

FOR LEASE

3,600 SF INDUSTRIAL WAREHOUSE

32 | Perchwood Dr (Ste 101)
FREDERICKSBURG, VA 22405



SPECIFICATIONS

Size:	3,600 SF
Base Rent:	\$13.00 PSF
NNN:	\$1.50 PSF
Available:	July 1, 2025
Ceiling Height:	20ft
Roll Up Doors:	x2 (14x14)

OVERVIEW



J R A

SITE

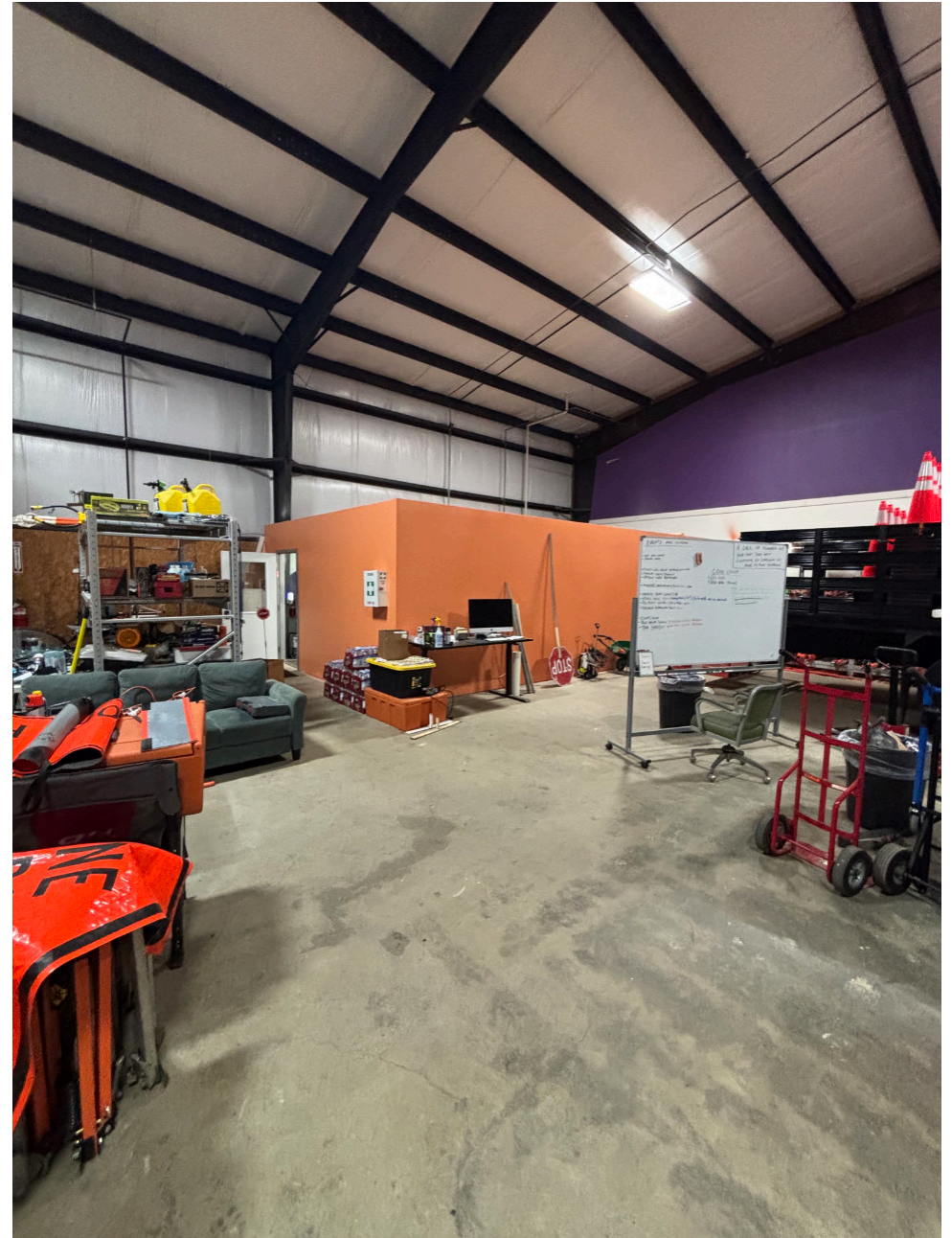
32 Perchwood Dr (Ste 101)
3,600 SF
60 ft x 60 ft

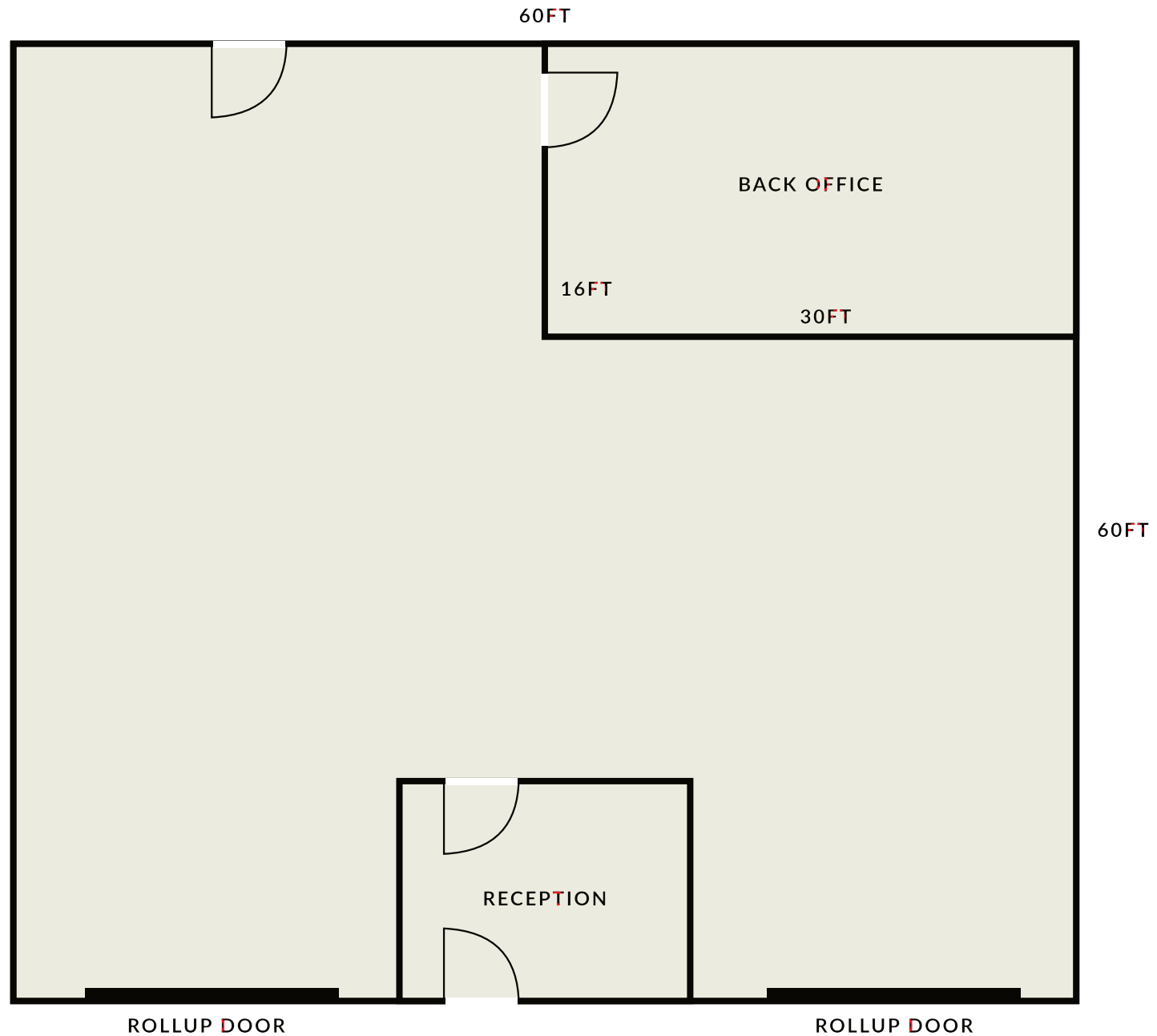
- Great location off Route 1 in Stafford, VA
- Proximity to i95 and surrounded by dense housing
- Outdoor parking/storage area
- Gated fence for additional security

INTERIOR IMAGES



J R A





MAP IMAGE



J R A



Mobile Modular-Virginia

32 Perchwood Dr (Ste 101)
FREDERICKSBURG, VA 22405

Campers Inn RV

Stafford Moose Lodge

Stafford Civil War Park

4 Minutes to i-95



HICKORY RIDGE

Daffan

All Muslim Association
of America (AMAA...)

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fjohnson3@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ Andrew@johnsonrealtyadvisors.com



J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.