

FOR LEASE

McK Business Park

3010 Mine Road / Fredericksburg, VA 22408



THALHIMER

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Industrial Available

14,400 – 45,000 SF

PROPERTY HIGHLIGHTS

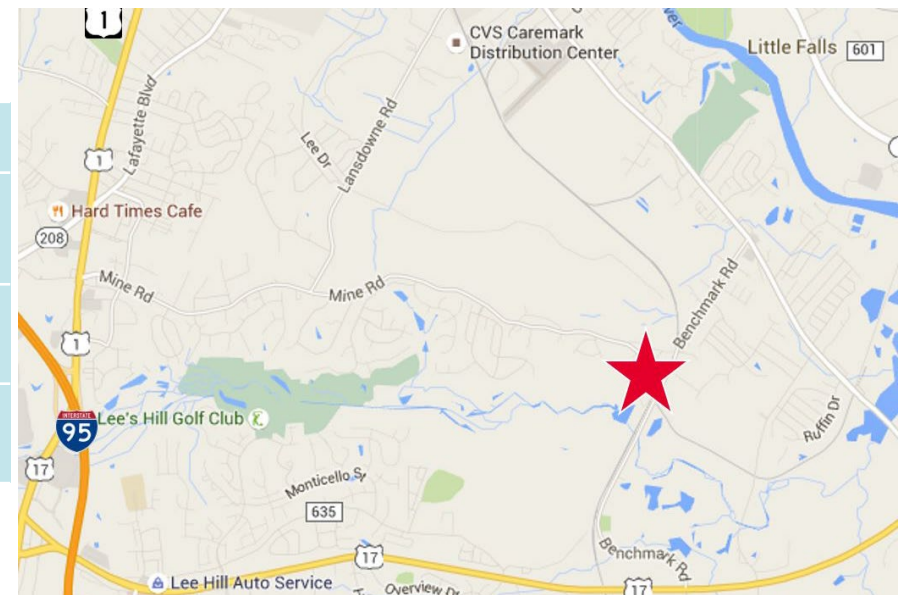


PROPERTY FEATURES

- Total SF available: 106,000 SF
- Multiple configurations available from 14,400 to 45,000 SF
- Units available with docks and drive-in doors
- Outdoor storage available
- Zoned I2 heavy industrial
- Access to I-95 and Route 301

CURRENT AVAILABILITIES

| Unit | SF | Lease Rate | Timing |
|------|--------------------------|-------------------------|-----------|
| C | 14,400 (Storage Only) | \$6.95 PSF NNN (\$0.80) | Immediate |
| F | 24,000 | \$6.95 PSF NNN (\$0.80) | Aug. 2026 |
| G | 45,000 | \$6.95 PSF NNN (\$0.80) | Oct. 2025 |



PROPERTY SITE PLAN

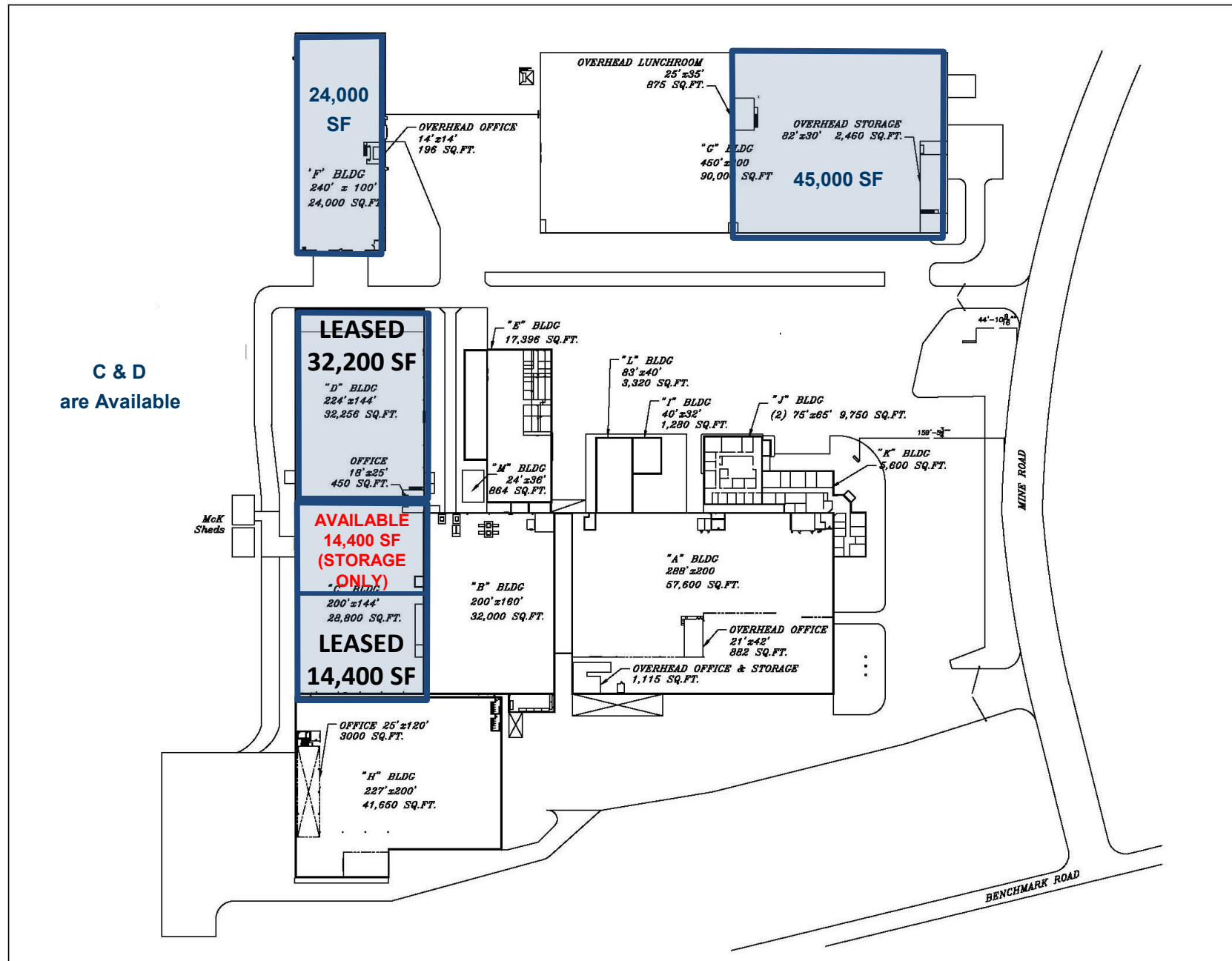
Spaces range from manufacturing to distribution to shop. NNN = \$0.80 PSF. Additional acreage available on-site. Located at the intersection of Benchmark Road and Mine Road, it is convenient to the Route 2 corridor, Lee's Hill and Massaponax. McK Business Park also provides excellent access to I-95 and Route 301.



| BUILDING NUMBER & ADDRESS | TOTAL SF | DOCKS | CLEAR HEIGHT | DRIVE-IN DOORS | POWER (AMPS) | PRODUCTION/ WAREHOUSE FACILITY SF | OFFICE SF | BUILT |
|-------------------------------------|-----------------------------|-------|--------------|----------------|--------------|-----------------------------------|-----------|---------------|
| BUILDING C 3004 Mine Road | 14,400 SF (Storage Only) | 0 | 24' | 1 | 1,200 | 28,800 | 0 | 1969 |
| BUILDING F 3006 Mine Road | 24,000 SF | 1 | 24' | 3 | 1,600 | 24,000 | 196 | 1978/ 1990 |
| BUILDING G 3018 Mine Road | 45,000 SF | 2 | 24' | 1 | 4,000 | 45,000 | 0 | 1978 |

*Additional options may be available; Inquire with broker

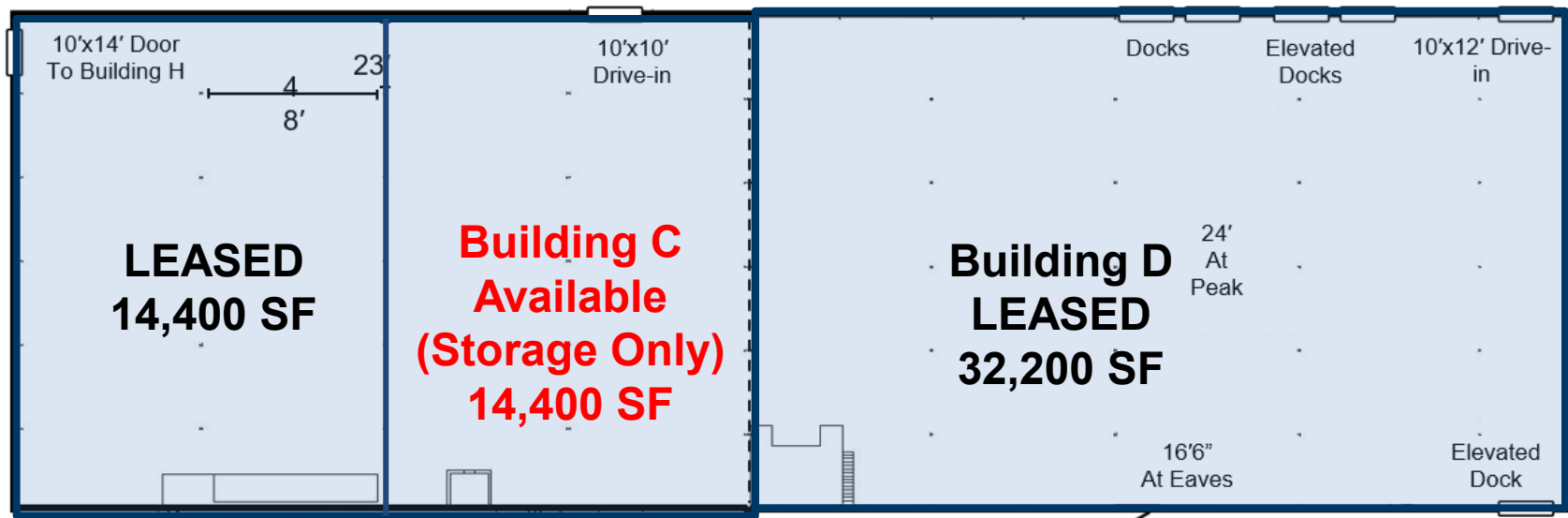
FLOOR PLANS



Building C & D

14,400 SF

24' Clear

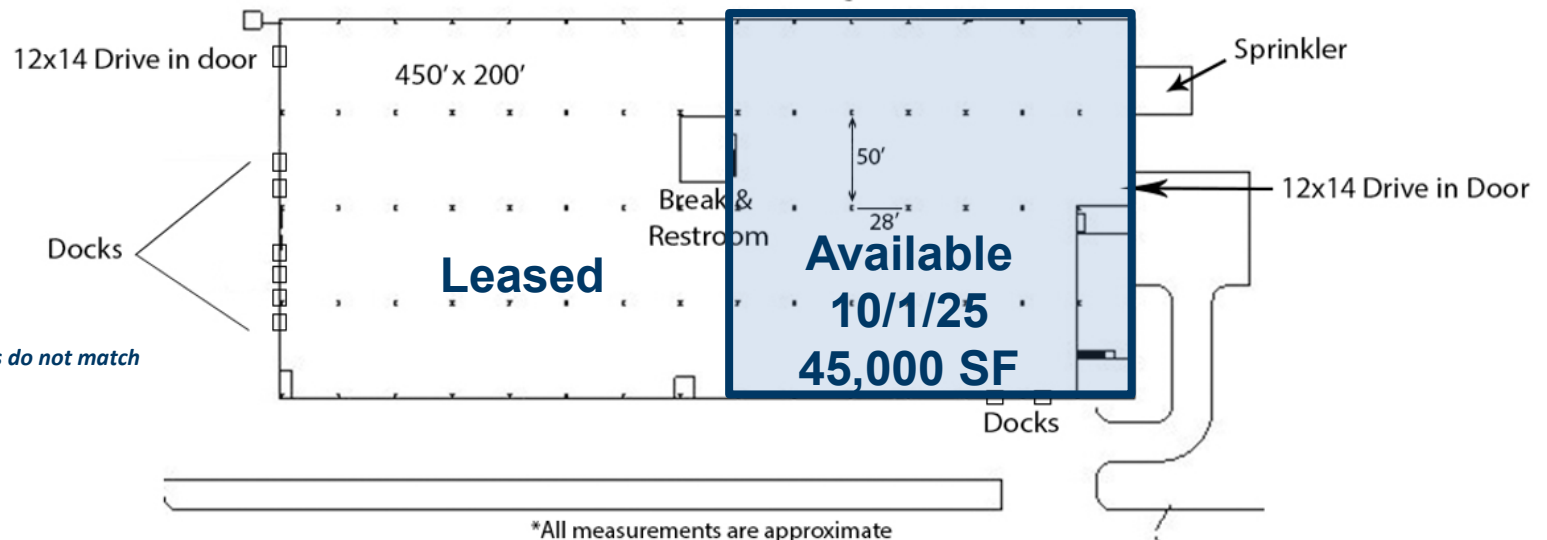


FLOOR PLANS

Building F
24,000 SF
24' Clear



Building G
45,000 SF
24' Clear

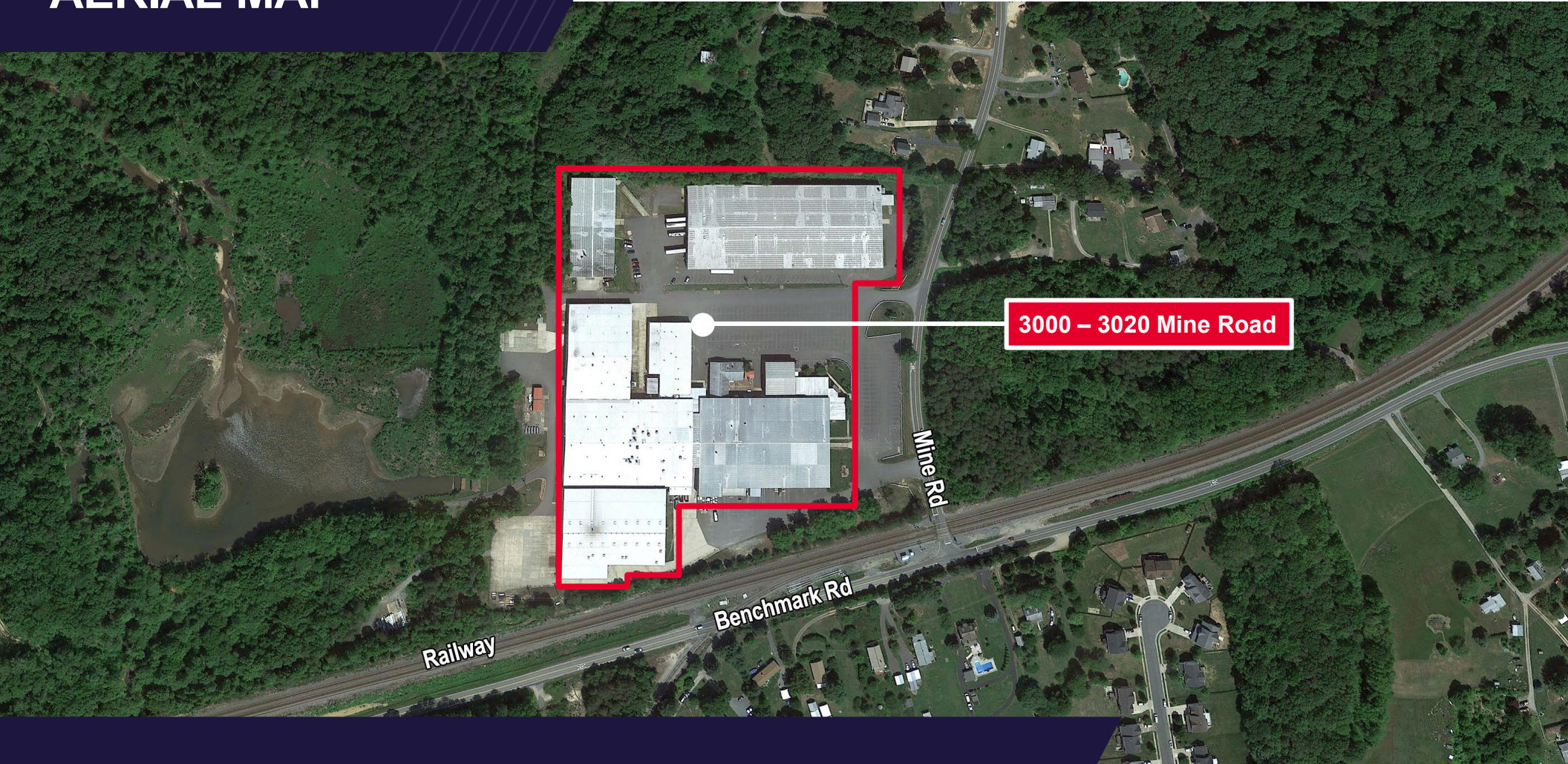


**Please Note: Scales do not match*

PROPERTY AERIAL MAP



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