

FOR SALE

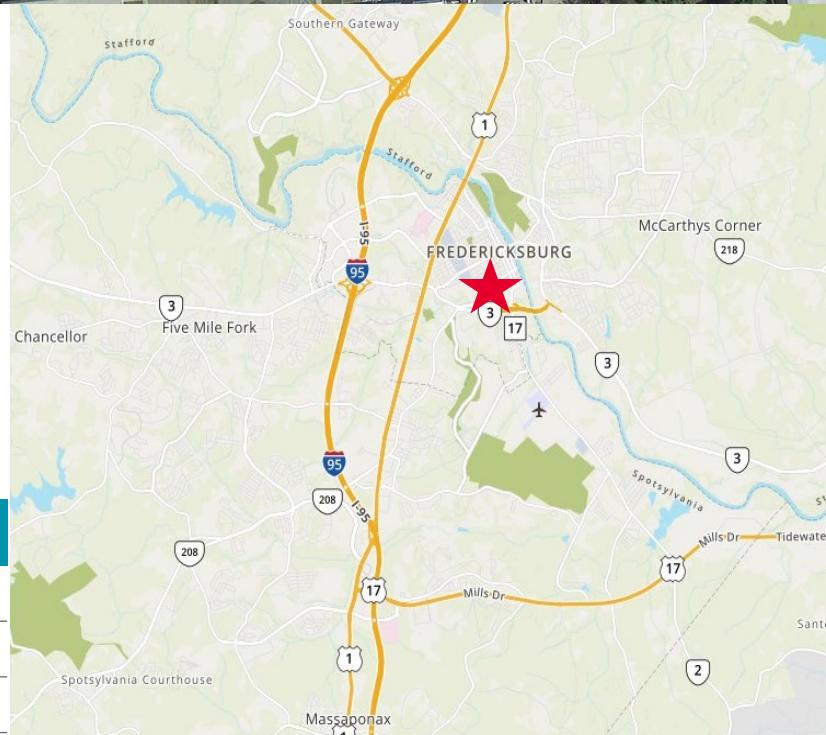


Property Features

- 10 Acres; can be subdivided
- Utilities available
- 900 linear square feet of road frontage on Route 3
- Zoned I2
- Located off Route 3 in the Battlefield Industrial Park
- Conveniently situated about three miles from Interstate 95 at Exit 130

Specifications

Total Size	10 Acres
Asking Price	\$4,995,000
Timing	Available immediately



ROUTE 3 & BELMAN ROAD

FREDERICKSBURG, VA 22401

VIRGIL NELSON, CCIM

Senior Vice President
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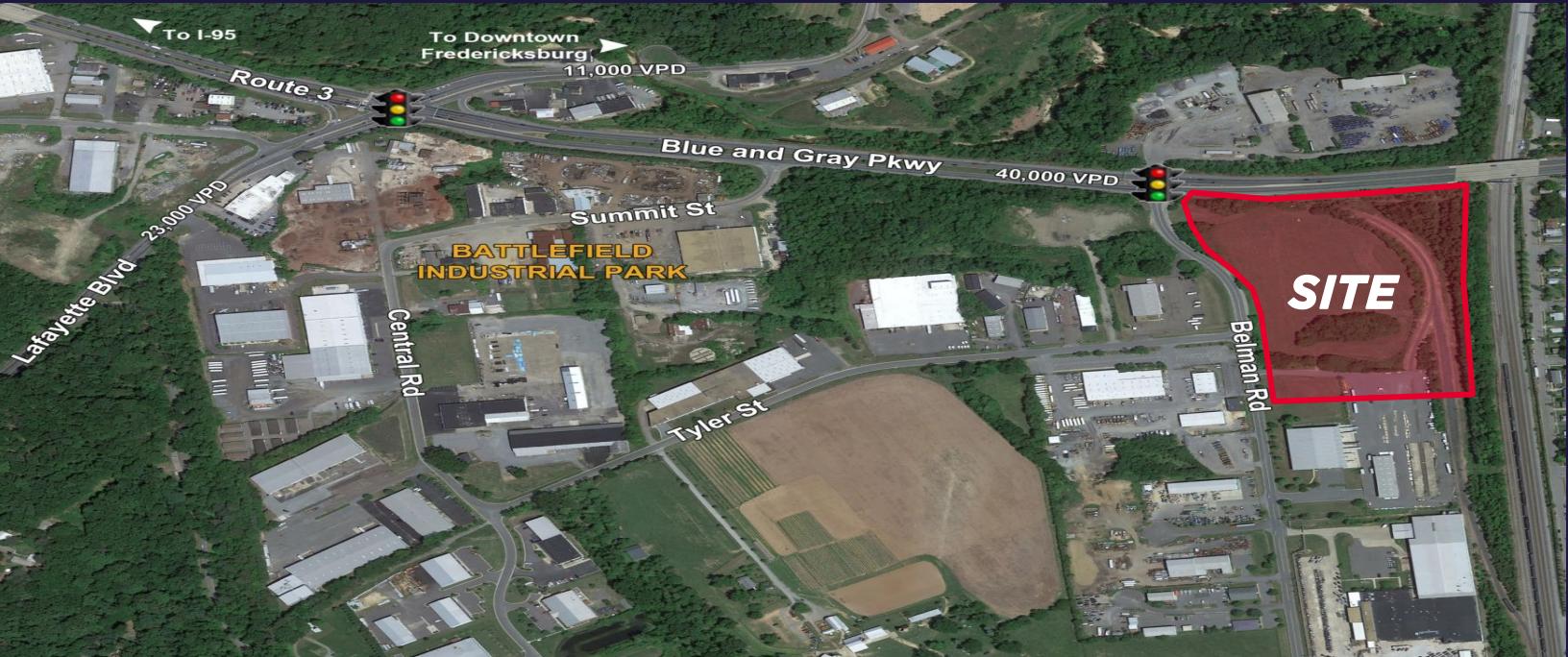


**CUSHMAN &
WAKEFIELD**

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AERIAL MAP



• BATTLEFIELD INDUSTRIAL PARK is HUB

Zone qualified

- It is home to over 60 businesses within 300 acres
- A very convenient industrial area close to downtown Fredericksburg, just off Route 3

Utilities

Electric Provider

Dominion Virginia Power

Natural Gas Provider

Columbia Gas of Virginia

Water Provider

City of Fredericksburg

Sewer Provider

City of Fredericksburg

Telecommunications Provider

Verizon / Cox

CONTACT

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