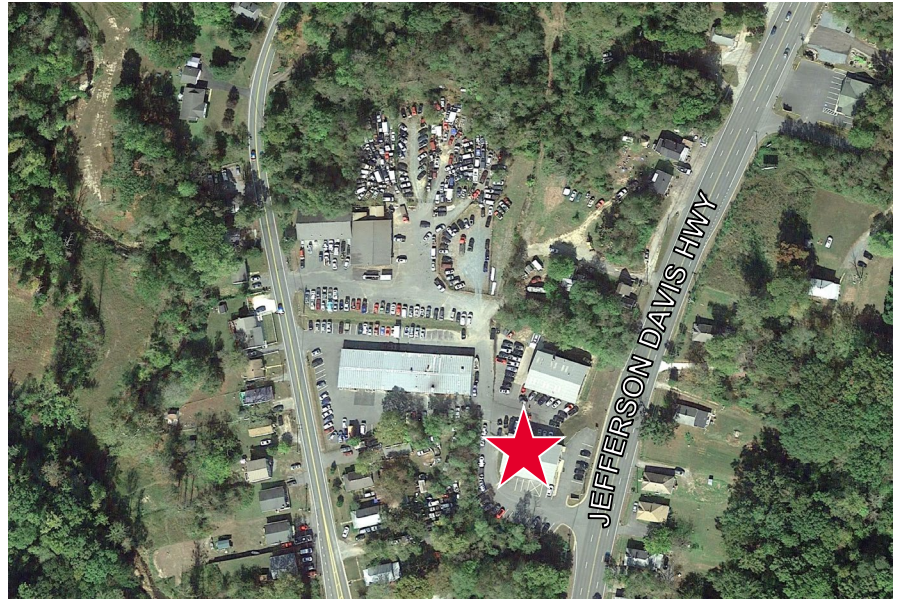




### Property Features

- 4,800 SF space available – includes several offices, full kitchen and two bathrooms
- Off-street parking available
- Zoned M-1
- Under \$7.00 PSF
- Located in well-known industrial park, directly north of Falmouth Bridge on Route 1



#### Specifications

|              |                           |
|--------------|---------------------------|
| Available SF | 4,800                     |
| Lease Rate   | \$2,500/month + utilities |
| Timing       | December 1, 2019          |

For more information, contact:

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

Eagle Village  
1125 Jefferson Davis Highway, Suite 350  
Fredericksburg, VA 22401-8449  
[www.thalhimer.com](http://www.thalhimer.com)



For more information, contact:

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

Eagle Village  
1125 Jefferson Davis Highway, Suite 350  
Fredericksburg, VA 22401-8449  
[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.