

FOR LEASE OR SALE
110 JULIAD COURT

FREDERICKSBURG, VA 22406



THALHIMER

2,500 - 20,000 SF AVAILABLE

OFFICE TO FLEX CONVERSIONS

**Flex/Office
Building**

PROPERTY HIGHLIGHTS



Office to Flex
Conversions



FEATURES

- ZONED M-1
- FULLY -CONDITIONED SPACE WITH 18' CEILINGS
- 12' x 14' ROLL-UP DOORS TO BE ADDED
- EXCESS PARKING AVAILABLE
- FAÇADE SIGNAGE OPPORTUNITIES
- JUST OFF INTERNATIONAL PKWY. & RT. 17 (WARRENTON RD.)
- EASY ACCESS TO I-95, EXIT 133B



2,500 - 20,000 SF
AVAILABILITY



3-PHASE POWER

ELECTRICAL



\$12.00 PSF NNN

LEASE RATE (NNN IS ESTIMATED TO BE (\$3.00))



\$5,200,000

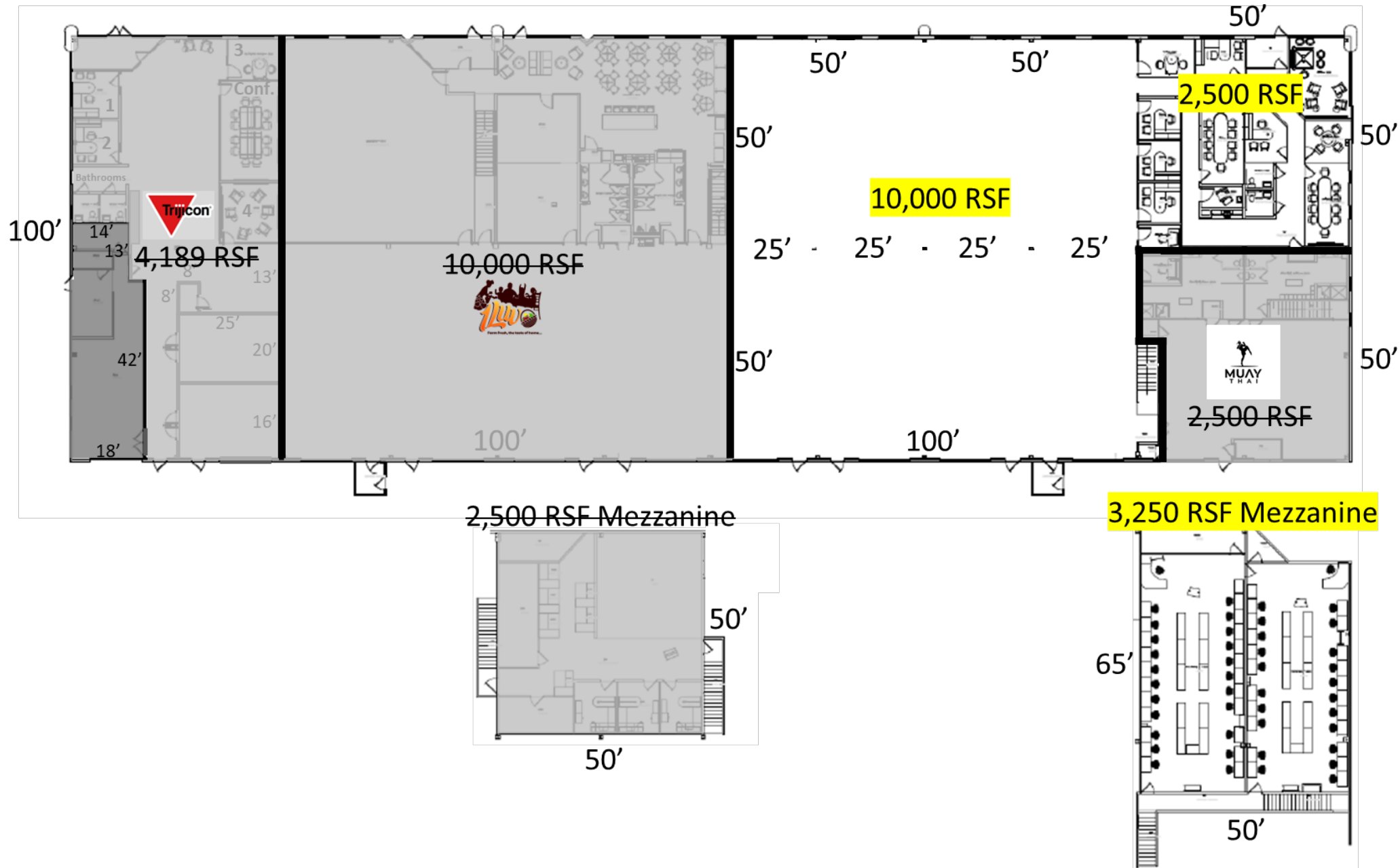
ASKING PRICE



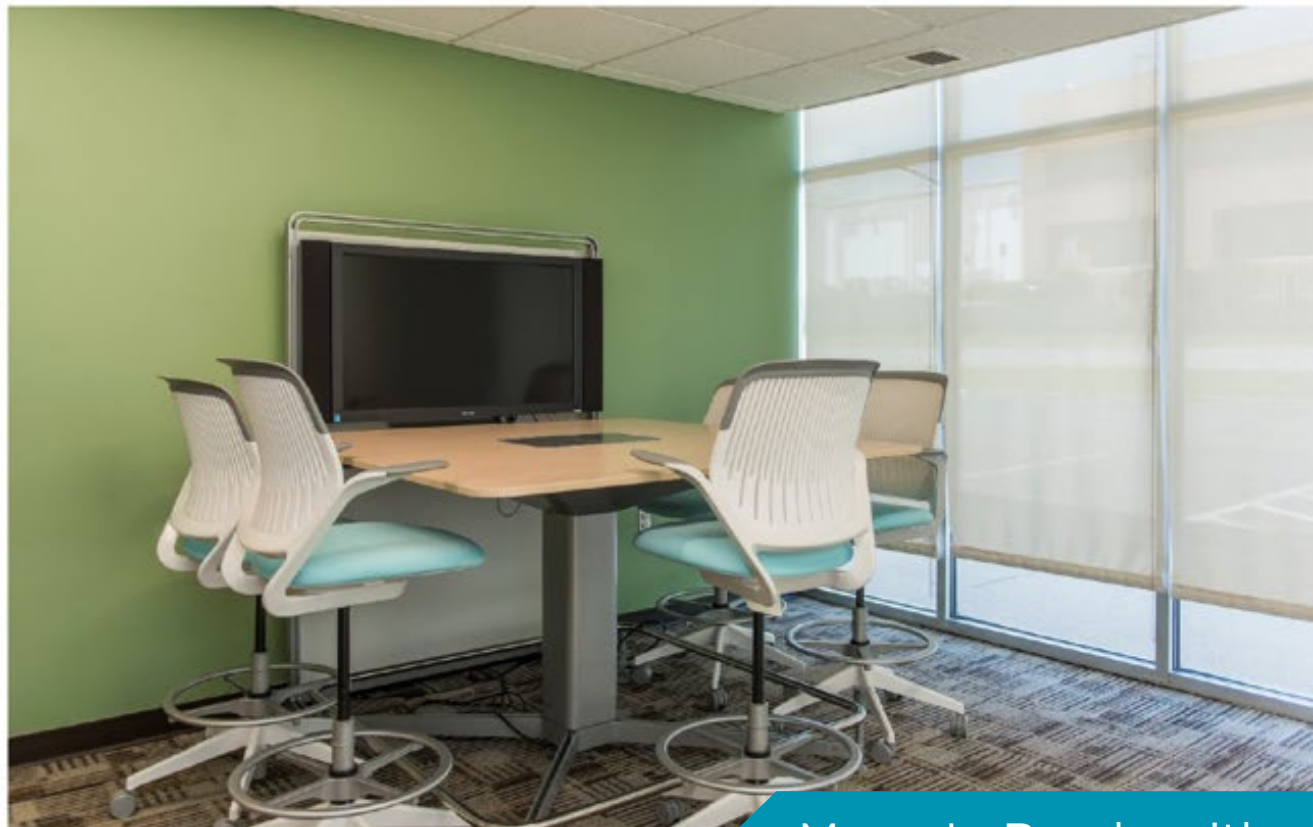
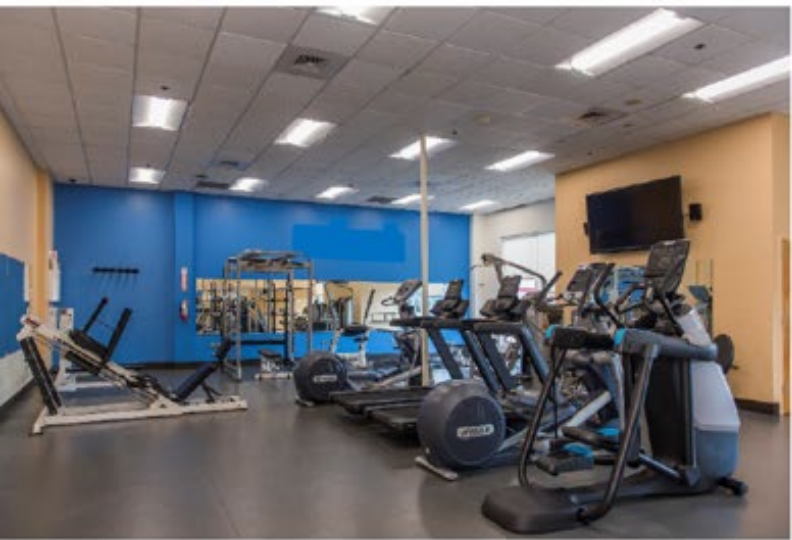
6.73 / 1,000 SF (202 SPACES)

PARKING

PROPERTY FLOORPLAN



PROPERTY PHOTOGRAPHY



Move-In Ready with
Great Amenities!

PROPERTY SITE PLAN



PROPERTY LOCATION





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