



For Lease

## 216-218 Central Road, Fredericksburg, VA

### Industrial Warehouse for lease

- Located in the Battlefield Industrial Park
- 40,480 SF available
- Zoned I-2 (General Industrial)
- 24' Clear ceilings
- 6 Loading docks (8' x 10')
- 1 Drive in (14' x 14')
- Outside fenced storage area
- Sprinklered
- Only 2 miles from I-95, Exit 130
- \$8.25 PSF NNN
- Available 12/1/2024

#### Contact us:

##### **Richmond McDaniel**

Senior Vice President

(Owner/Agent)

+1 540 373 3434

[rich.mcdaniel@colliers.com](mailto:rich.mcdaniel@colliers.com)

##### **Lee Cherwek**

Vice President

+1 540 373 3434

[lee.cherwek@colliers.com](mailto:lee.cherwek@colliers.com)

##### **Colliers International**

523 Sophia Street

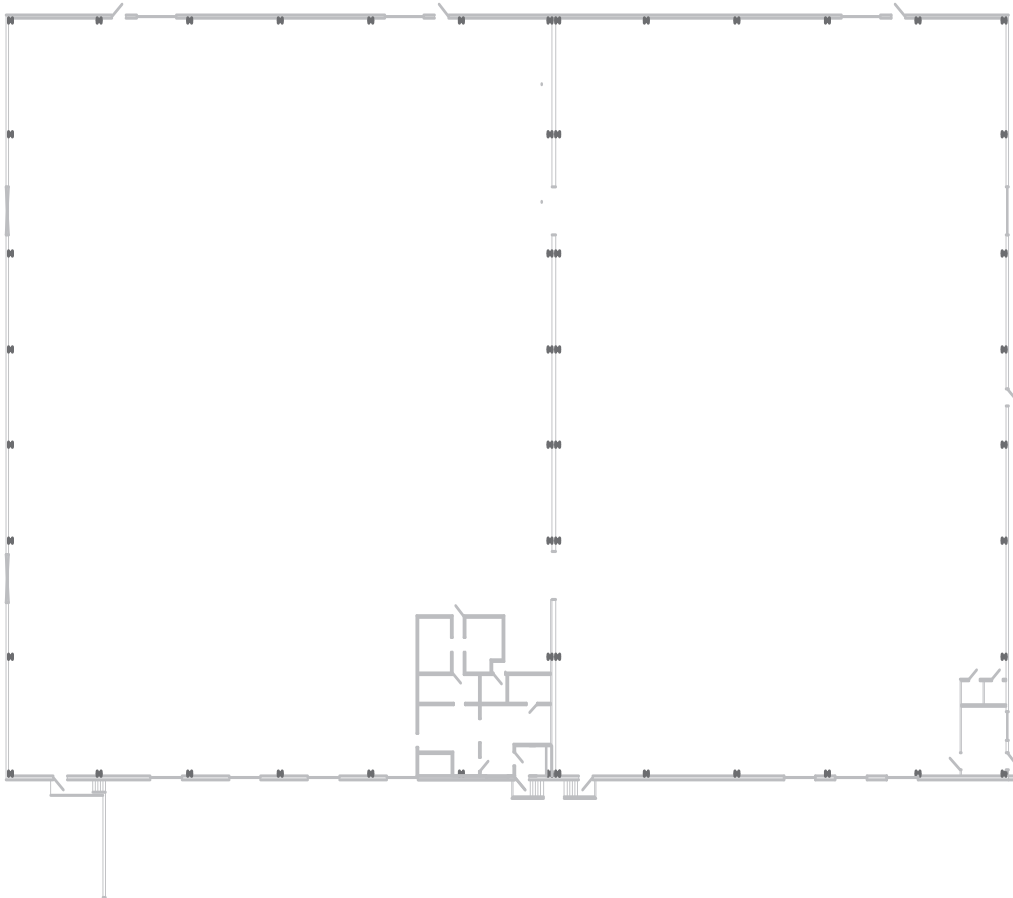
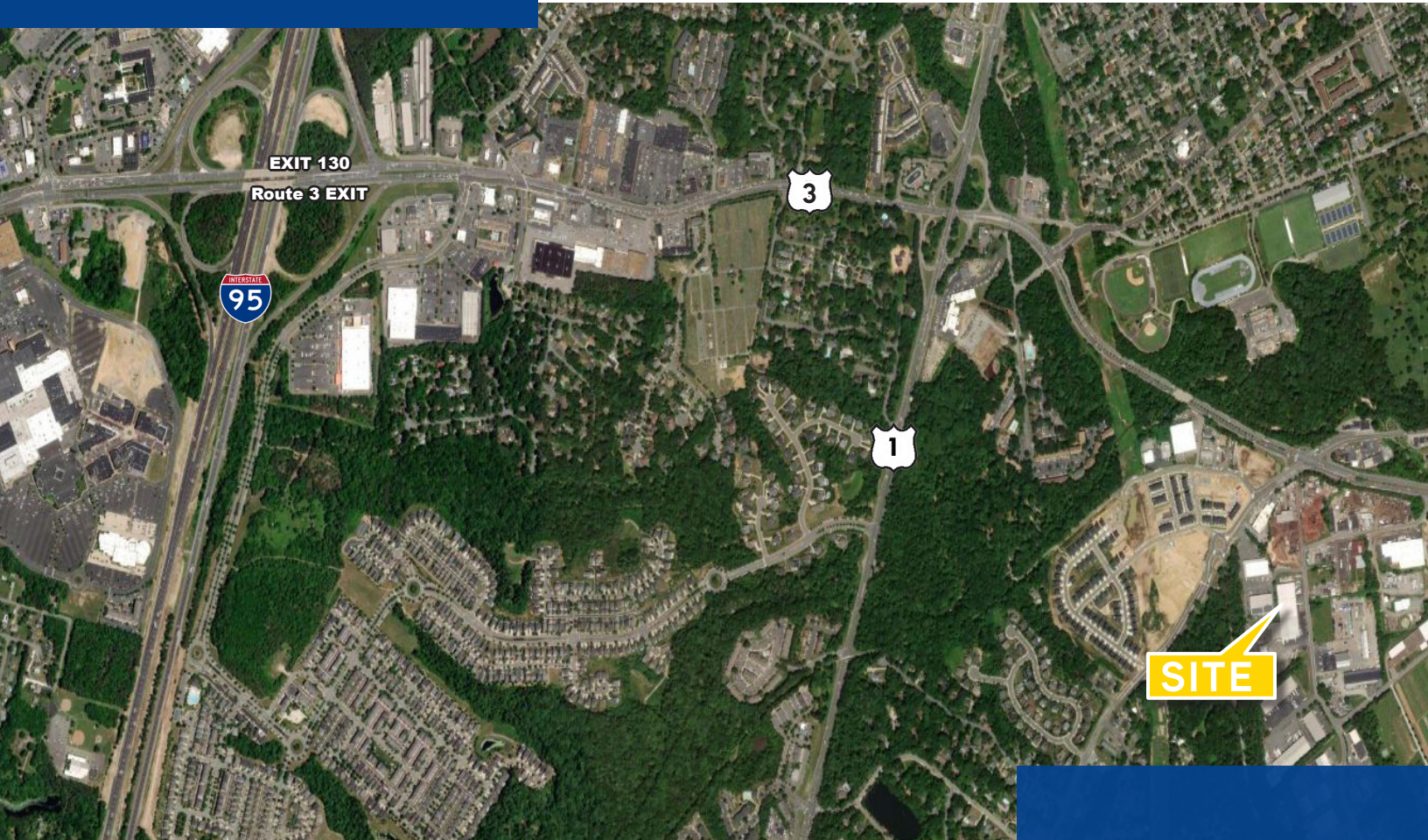
Fredericksburg, VA 22401

P: +1 540 373 3434

F: +1 540 373 8782



# 216-218 Central Road



## Contact us:

### **Richmond McDaniel**

Senior Vice President  
(Owner/Agent)  
+1 540 373 3434  
rich.mcdaniel@colliers.com

### **Lee Cherwek**

Vice President  
+1 540 373 3434  
lee.cherwek@colliers.com

### **Colliers International**

523 Sophia Street  
Fredericksburg, VA 22401  
P: +1 540 373 3434  
F: +1 540 373 8782