

FOR LEASE
10,683 SF INDUSTRIAL

3550 | Lee Hill Dr.
F R E D E R I C K S B U R G , V A 2 2 4 0 8



SPECIFICATIONS

Zoning: I2

Eave Height: 24'

Built: 1975

Renovated: 2023

Timing: August 23

Lee Hill Dr. is a prominent and established industrial park that is located at a signalized intersection for ease of access. This property was recently acquired by a Class A General Contractor who is in the process of improving the building with the ability to deliver turnkey spaces custom to your size and needs. The property renovations will include new pavement for the entire site, new ADA bathrooms in each condo unit, fully sprinklered, new HVAC, new pedestrian entrances to each unit. Condo units will be delivered with minimum of two dock doors, potential for more.



GEMAIRE
DISTRIBUTORS

**Costa Verde
Distributors**

 **MMT Ambulance**
Medicine in Motion

 **FBM**
Foundation Building Materials

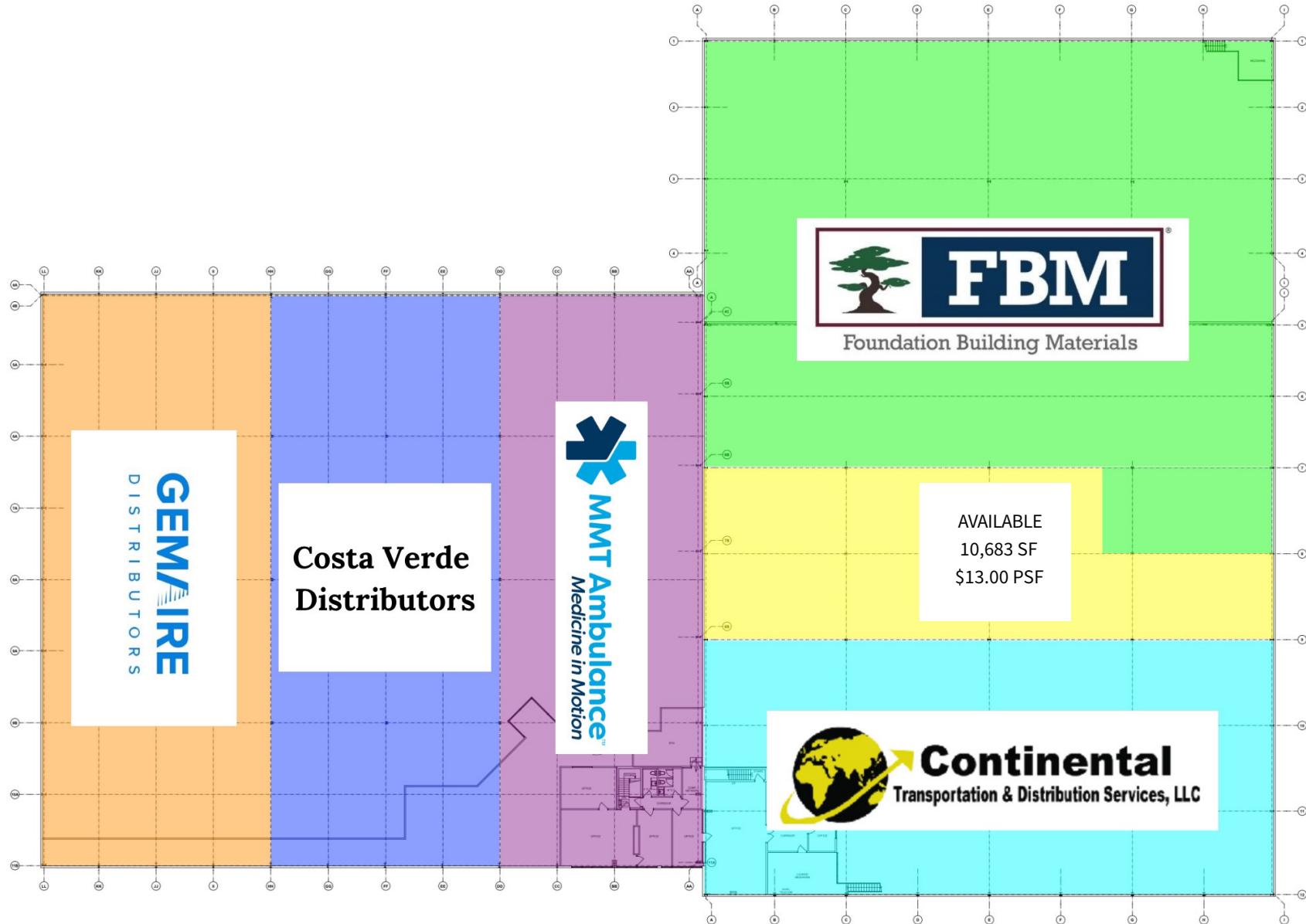
AVAILABLE
10,683 SF
\$13.00 PSF

 **Continental**
Transportation & Distribution Services, LLC

TENANT OVERVIEW



J R A



OVERVIEW



J R A



Located off Route 2&17 (Tidewater Trail)

I-2 Zoning providing broad variety of permitted uses

Additional gravel/fenced lot storage available for lease

All condo units will undergo full renovation in the coming months

Owner will sell/lease custom size to meet your needs

MAP VIEW



J R A



FOR MORE INFORMATION PLEASE CONTACT:



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