

LEASE

10960 BLOOMSBURY ROAD

10960 Bloomsbury Road King George, VA 22485



OFFERING SUMMARY

Lease Rate:	Call Agent
Available SF:	4,300 SF
Zoning:	Industrial (I)

PROPERTY HIGHLIGHTS

- 4,300 SF freestanding industrial warehouse with approximately 400 SF of finished office space
- Versatile space ideal for warehousing, distribution, logistics, contractors, fabrication, light manufacturing, and flex industrial users
- Two 14-foot drive-in overhead doors, ample paved parking, and generous truck maneuvering area
- Strategic regional location with quick access to Route 3, U.S. Route 301, Fredericksburg, Southern Maryland, Northern Virginia, and minutes from Naval Support Facility Dahlgren

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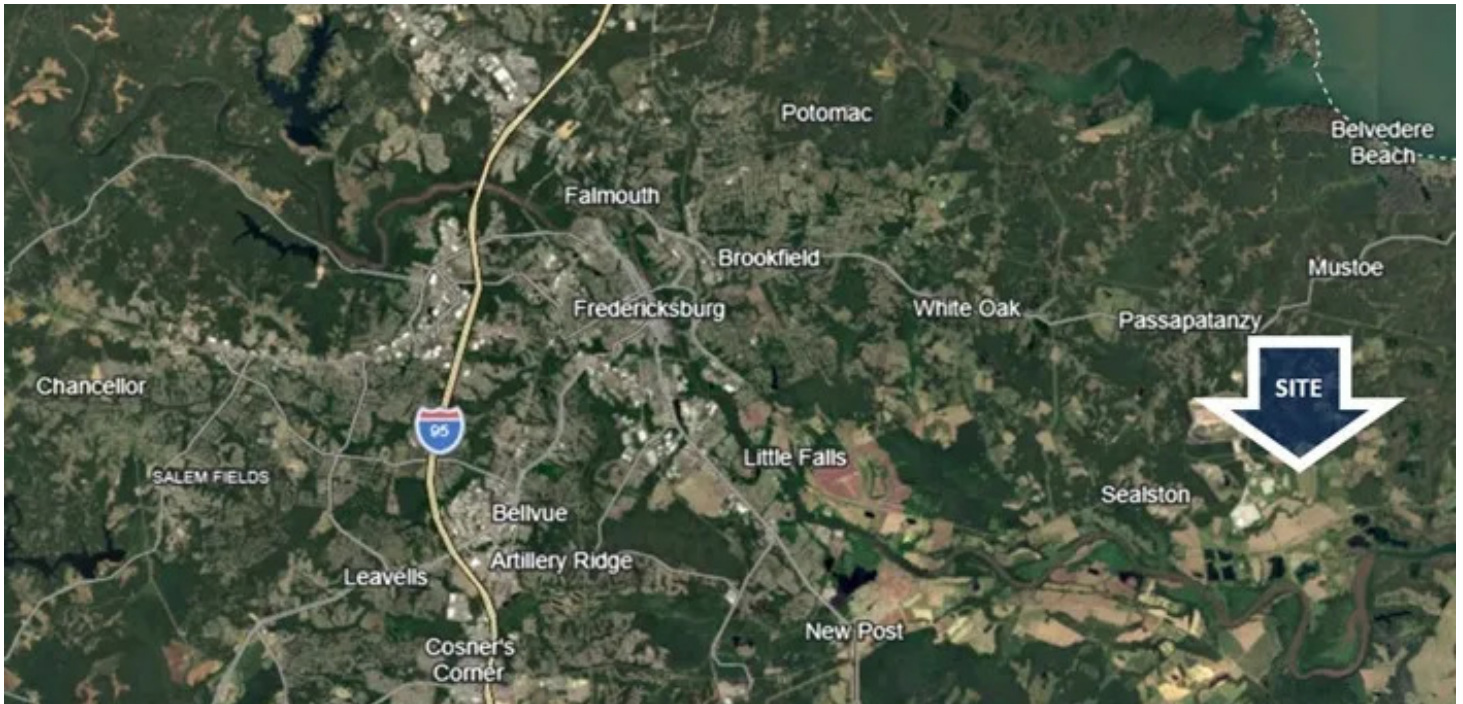


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PROPERTY DESCRIPTION

Position your business for success with this 4,300-square-foot freestanding industrial warehouse available for sublease in the established Birchwood Industrial Park. The property features approximately 400 square feet of finished office space and a highly functional warehouse layout with two 14-foot drive-in overhead doors, making it an excellent fit for warehousing, distribution, logistics, contractors, equipment storage, fabrication, light manufacturing, and a wide variety of industrial and flex users.

Designed for operational efficiency, the property offers ample paved parking, generous truck maneuvering space, and convenient access for deliveries, fleet vehicles, and equipment. Its strategic location provides excellent connectivity via Route 3 and U.S. Route 301, with convenient access to Fredericksburg, Southern Maryland, Northern Virginia, and the I-95 corridor.

In addition to serving traditional industrial users, the property's location just minutes from Naval Support Facility Dahlgren makes it an attractive option for government contractors, defense-related companies, and technology firms seeking a well-positioned operations, warehouse, or service facility. Combining functionality, accessibility, and a strategic regional location, this property offers an outstanding opportunity for businesses looking to expand or establish operations in one of Virginia's growing industrial markets.

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