

LEASE

9304 ONYX COURT

9304 Onyx Ct Fredericksburg, VA 22407



PROPERTY DESCRIPTION

9304 Onyx Ct presents an exceptional opportunity for end users seeking a well-positioned warehouse facility in Spotsylvania County, VA. This fully conditioned warehouse is located within the Commonwealth Center Industrial Park.

This former church features flexible open spaces and private offices, ideal for a variety of uses. Situated on 1.7 acres with lots of existing on-site parking, allowing for possible yard storage space. Landlord will consider adding roll up doors for qualified Tenants.

LOCATION DESCRIPTION

Located in Spotsylvania County, VA in the well-established Commonwealth Center Industrial Park, offering a strategic location and quick access to Patriot Highway (U.S. Route 1) and proximity to I-95, ensuring seamless connectivity to major regional and national distribution routes. Situated near Cosner's Corner Shopping Center and less than 2 miles from Interstate 95

PROPERTY HIGHLIGHTS

- 4,500 SF Flex Space for Lease
- Ample parking
- Fully conditioned
- Zoned C-3 in Spotsylvania County
- Located off Patriot Hwy near Cosner's Corner
- Close proximity to I-95

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	4,500 SF
Lot Size:	1.7 Acres
Building Size:	9,000 SF

Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



**COLDWELL BANKER
COMMERCIAL**
ELITE

LEASE

9304 ONYX COURT
9304 Onyx Ct Fredericksburg, VA 22407

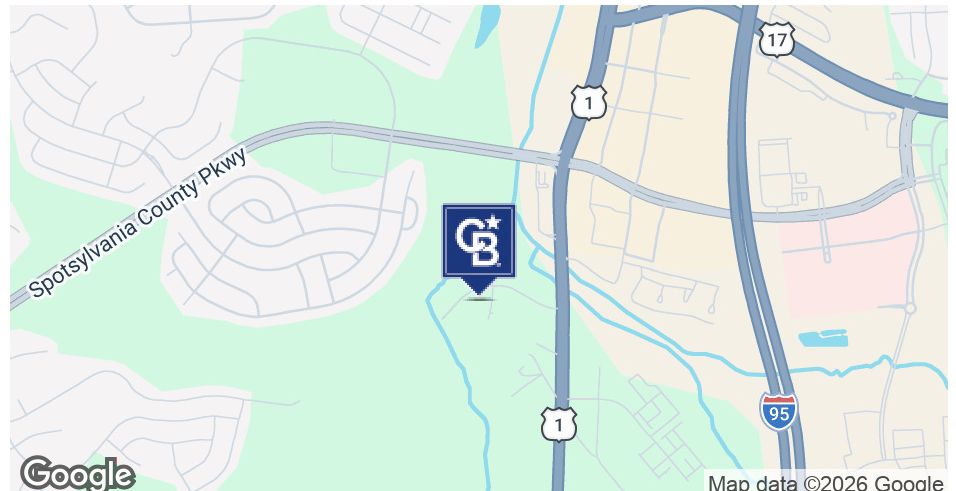


OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	4,500 SF
Lot Size:	1.7 Acres
Year Built:	2007
Zoning:	C-3

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,794	13,171	29,821
Total Population	4,409	33,904	79,566
Average HH Income	\$115,591	\$120,347	\$120,794

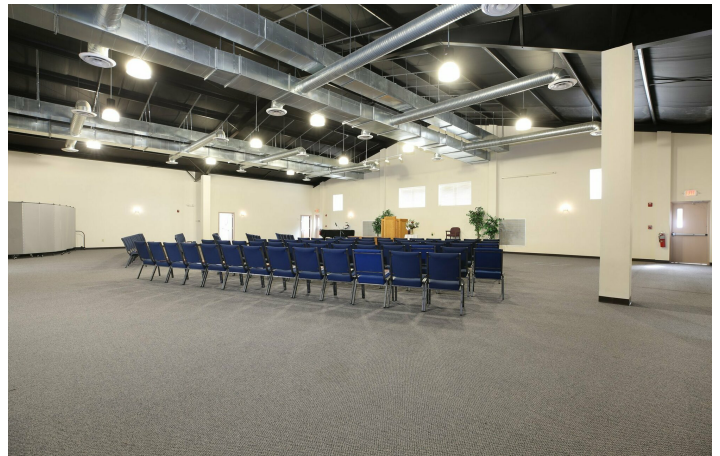


Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



LEASE

9304 ONYX COURT
9304 Onyx Ct Fredericksburg, VA 22407



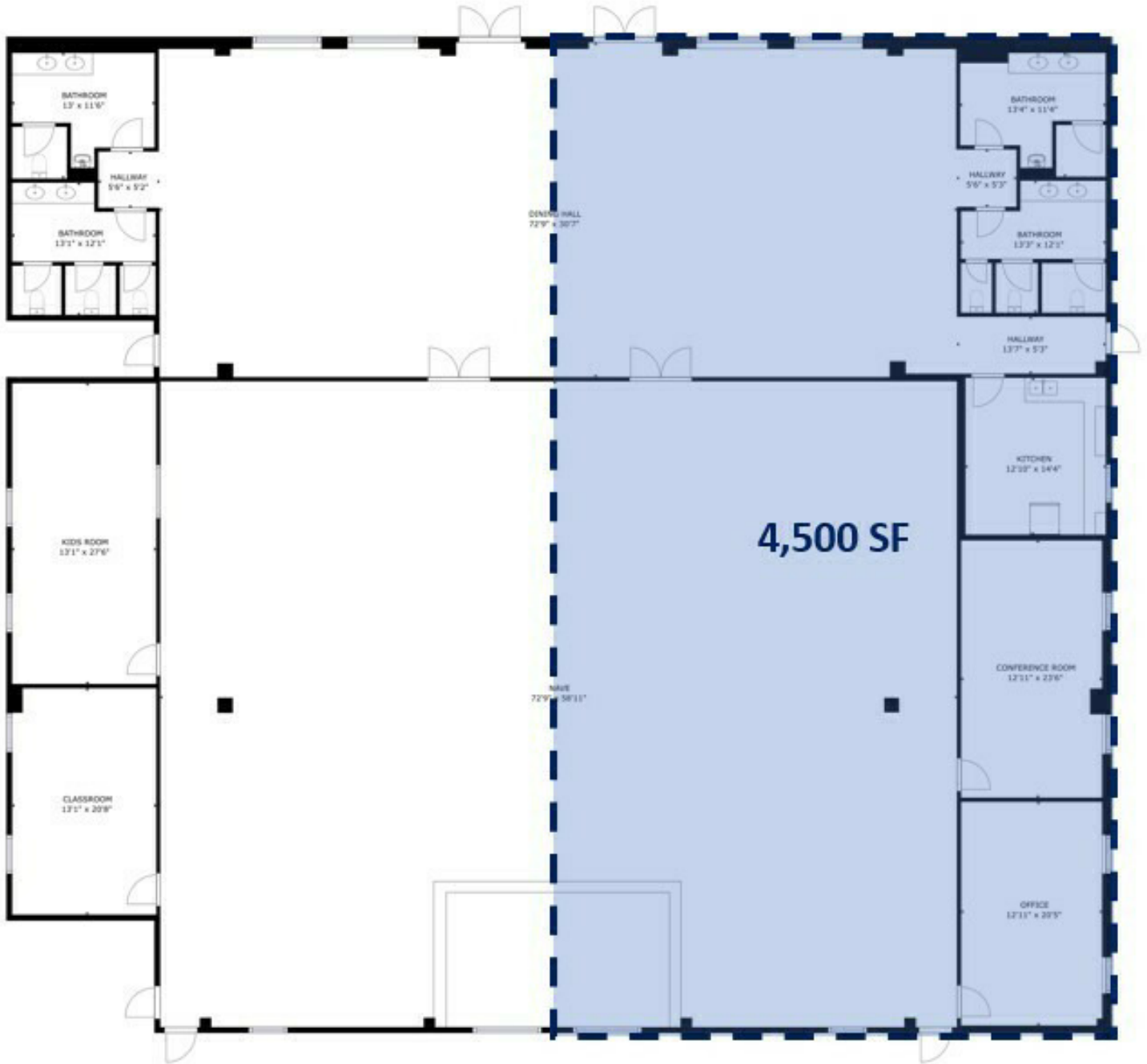
Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



LEASE

9304 ONYX COURT

9304 Onyx Ct Fredericksburg, VA 22407



Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



**COLDWELL BANKER
COMMERCIAL**
ELITE

LEASE

9304 ONYX COURT

9304 Onyx Ct Fredericksburg, VA 22407



Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com

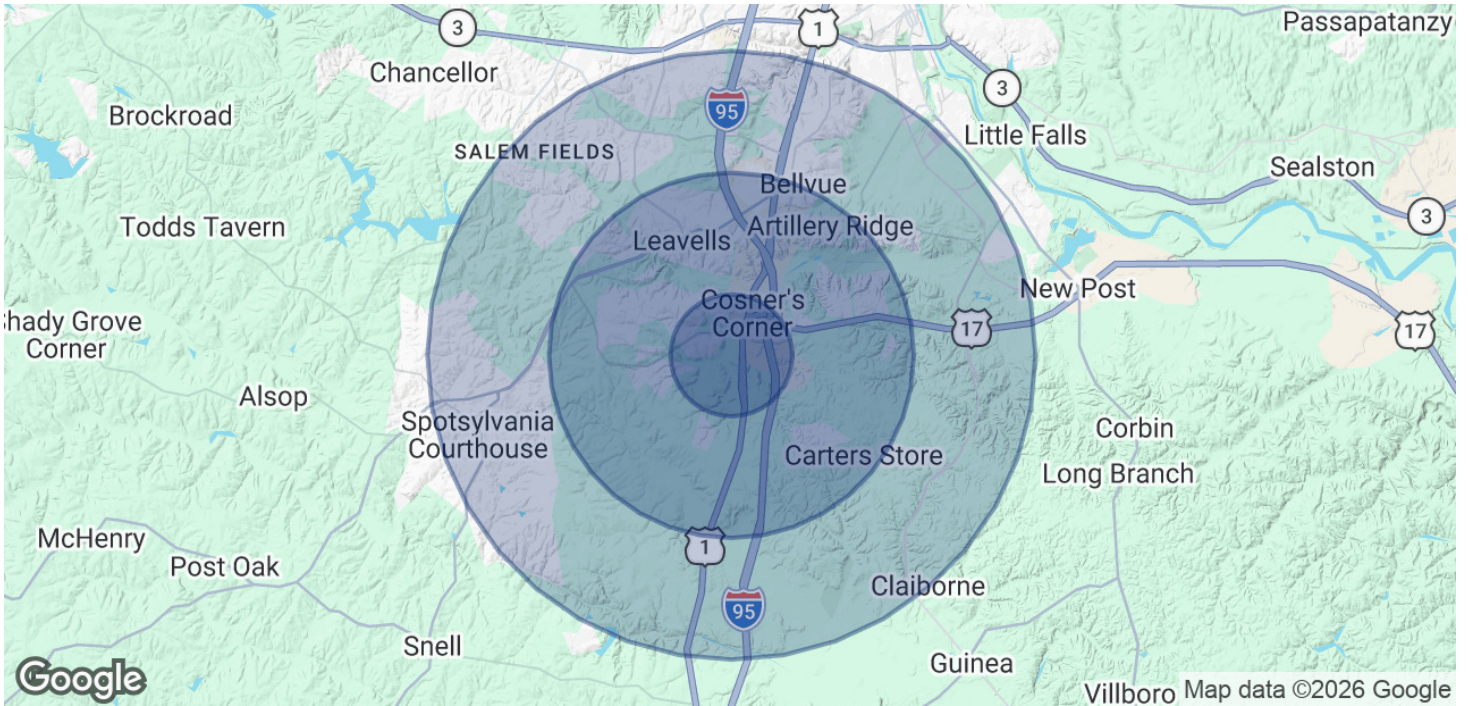


COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

9304 ONYX COURT

9304 Onyx Ct Fredericksburg, VA 22407



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,409	33,904	79,566
Average Age	43	39.6	38.7
Average Age (Male)	43.9	38.4	37.2
Average Age (Female)	42.3	40.6	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,794	13,171	29,821
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$115,591	\$120,347	\$120,794
Average House Value	\$479,993	\$395,669	\$377,886

2023 American Community Survey (ACS)

Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



COLDWELL BANKER
COMMERCIAL
ELITE