

# FOR SALE

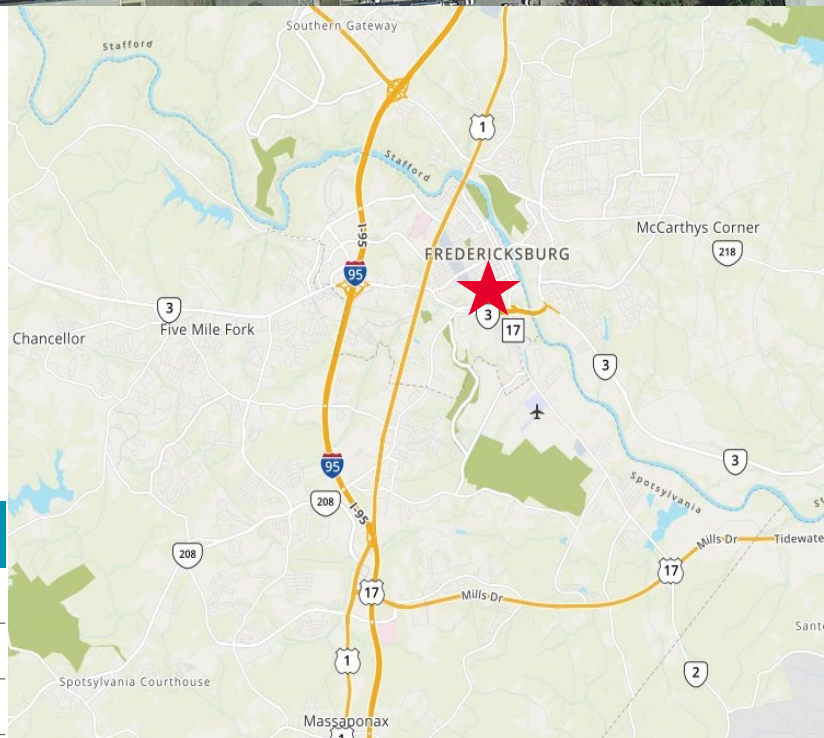


## Property Features

- 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

<b>Total Size</b>	10 Acres
<b>Asking Price</b>	\$4,995,000
<b>Timing</b>	Available immediately



# ROUTE 3 & BELMAN ROAD

## FREDERICKSBURG, VA 22401

**VIRGIL NELSON, CCIM**

Senior Vice President

540 322 4140

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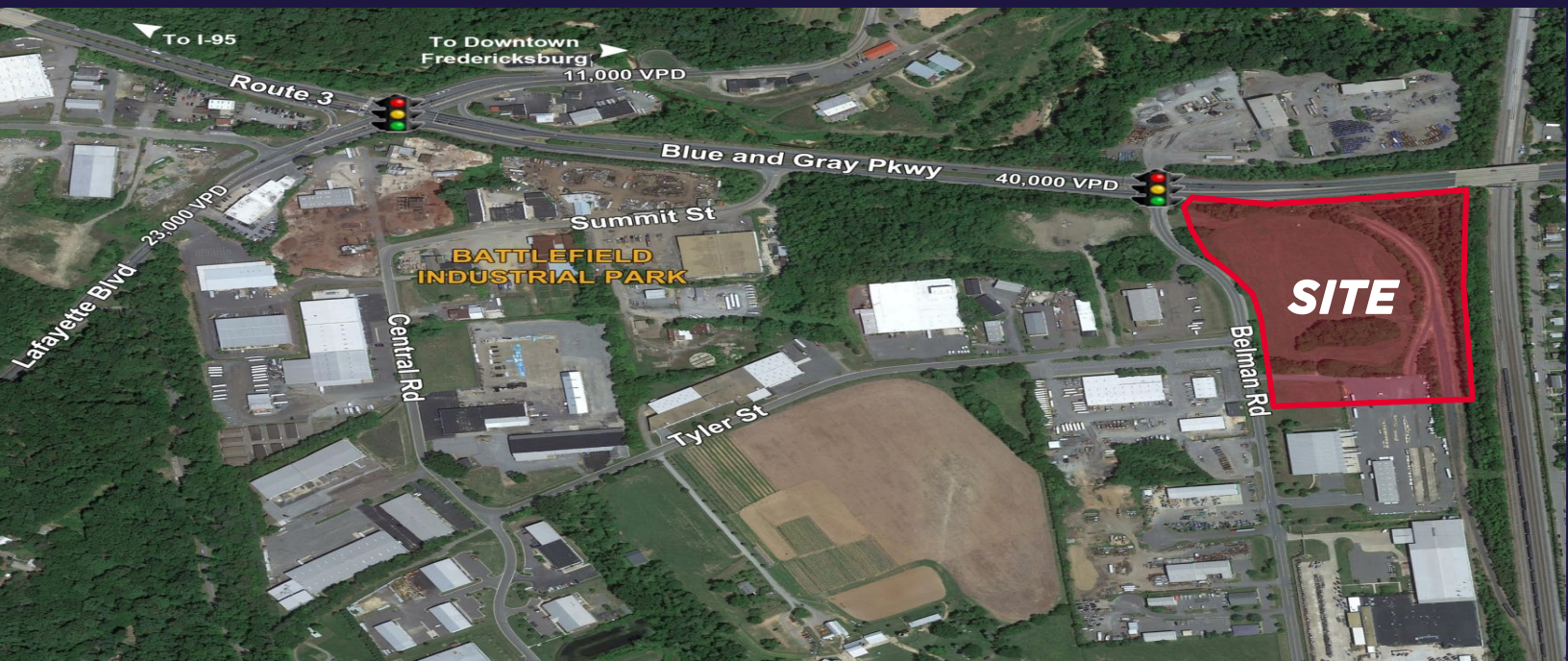
**CUSHMAN &  
WAKEFIELD**

**THALHIMER**





## 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

### VIRGIL NELSON, CCIM

Senior Vice President

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