



Property Features

- Six (6) offices, breakroom, reception
- Climate controlled work area
- Finished mezzanine office area
- Approximately 3,300 SF shop
- 22'-24' clear span ceiling height
- Two (2) 12' x 14' drive in doors
- Located in the Baron Park Industrial Park, close to I-95, Route 17 and Route 1
- Located just 3.5 miles from I-95 exit 133
- 3-phase

Specifications

Total Size	14,200
Available SF	7,100
Timing	Available immediately
Rental Rate	\$9 PSF MG

For more information, contact:

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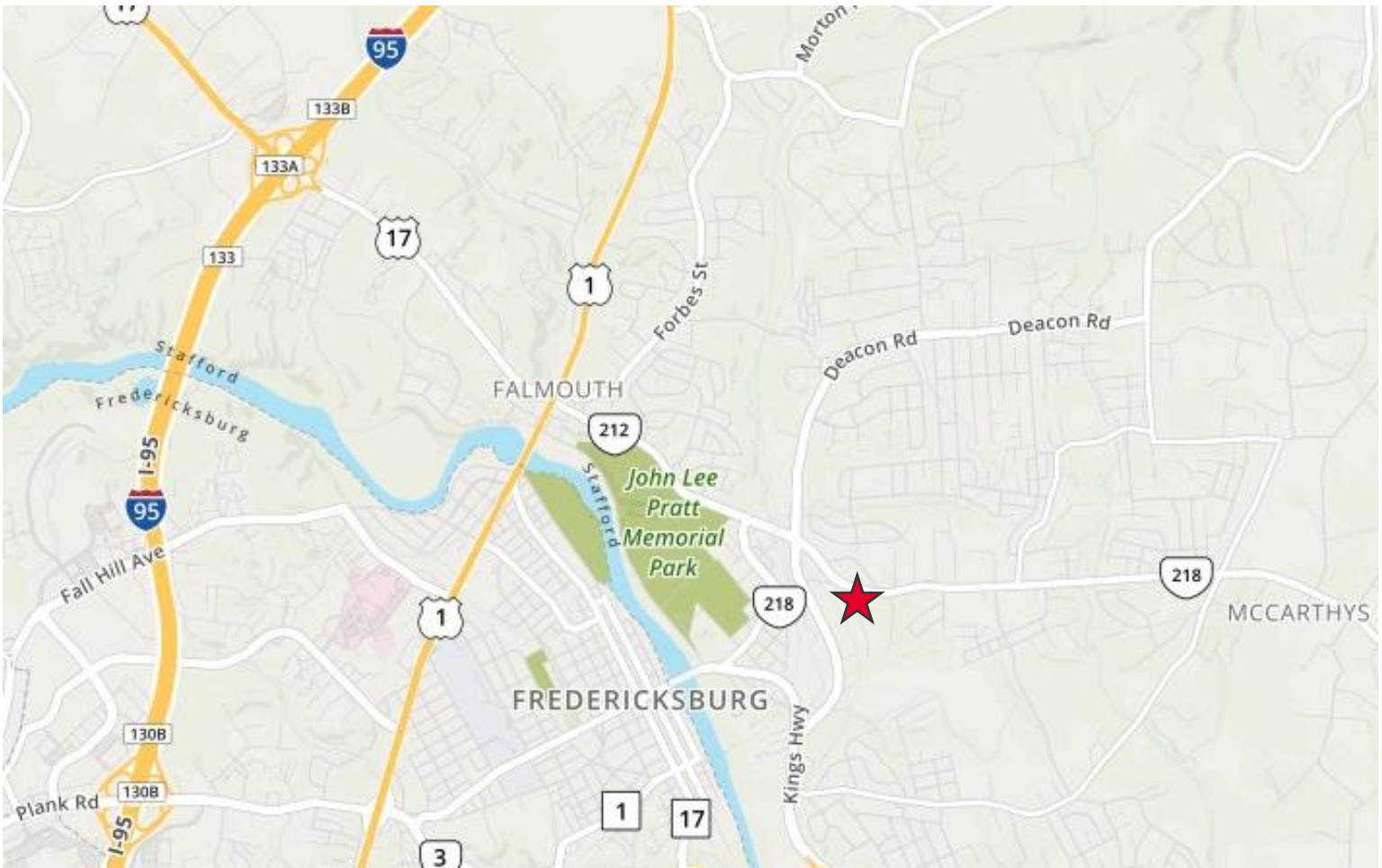
Eagle Village
1125 Jefferson Davis Highway, Suite 350
Fredericksburg, VA 22401-8449
www.thalhimer.com

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,316	45,818	88,328
No. of Households	1,881	17,107	32,118
Avg. HH Income	\$92,368	\$71,171	\$73,301
Daytime Population	2,636	28,929	55,848

Traffic Counts

White Oak Road	15,000 VPD
Cool Springs Road	16,000 VPD

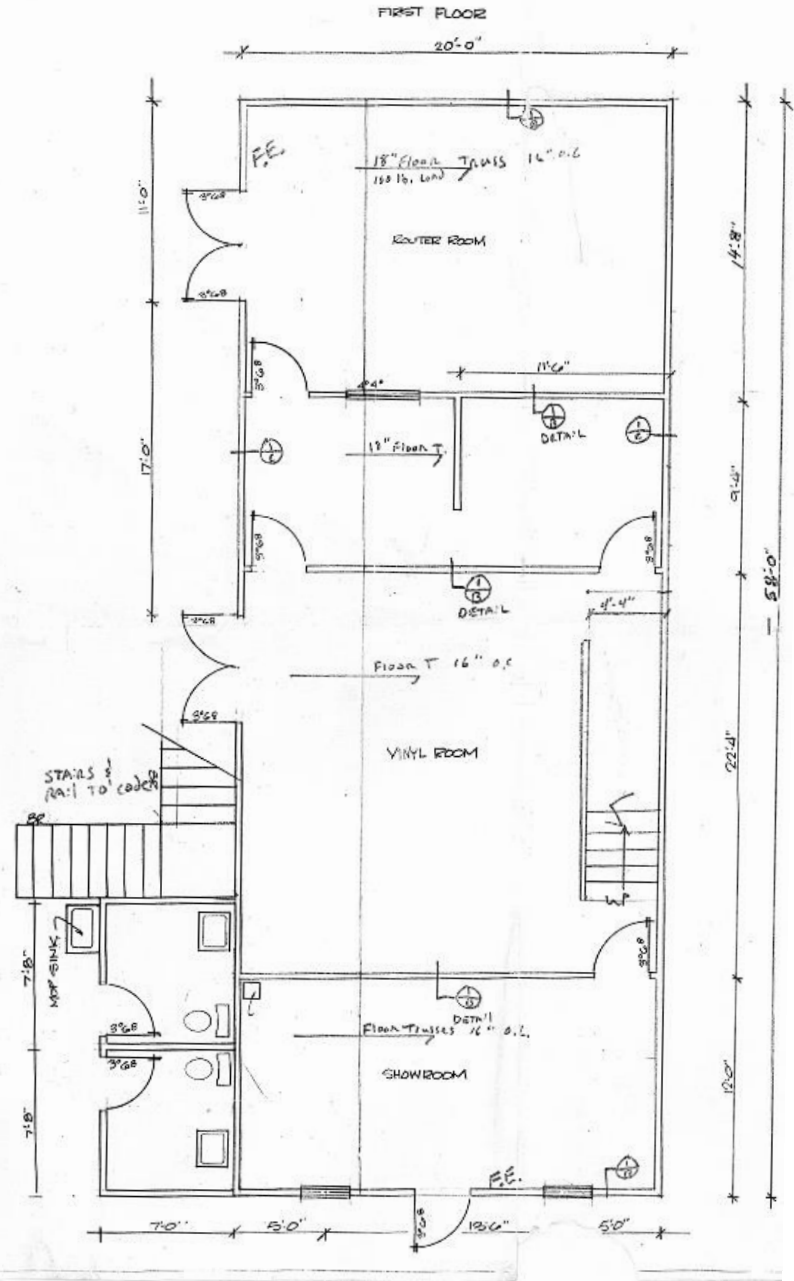
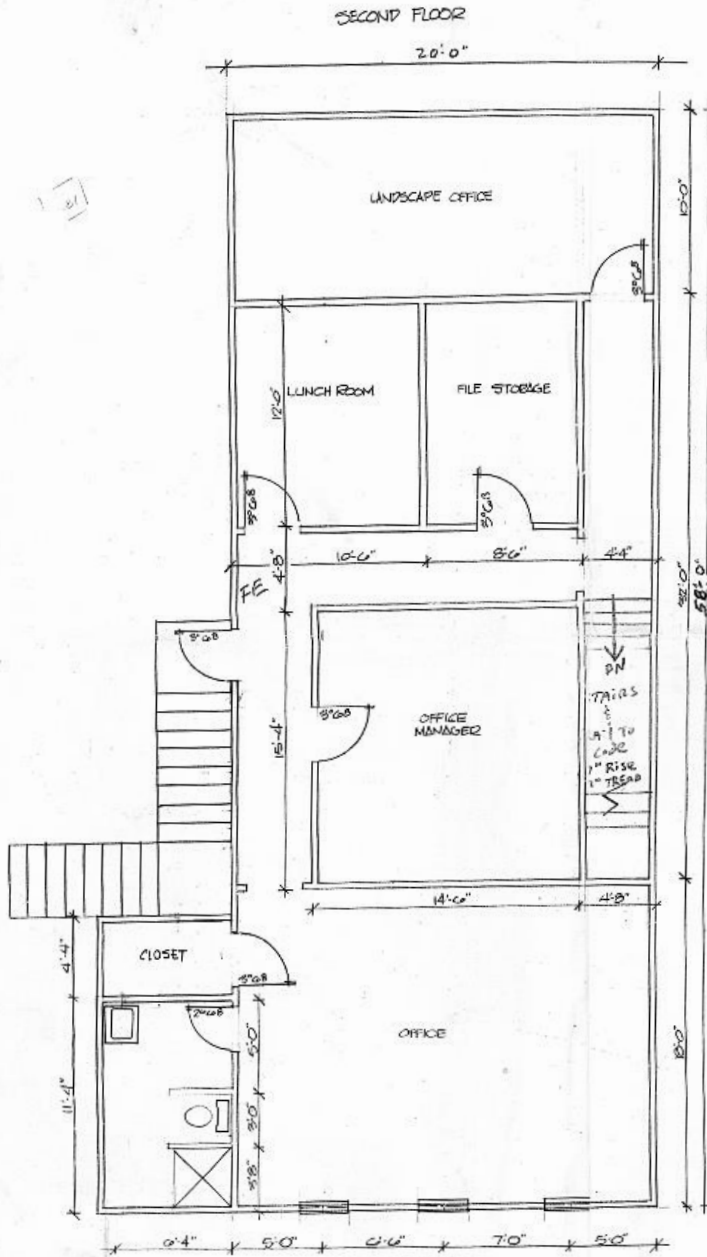


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FLOOR PLANS



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- 1. Fraternal Order of Eagles
- 2. Cellofoam North America
- 3. A-Annandale
- 4. Cheer Fusion Allstars

- 5. Sherwin-Williams Floorcovering Store
- 6. B&D Fuel Injection Service Incorporated
- 7. FourPaws Pet Resort
- 8. Outdoor Power Depot

- 9. Old Towne Cycle
- 10. Brauning Automotive

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