

**FOR LEASE**

# McK Business Park

3010 Mine Road / Fredericksburg, VA. 22408



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WAKEFIELD**

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**Industrial Available**

**14,400 – 135,000 SF**

# PROPERTY HIGHLIGHTS

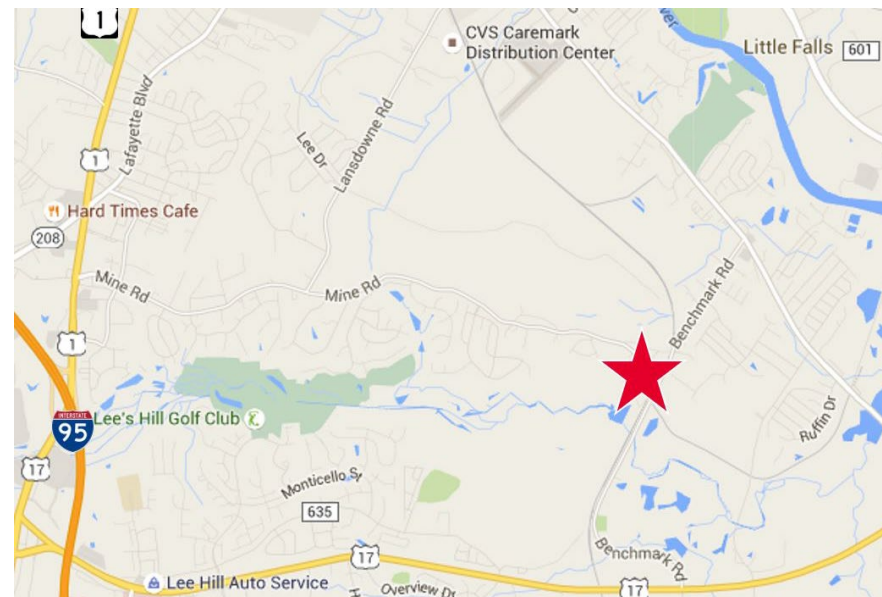


## PROPERTY FEATURES

- Total SF available: 135,000 SF
- Multiple configurations available from 14,400 to 135,000 SF
- Units available with docks and drive-in doors
- Outdoor storage available
- Zoned I2 heavy industrial
- Access to I-95 and Route 301

## CURRENT AVAILABILITIES

Unit	SF	Lease Rate	Timing
B	32,000	\$6.95 PSF NNN (\$0.80)	Now
C	14,400	\$6.95 PSF NNN (\$0.80)	Feb. 2025
F	24,000	\$6.95 PSF NNN (\$0.80)	Aug. 2025
G	45,000	\$6.95 PSF NNN (\$0.80)	Oct. 2024



# PROPERTY SITE PLAN

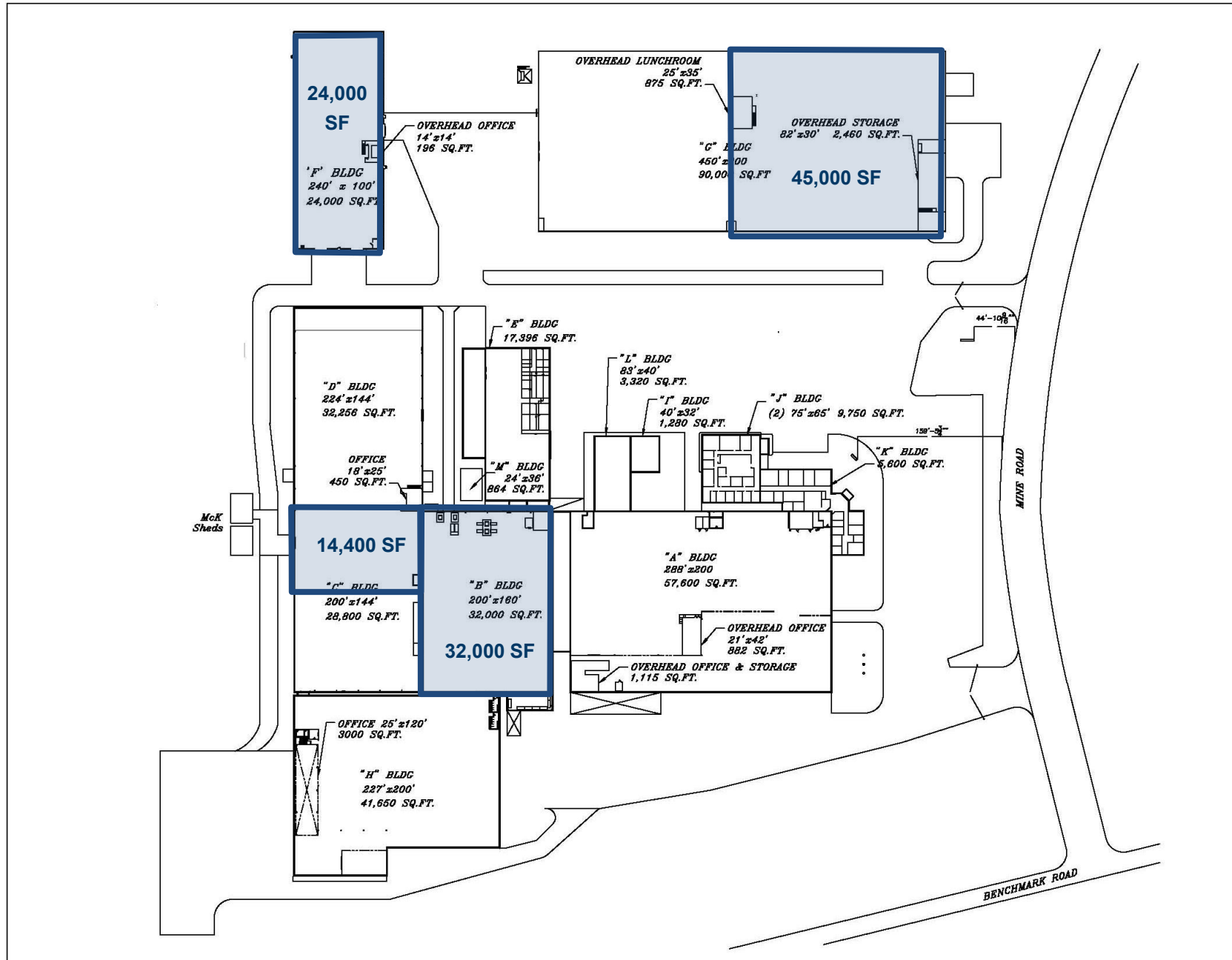
Spaces range from manufacturing to distribution to shop. NNN = \$0.80 PSF. Additional acreage available on-site. Located at the intersection of Benchmark Road and Mine Road, it is convenient to the Route 2 corridor, Lee's Hill and Massaponax. McK Business Park also provides excellent access to I-95 and Route 301.



BUILDING NUMBER & ADDRESS	TOTAL SF	DOCKS	CLEAR HEIGHT	DRIVE-IN DOORS	POWER (AMPS)	PRODUCTION/ WAREHOUSE FACILITY SF	OFFICE SF	BUILT
<b>BUILDING B</b> 3000 Mine Road	32,000 SF	2	19'	3	1,800	32,000	0	1970
<b>BUILDING C</b> 3004 Mine Road	14,400 SF	0	24'	1	1,200	14,400 (Storage Only)	0	1969
<b>BUILDING F</b> 3006 Mine Road	24,000 SF	1	24'	3	1,600	24,000	196	1978/ 1990
<b>BUILDING G</b> 3018 Mine Road	45,000 SF	2	24'	1	4,000	45,000	0	1978

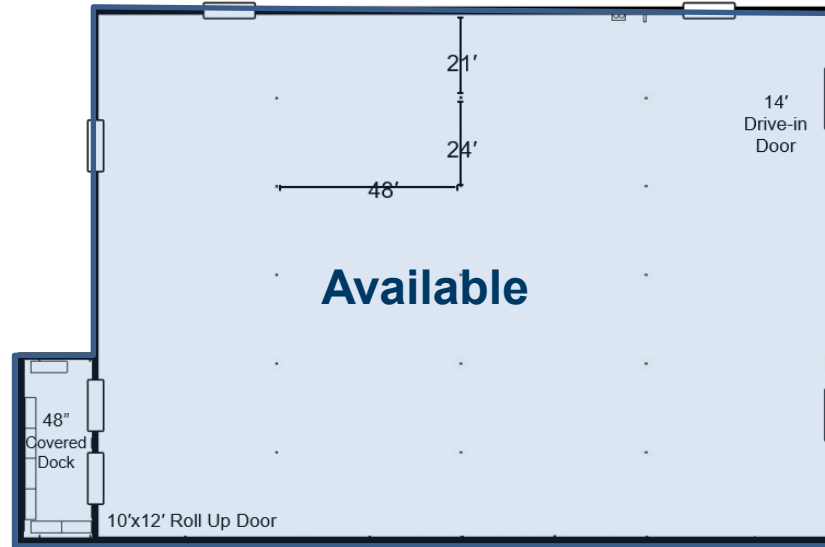
\*Additional options may be available; Inquire with broker

# FLOOR PLANS



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**Building B**  
32,000 SF  
19' Clear



**Building C**  
14,400 SF  
24' Clear

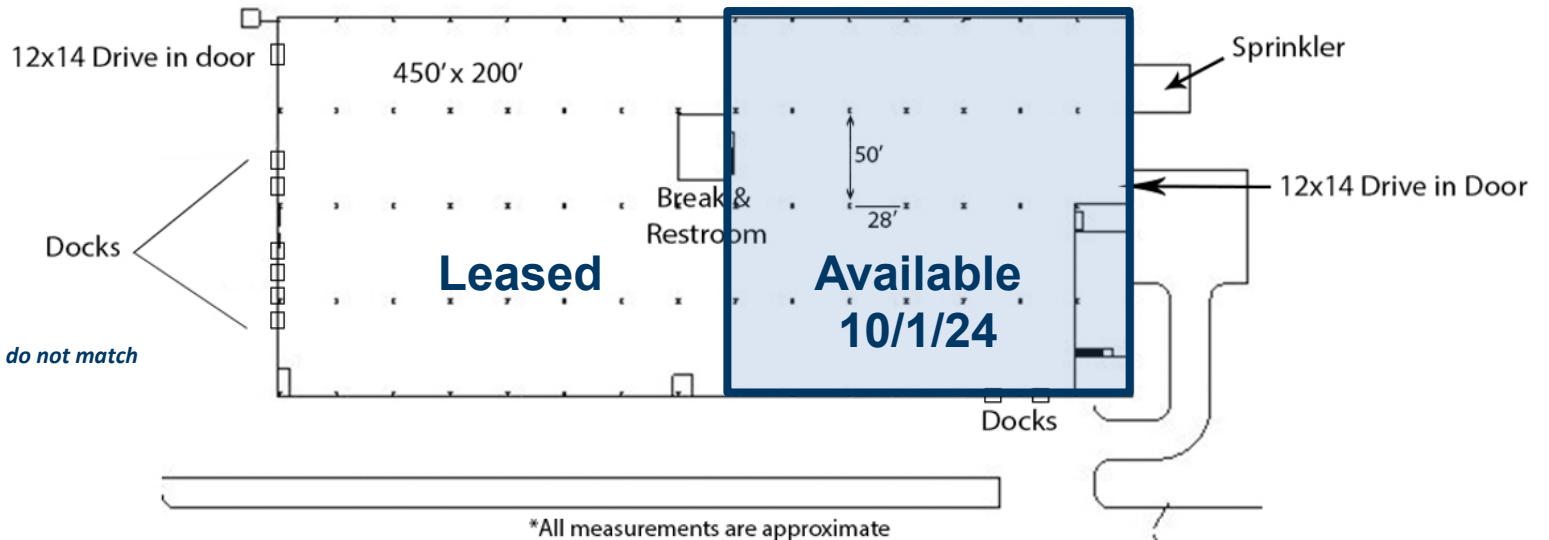


# FLOOR PLANS

**Building F**  
24,000 SF  
24' Clear



**Building G**  
45,000 SF  
24' Clear



*\*Please Note: Scales do not match*

# PROPERTY AERIAL MAP



3000 – 3020 Mine Road

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