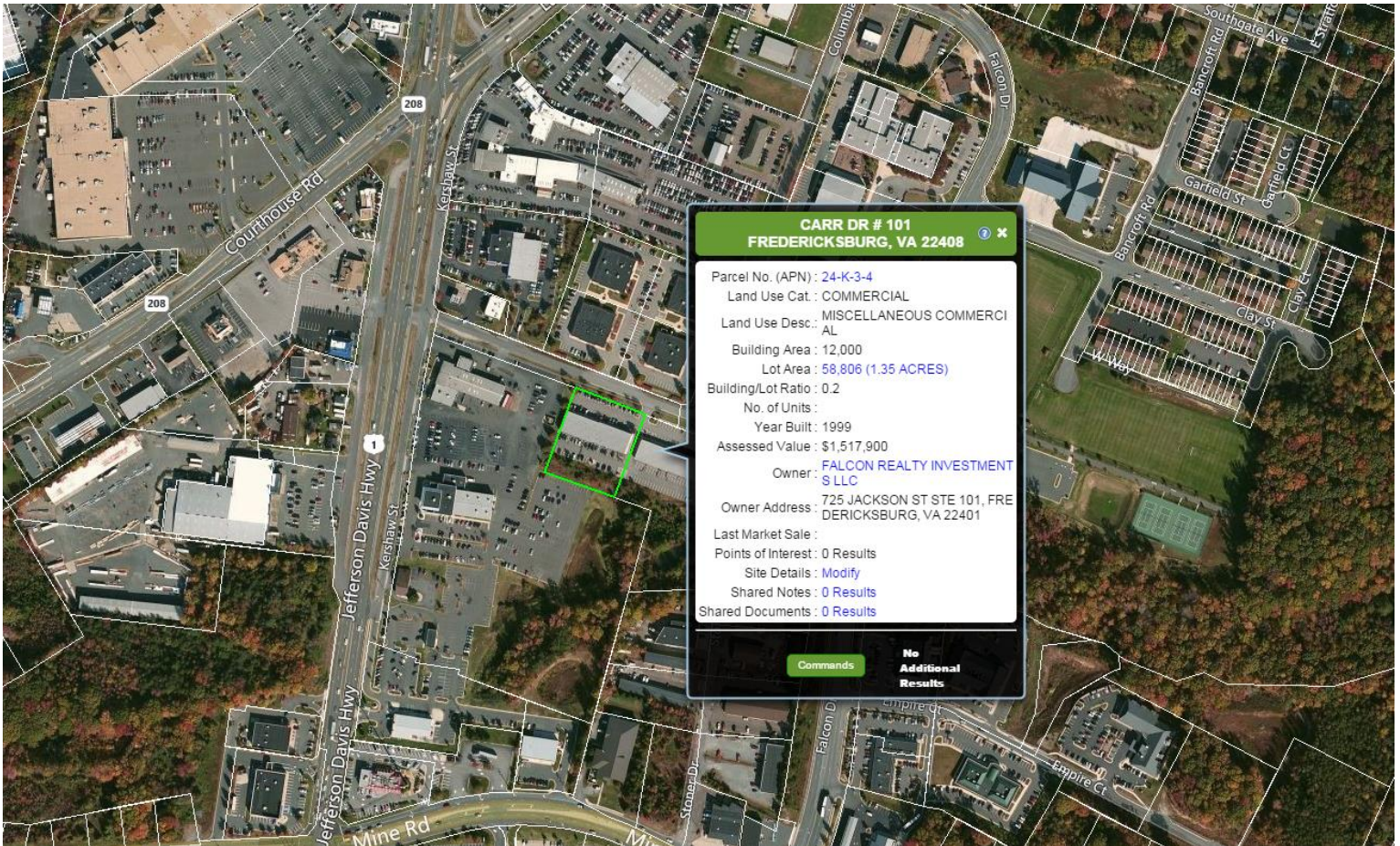
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**FOR SALE**  
**Jackson Square Business**  
 4718 Carr Drive | Fredericksburg, VA 22401



- **Single Tenant Net Lease** 12,000 RSF Building leased to PST Services, Inc. (Per Se Technologies) a wholly owned subsidiary of **McKesson Corporation**, who has a **BBB+ credit rating**.
- McKesson has recently (2012) invested over **\$50 million in the local community** in the form of a 340K SF distribution facility. The subject property is used for financial and administrative healthcare solutions for hospitals, physicians and retail pharmacies nationwide.
- Directly accessible from Rt. 1 (Jefferson Davis Hwy.) and **I-95 @ Exit 126**. From I-95 head North to Carr Drive and turn right. Subject property will be on your right.



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