

**FOR SALE**

# Dumfries Commerce Center | Unit 1

17857 Fraley Boulevard | Dumfries, VA

**SHOWN BY APPOINTMENT ONLY**



## Property Features

- Fully leased 6,343 SF unit located in a 50,000 SF modern flex building.
- Unit features bright interior lighting, two bathrooms, two separate entrances, roll-up door in rear and is fully sprinkled
- Includes 13 parking spaces
- Unit is leased to Columbia Gas of Virginia and includes annual escalations
- Zoned B-1; Town of Dumfries
- Constructed of tilt-up concrete
- Built in 2005
- Unit includes 5,152 sf on the ground floor and 1,190 SF of mezzanine space

## Specifications

Total Unit Size	6,343 SF
Asking Price	\$755,000
Cap Rate	6.1%
Parking	13 Parking Spots for Unit
Zoning	B-1; Town of Dumfries

For more information, contact:

**VIRGIL NELSON, CCIM**  
 Senior Vice President  
 540 322 4150  
[virgil.nelson@thalhimer.com](mailto:virgil.nelson@thalhimer.com)

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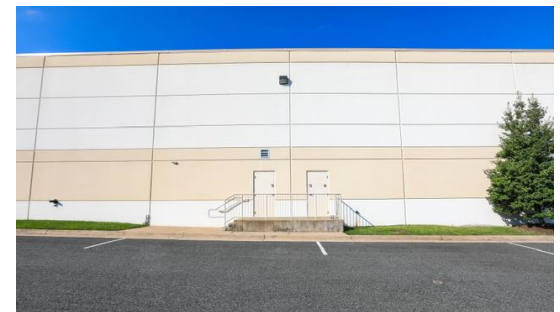


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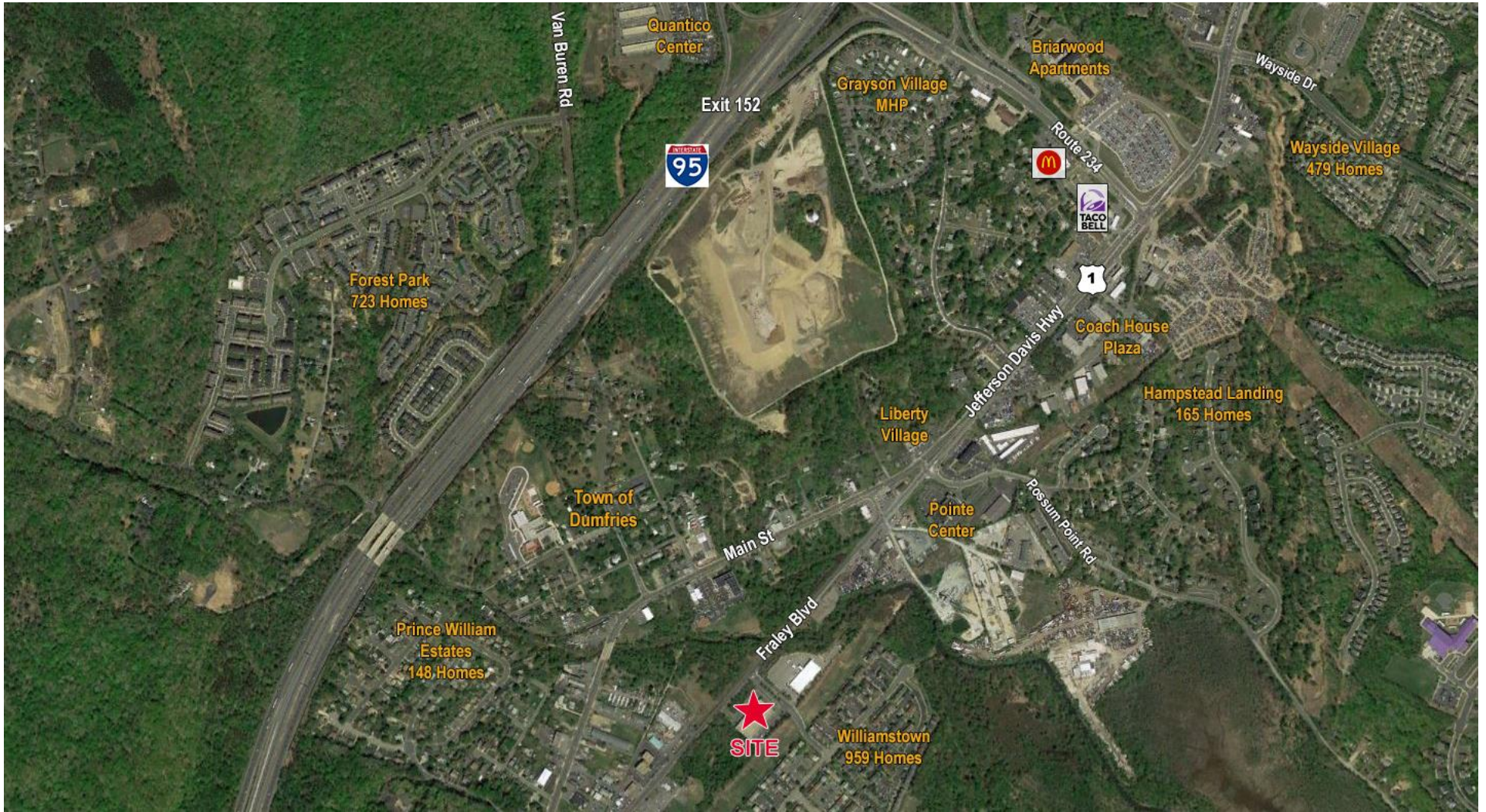


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