

Tidewater Trail Industrial



HAUL ROAD LOTS / FREDERICKSBURG, VA

For Sale / Lots 1, 3, 4, 10



THE SHOPS AT RIVER CLUB

weis **SUBWAY**

WABC **Domino's**

CVS **Advance**
pharmacy **Auto Parts**

PELHAM'S CORNER

FAMILY DOLLAR **7 ELEVEN**

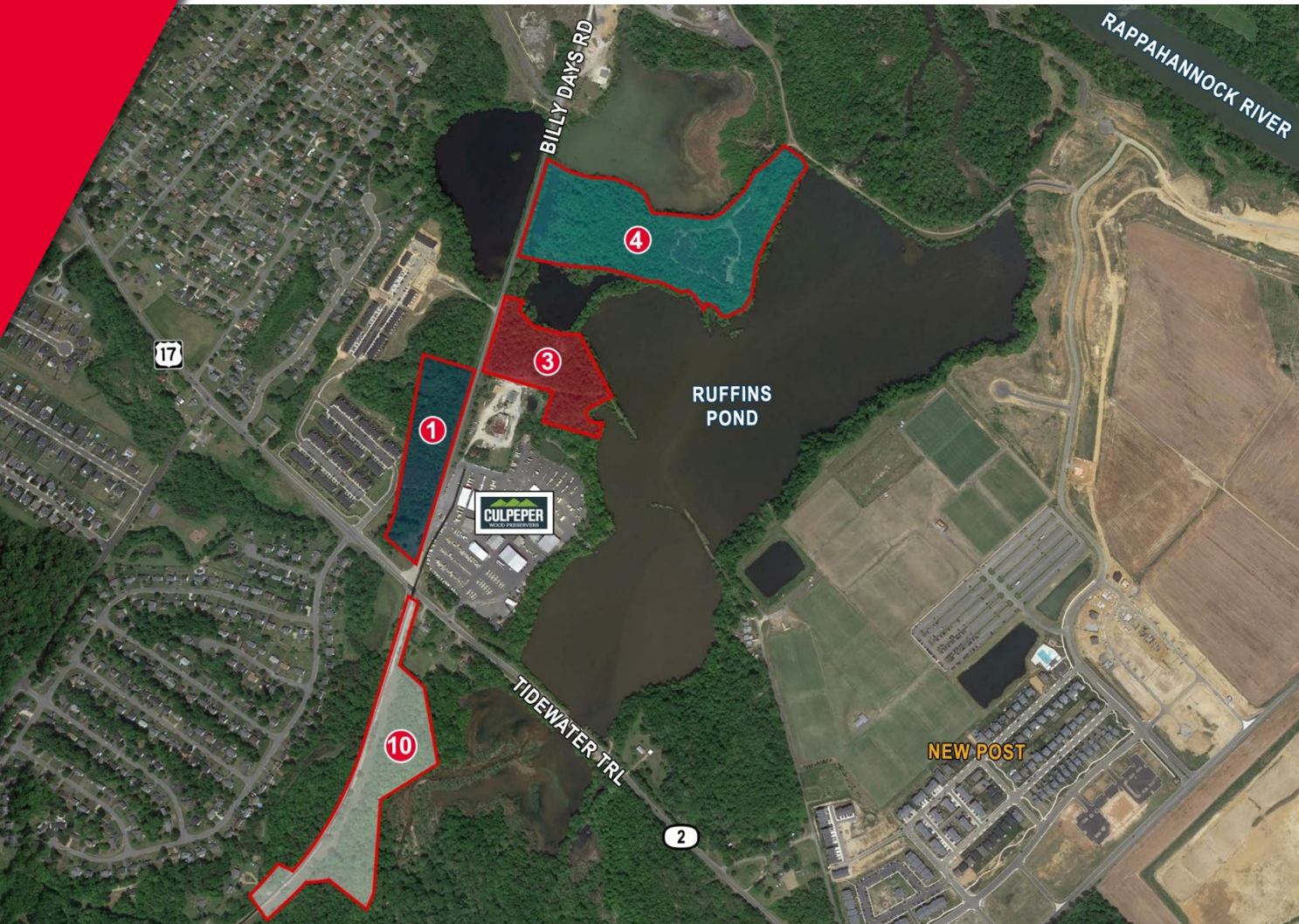
INDUSTRIAL LOTS AVAILABLE

Tidewater Trail Industrial



HAUL ROAD LOTS / FREDERICKSBURG, VA

AVAILABLE LOTS



SPECIFICATIONS

Timing All - Available immediately

Lot #1 Parcel 38-1-1

Size 3.5 Acres

Zoning I-2

Asking Price \$525,000

Lot #3 Parcel 38-1-1

Size 8.17 Acres
(5.0 Acres Usable)

Zoning I-2

Asking Price \$750,000

Lot #4 Parcel 38-1-1

Size 23.62 Acres
(13.6 Acres Usable)

Zoning I-2

Asking Price \$2,040,000

Lot #10 Parcel 38-1-1

Size 12.77 Acres
(3.5 Acres Usable)

Zoning I-2

Asking Price \$525,000

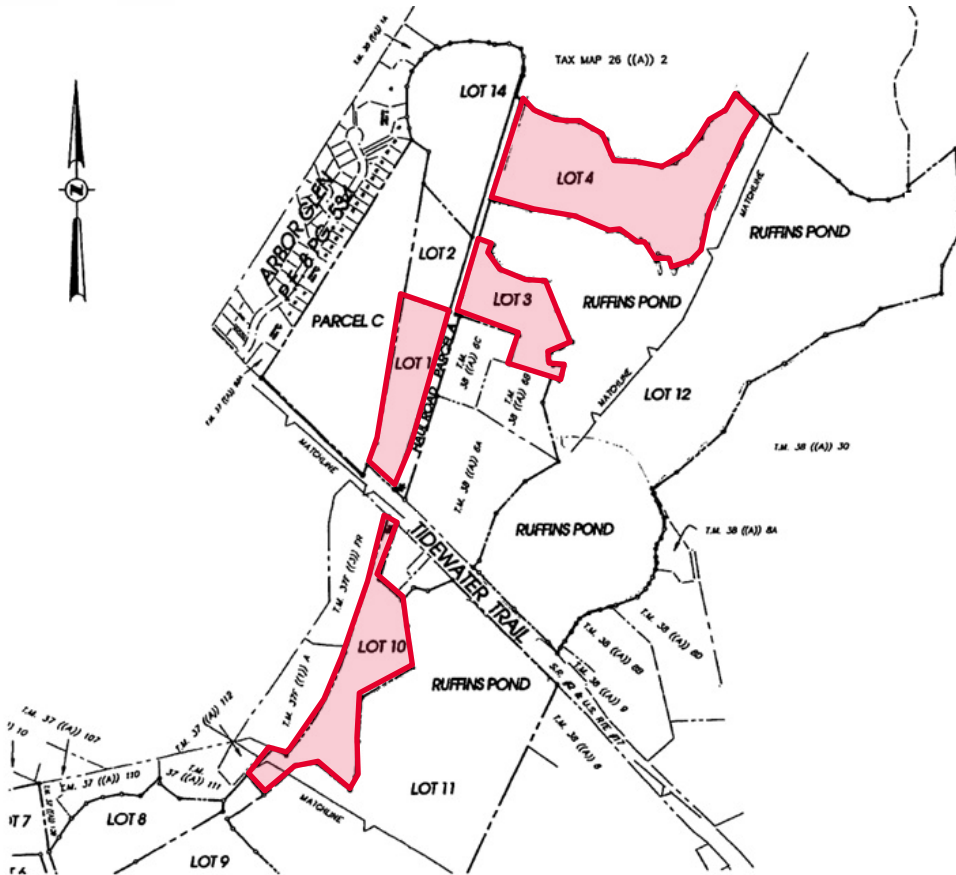
TIDEWATER TRAIL INDUSTRIAL



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PROPERTY FEATURES

- Four parcels available along Ruffins Pond on Route 2/ Tidewater Trail
- Easy access to Route 17 and Route 3 with close access to Interstate 95
- Power, water, gas, telephone, and cable are all available



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