

FOR LEASE

39,000 SF WAREHOUSE

50

Joseph Mills Drive

FREDERICKSBURG, VA 22408



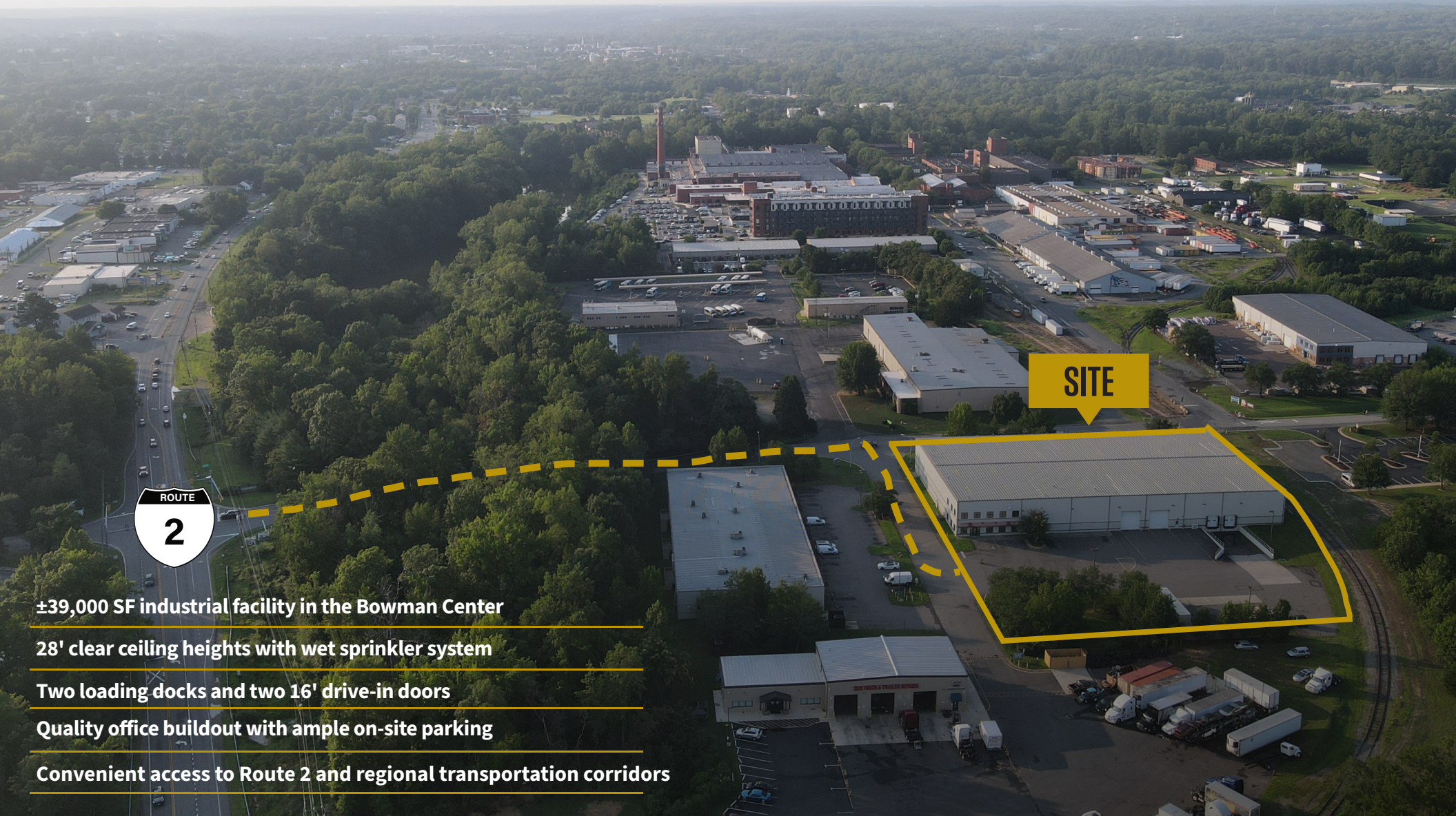
SPECIFICATIONS

Size:	39,000 SF	Zoning:	I-2
Rent:	\$13.50 PSF	Sprinklers:	Wet
NNN:	\$1.00 PSF	Clear Height:	28ft

PROPERTY OVERVIEW



Located in the Bowman Center, 50 Joseph Mills Drive offers approximately 39,000 SF of quality industrial space with excellent access to Route 2 and other major transportation corridors. The property features a well-appointed office buildout, 28' clear ceiling heights, two loading docks, two 16' drive-in doors, and ample on-site parking, making it ideal for warehousing, distribution, manufacturing, or service operations.



±39,000 SF industrial facility in the Bowman Center

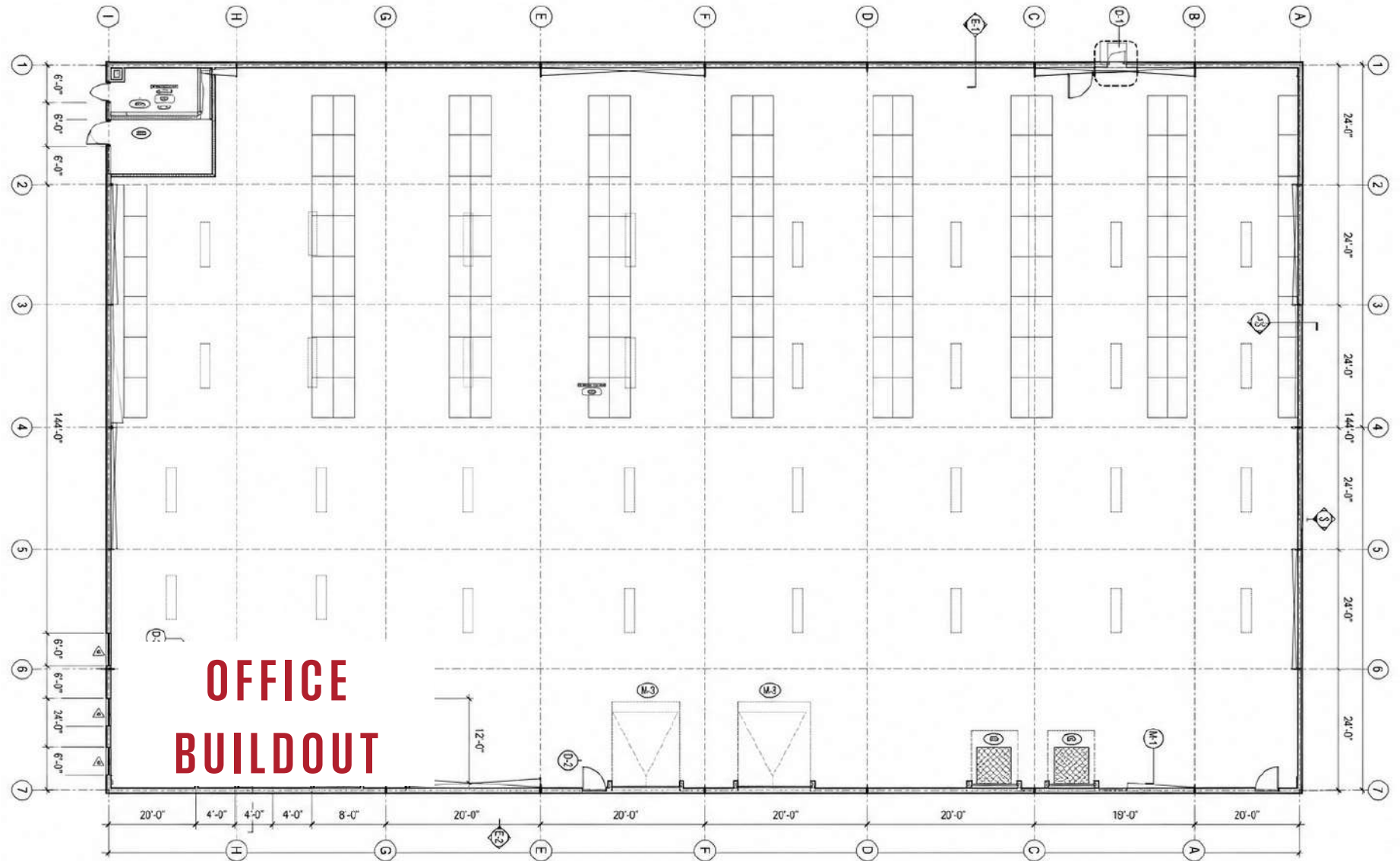
28' clear ceiling heights with wet sprinkler system

Two loading docks and two 16' drive-in doors

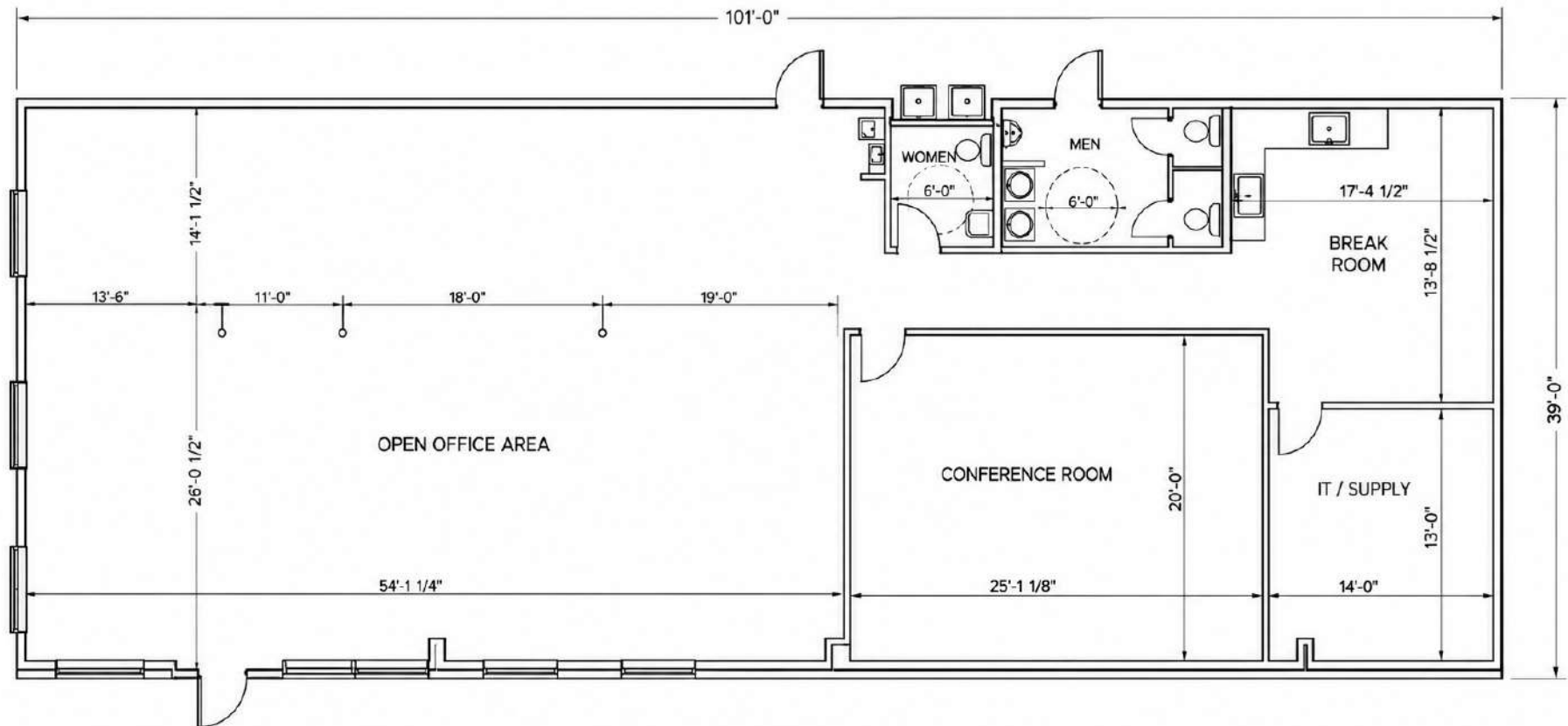
Quality office buildout with ample on-site parking

Convenient access to Route 2 and regional transportation corridors

FLOORPLAN



OFFICE BUILDOUT FLOORPLAN



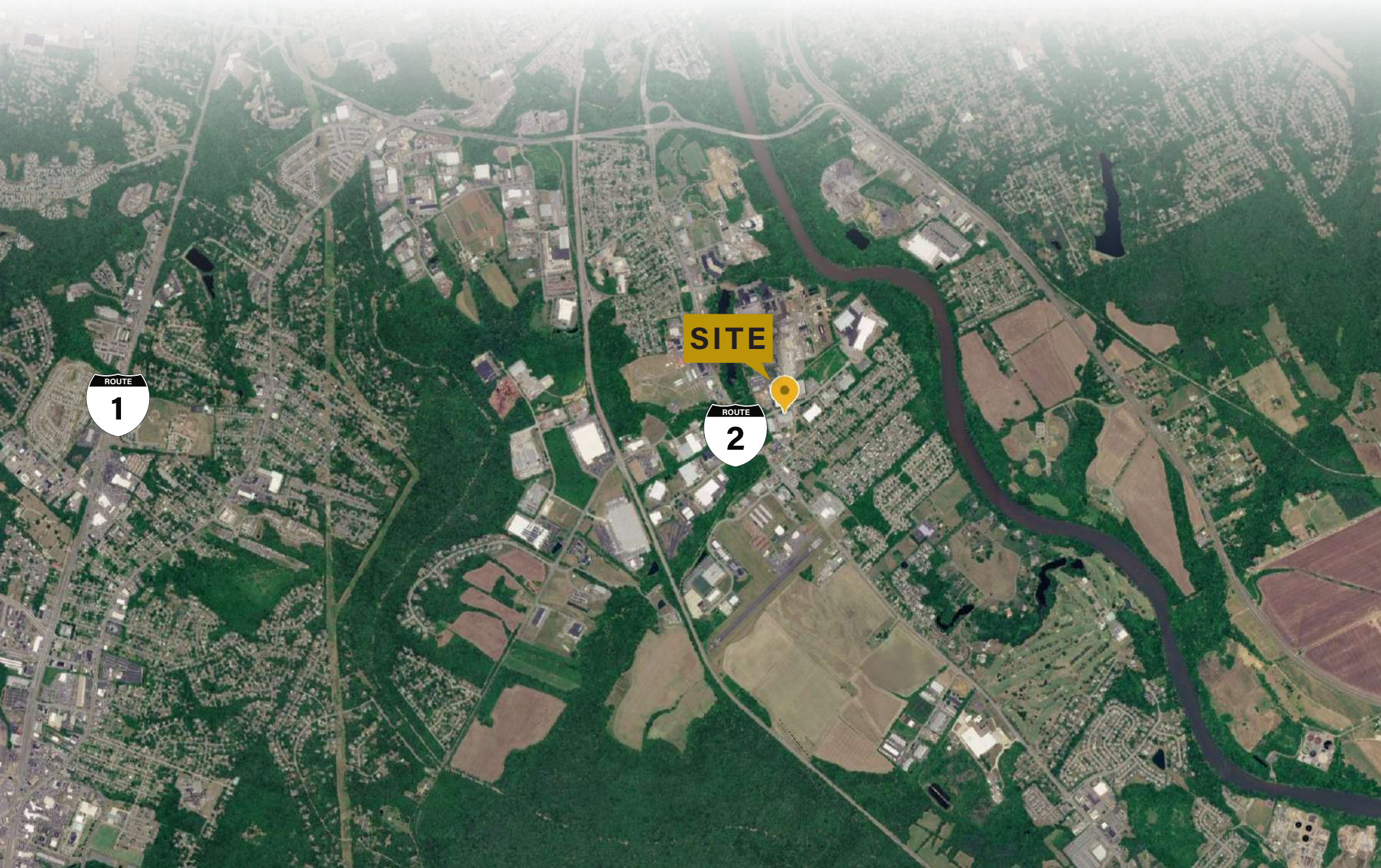
INTERIOR PHOTOS



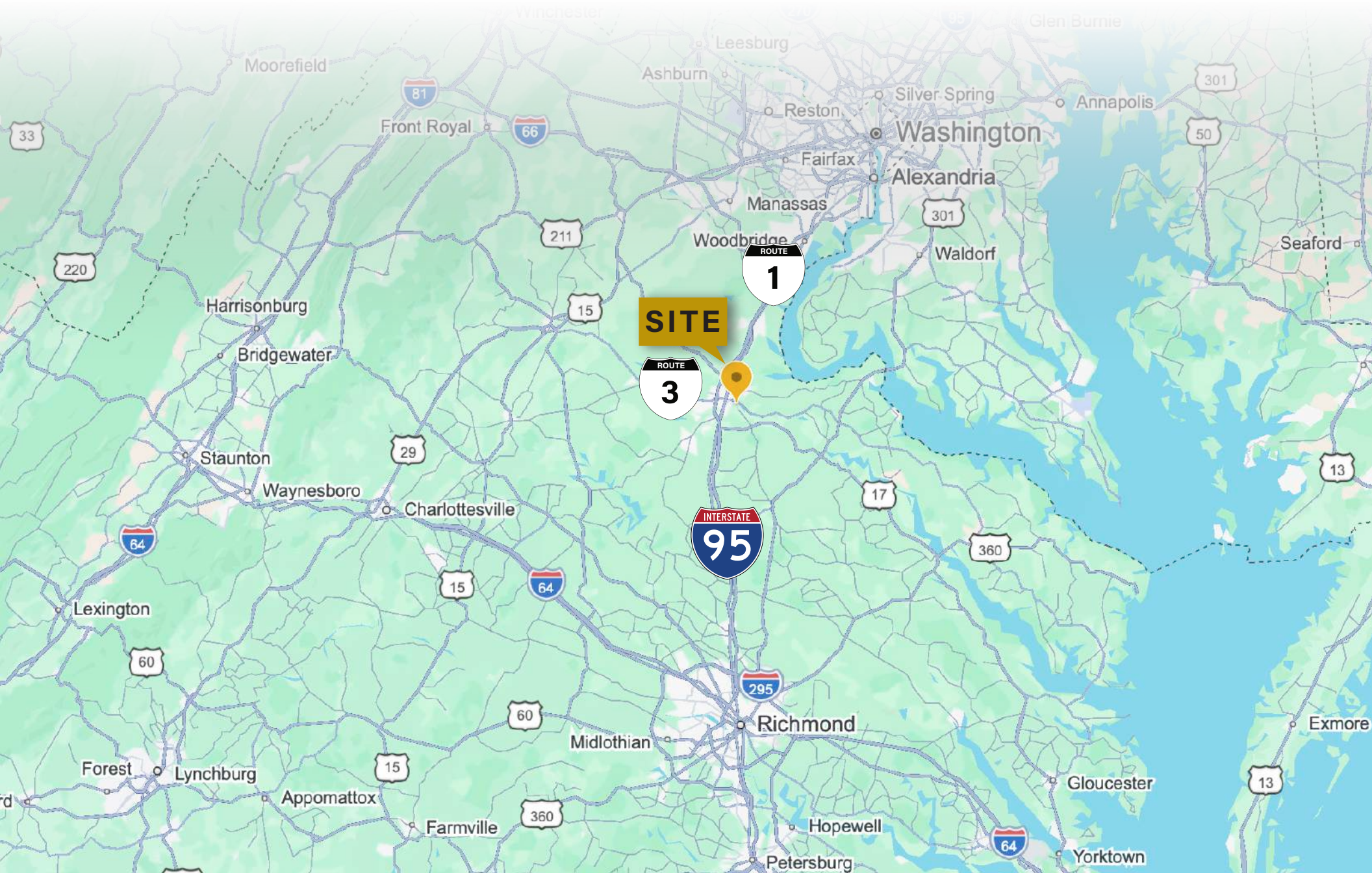
EXTERIOR PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$85,731	\$104,367	\$102,924
Median Household Income	\$64,290	\$80,312	\$78,819
< \$25,000	276	530	1,238
\$25,000 - 50,000	272	1,111	2,189
\$50,000 - 75,000	376	904	2,074
\$75,000 - 100,000	324	800	1,607
\$100,000 - 125,000	33	515	1,226
\$125,000 - 150,000	11	629	1,120
\$150,000 - 200,000	69	354	849
\$200,000+	140	587	1,190

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,882	13,733	29,259
2024 Population	3,892	14,819	31,265
2029 Population Projection	4,252	16,029	33,887
Annual Growth 2020-2024	3.8%	2.0%	1.7%
Annual Growth 2024-2029	1.9%	1.6%	1.7%
Median Age	38.2	38.4	40.4
Bachelor's Degree or Higher	28%	24%	22%
U.S. Armed Forces	0	0	146

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

☎ 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ kingston@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ andrew@johnsonrealtyadvisors.com



JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.