



# THE BLOCK

Outdoor Storage

1600

Outdoor  
Storage

1500

Outdoor Storage

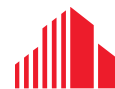
Outdoor  
Storage

**FOR SALE OR LEASE**

**5,000-19,606 SF & 5,000-29,792 SF**

**1500 & 1600 HOWARD AVE.**

**FREDERICKSBURG, VA**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# 1500 & 1600 HOWARD AVE. FREDERICKSBURG, VA

## Property Features:

### 1500 Howard Ave:

- 5,000 - 19,606 SF
- 1 covered loading dock
- 3 grade-level drive-in doors
- 3.48 acres total
- 2.5 acres of Industrial Outdoor Storage

### 1600 Howard Ave:

- 5,000 - 29,792 SF
- 1 covered loading docks
- 1 grade-level drive-in doors
- 2.94 acres total
- 2.25 acres of Industrial Outdoor Storage

### Pricing & Timing:

- Lease Rate: \$10.00 PSF NNN (\$2.00 PSF)
- For Sale Price: Negotiable
- Available: Immediately



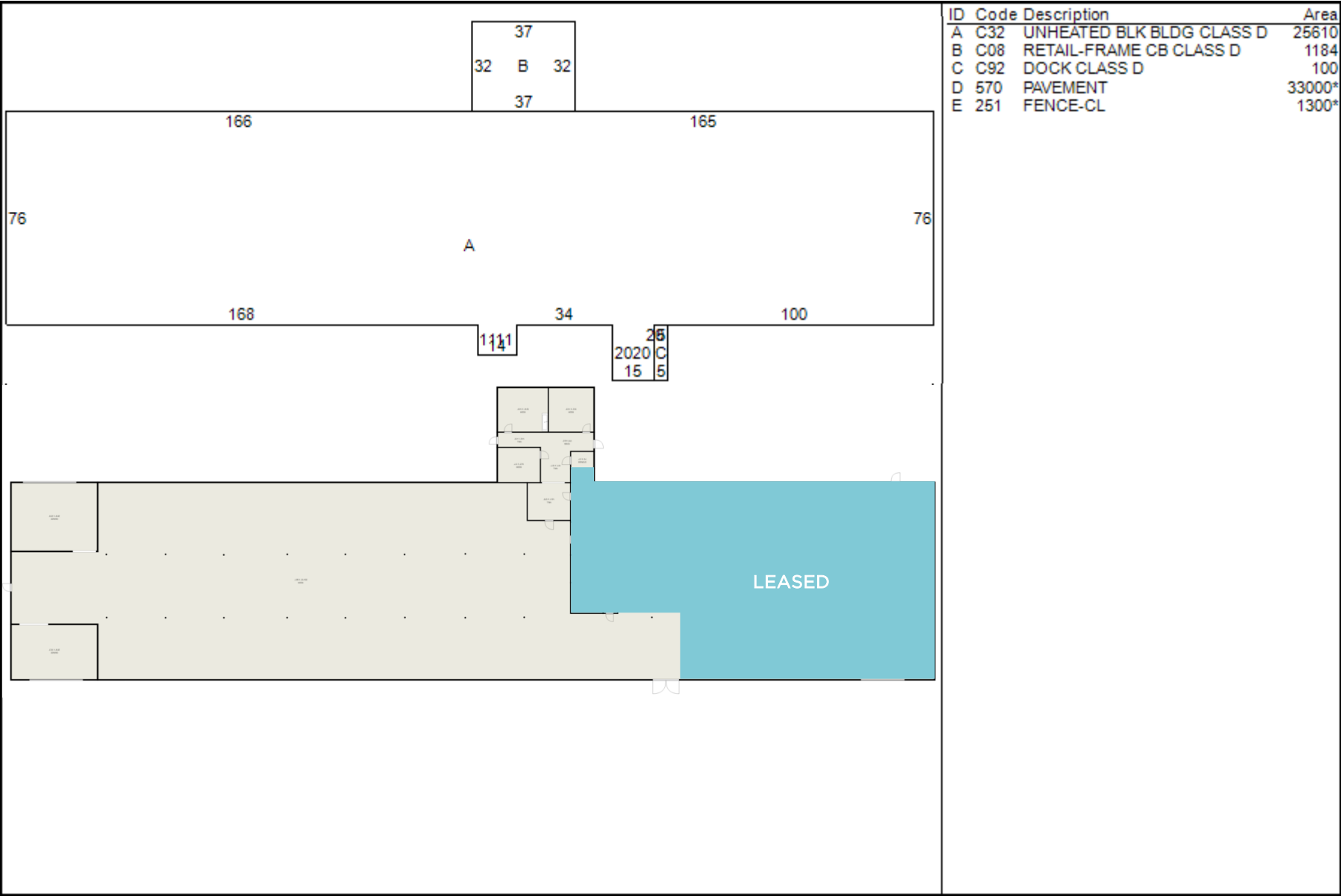
1500 HOWARD AVE.



1600 HOWARD AVE.

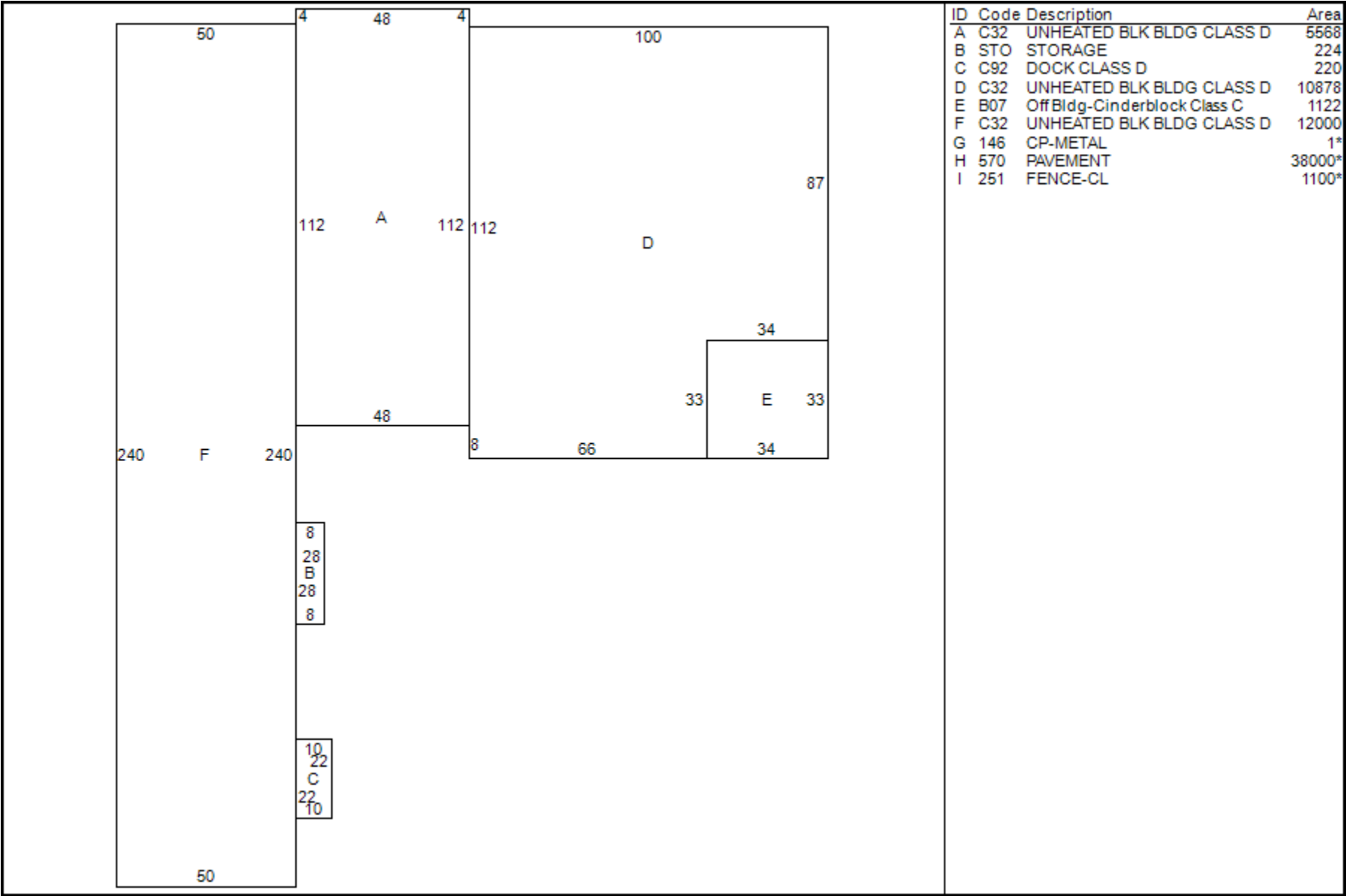
# 1500 HOWARD AVE.

## FLOOR PLAN



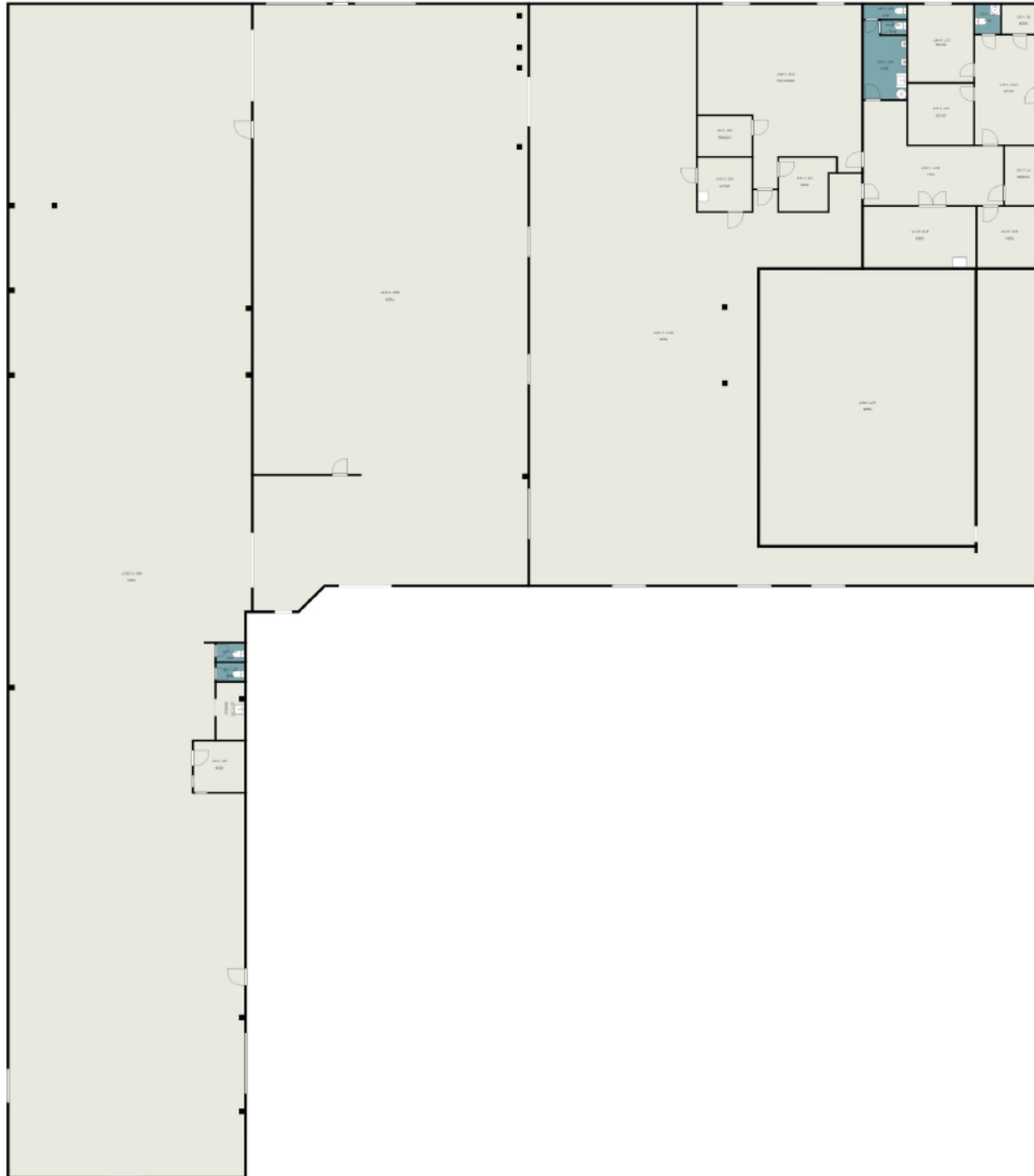
1600 HOWARD AVE.

FLOOR PLAN

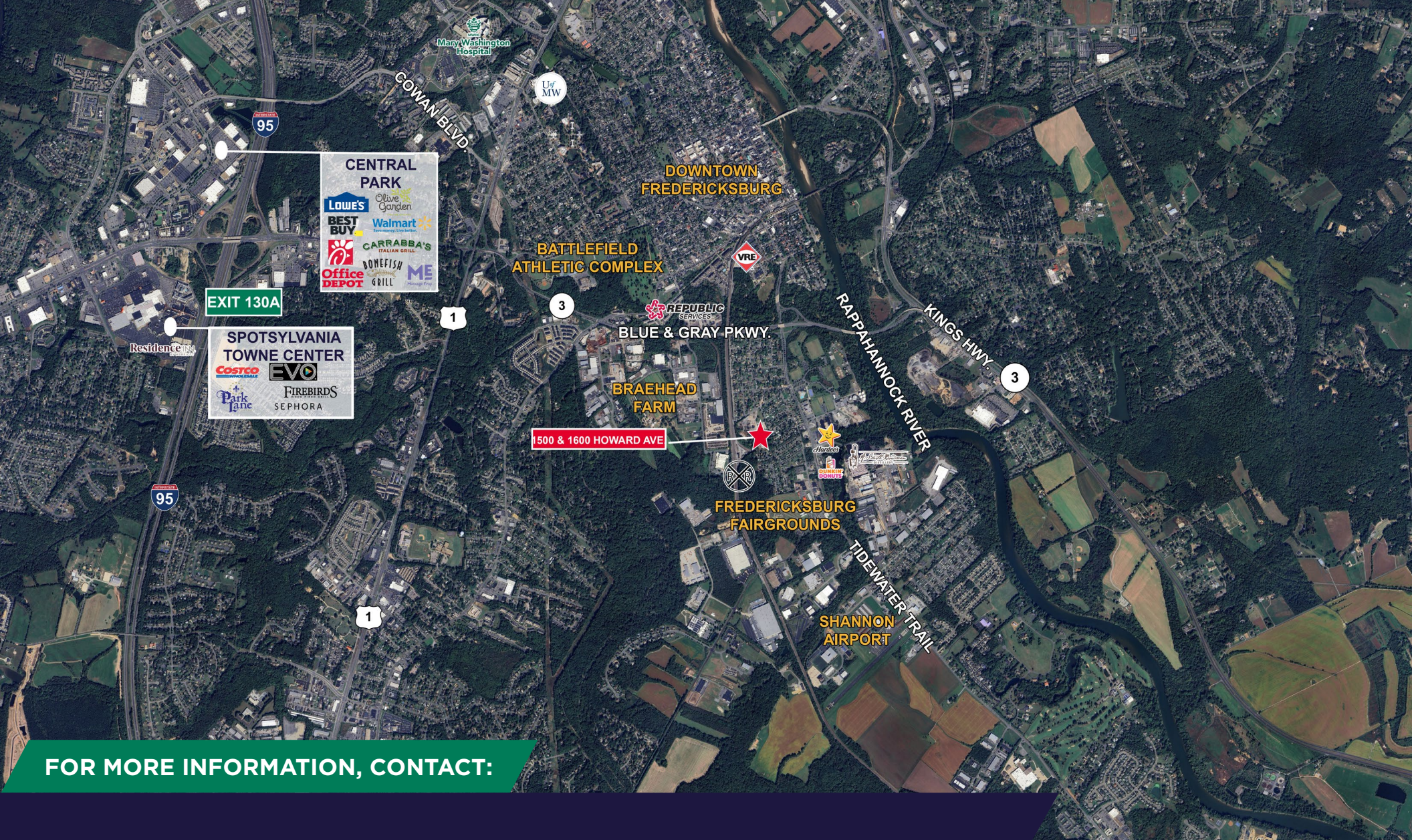


# 1600 HOWARD AVE.

## FLOOR PLAN







**FOR MORE INFORMATION, CONTACT:**

**JAMIE SCULLY, CCIM**

Senior Vice President

540 322 4140

[jamie.scully@thalhimer.com](mailto:jamie.scully@thalhimer.com)

Thalhimer

1701 Fall Hill Avenue

Suite 203

Fredericksburg, VA 22401

[thalhimer.com](http://thalhimer.com)

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WAKEFIELD**

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