

FOR LEASE THE BLOCK

400 – 412 Howison Avenue Fredericksburg, VA 22401



Flex Industrial &
Industrial Outdoor
Storage (IOS)

SPECIFICATIONS

AVAILABLE SF

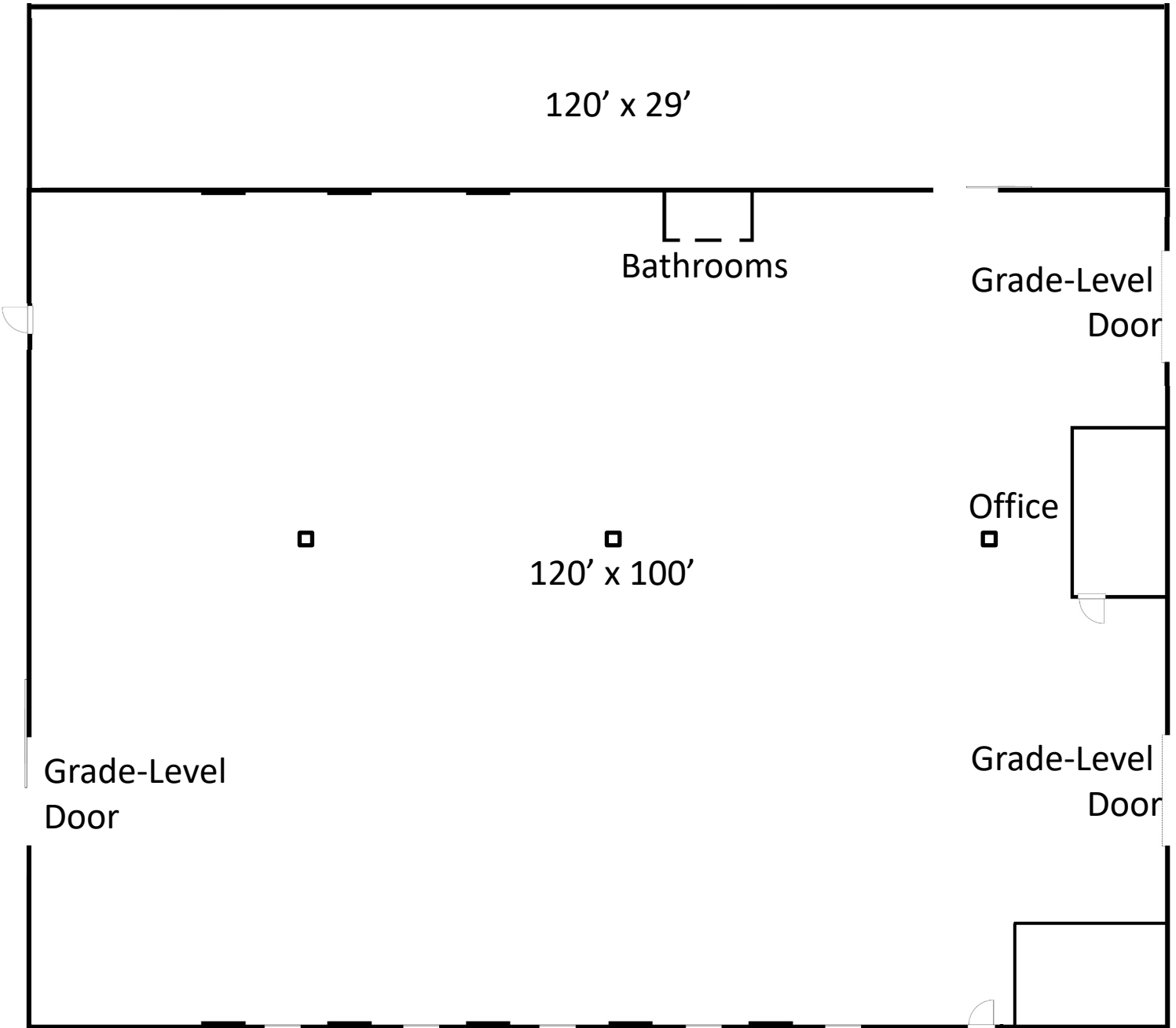
LEASE RATE

2,900 – 40,000+ SF

\$10.00 PSF NNN (-\$1.20)

PROPERTY FEATURES

- Flex Industrial space available
- Multiple grade-level drive-in doors
- Industrial outdoor storage
- 15'+ Ceilings
- Zoned I-1 (Fredericksburg City)
- 3 Phase power
- Public water and sewer on-site
- <1.5 Miles to I-95 (Exit 136)



Building 406

6,000-15,480 SF

[VIDEO TOUR](#)



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PROPERTY AERIAL MAP



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