



COMMERCIAL REAL ESTATE

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4.10 Acres, 2
Parcels

LAND FOR LEASE

Industrial Pad Site

11000 AND 10990 PIERSON DR, FREDERICKSBURG, VA 22408

ADDITIONAL PHOTOS

Industrial Pad Site 11000 and 10990 Pierson Dr, Fredericksburg, VA 22408



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

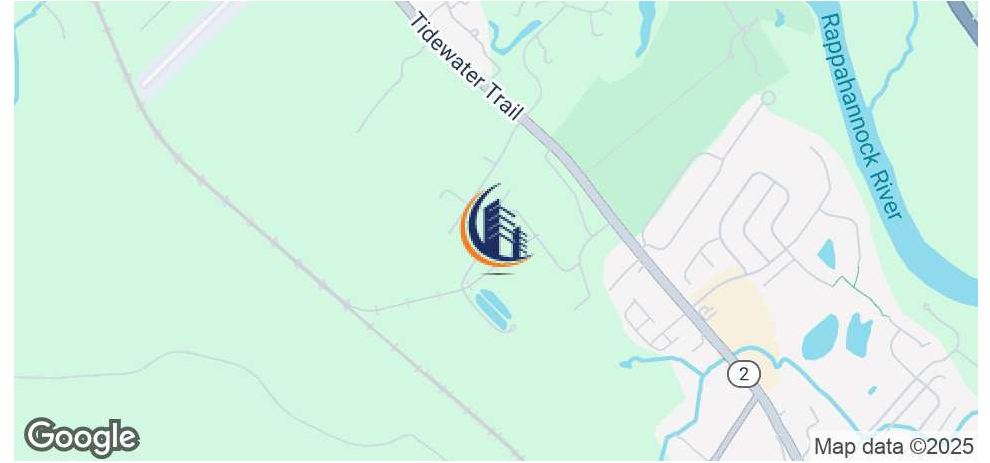
kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

EXECUTIVE SUMMARY

Industrial Pad Site 11000 and 10990 Pierson Dr, Fredericksburg, VA 22408



OFFERING SUMMARY

Available SF:	2.05 - 4.1 Acres
Lease Rate:	\$5,500.00 per month (Ground)
Lot Size:	4.0 Acres
Zoning:	I-1
Taxes:	\$4,950 annually
Market:	Washington DC
Submarket:	Fredericksburg
Traffic Count:	1,109

PROPERTY OVERVIEW

Introducing a premier industrial property for lease at 11000 and 10990 Pierson Dr, Fredericksburg, VA, 22408. This exceptional property offers a prime location combined with ample space for industrial operations. Many uses allowed including auto, warehouse, self storage, car wash and more. With its strategic positioning near major transportation routes, including I-95 and Route 1, the property ensures excellent accessibility and visibility. Tenants will appreciate the proximity to essential amenities and the opportunity to establish a strong presence in the vibrant Fredericksburg industrial market. Experience the ideal combination of functionality, convenience, and potential at this distinguished industrial property.

PROPERTY HIGHLIGHTS

- Prime industrial location in Fredericksburg, VA
- Versatile potential uses: Truck Parking, Warehouse, Car Wash, Outdoor Storage
- Ample parking for tenants and visitors
- Strategic proximity to major transportation routes
- Turnkey solution available for diverse industrial operations

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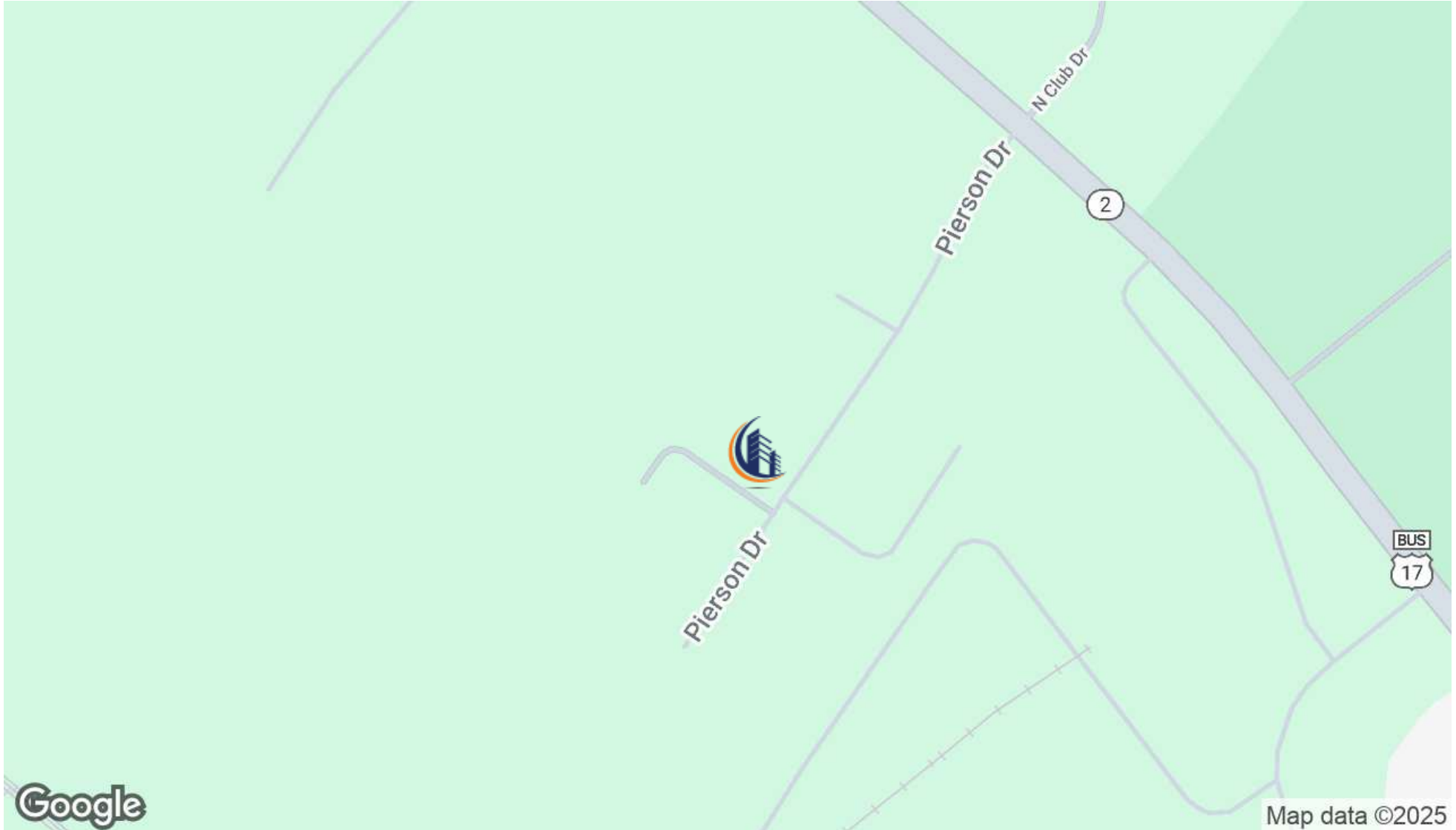
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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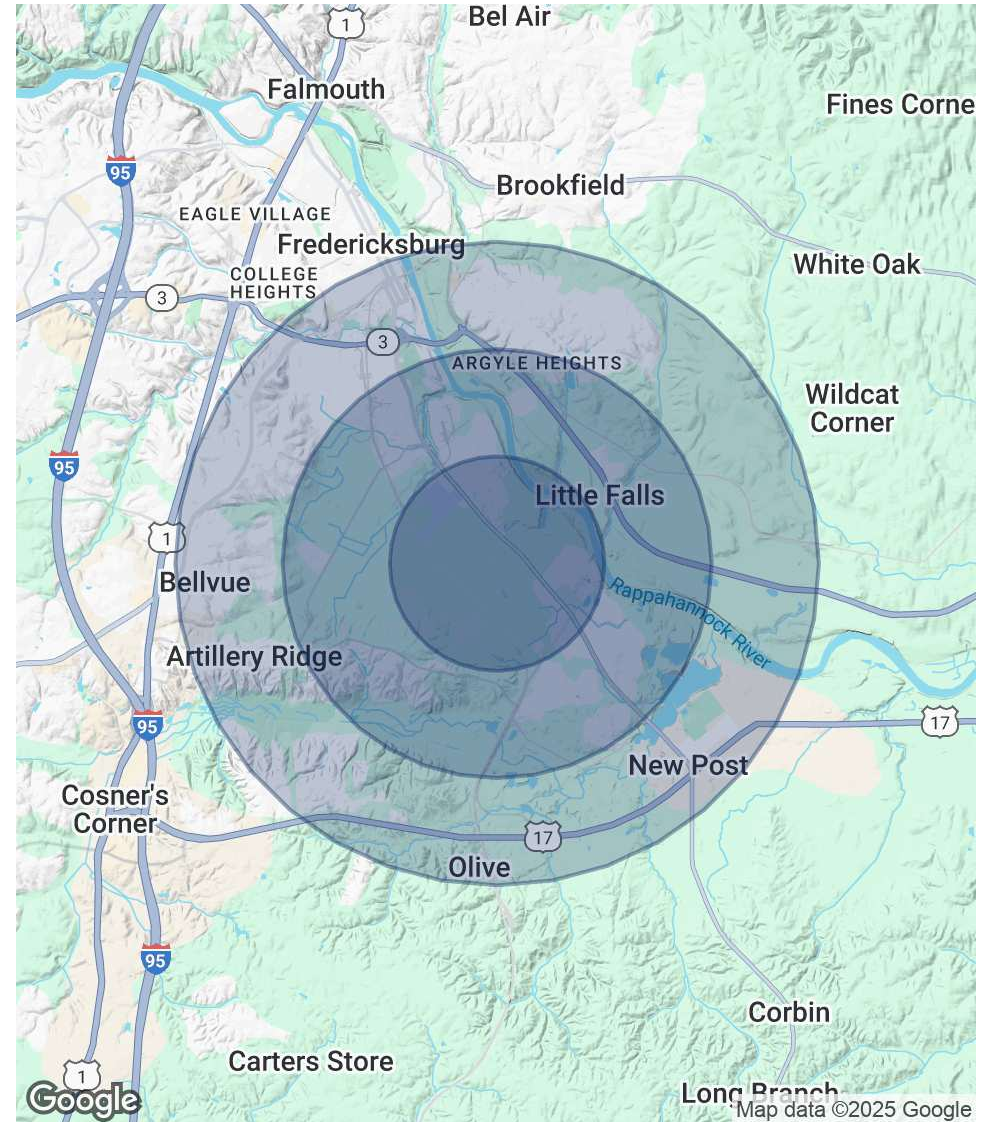


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,383	11,666	33,533
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	790	3,921	12,133
# of Persons per HH	3	3	2.8
Average HH Income	\$154,423	\$150,777	\$139,297
Average House Value	\$461,338	\$441,468	\$450,667

Demographics data derived from AlphaMap



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