

FOR LEASE

1,630 SF WAREHOUSE UNIT

1130

International Pkwy. Ste. 123

FREDERICKSBURG, VA 22406



SPECIFICATIONS

Size:	1,630 SF
Rate:	\$2,200/mo + util.
Parking:	3 Spaces
Available:	May 1, 2026

PROPERTY OVERVIEW



Johnson Realty Advisors presents a well-located $\pm 1,630$ SF warehouse/flex condominium just off Industrial Pkwy, offering a functional and efficient layout for a variety of light industrial and service-based users. The space features a wide-open warehouse design with convenient loading access and essential infrastructure already in place, making it ideal for contractors, storage, or small business operations seeking practical and accessible space.



$\pm 1,630$ SF functional warehouse/flex space

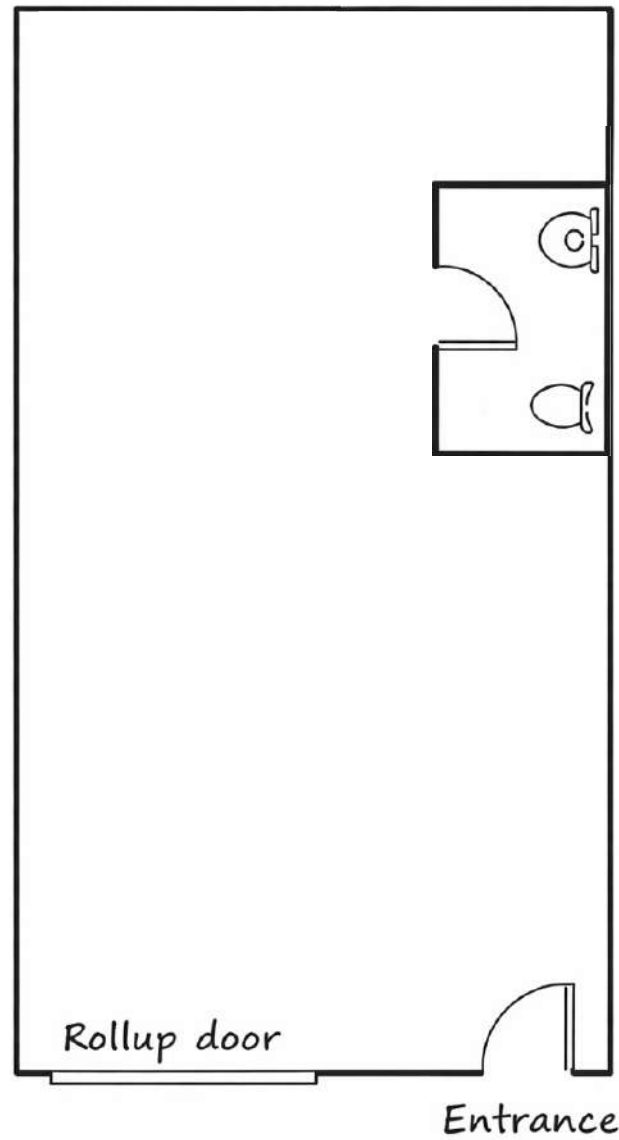
12' x 12' roll-up door for loading access

18' eave height for vertical storage capability

200-amp three-phase power

Gas-fired, ceiling-mounted heater and private bathroom

FLOORPLAN



BUILDING PHOTOS



LOCAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$111,579	\$115,737	\$123,092
Median Household Income	\$86,530	\$92,402	\$101,643
< \$25,000	1,572	4,654	7,629
\$25,000 - 50,000	1,440	5,198	9,144
\$50,000 - 75,000	1,911	7,707	13,574
\$75,000 - 100,000	1,199	4,666	9,070
\$100,000 - 125,000	1,202	5,400	10,884
\$125,000 - 150,000	909	3,277	7,211
\$150,000 - 200,000	1,309	5,216	10,918
\$200,000+	1,410	5,496	11,835

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,512	105,265	213,600
2022 Population	27,692	111,196	227,271
2027 Population Projection	29,773	122,160	251,381
Annual Growth 2010-2022	1.1%	1.4%	1.6%
Annual Growth 2022-2027	1.5%	2.0%	2.1%
Median Age	35.7	37.3	37.6
Bachelor's Degree or Higher	44%	38%	37%
U.S. Armed Forces	165	792	2,044

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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