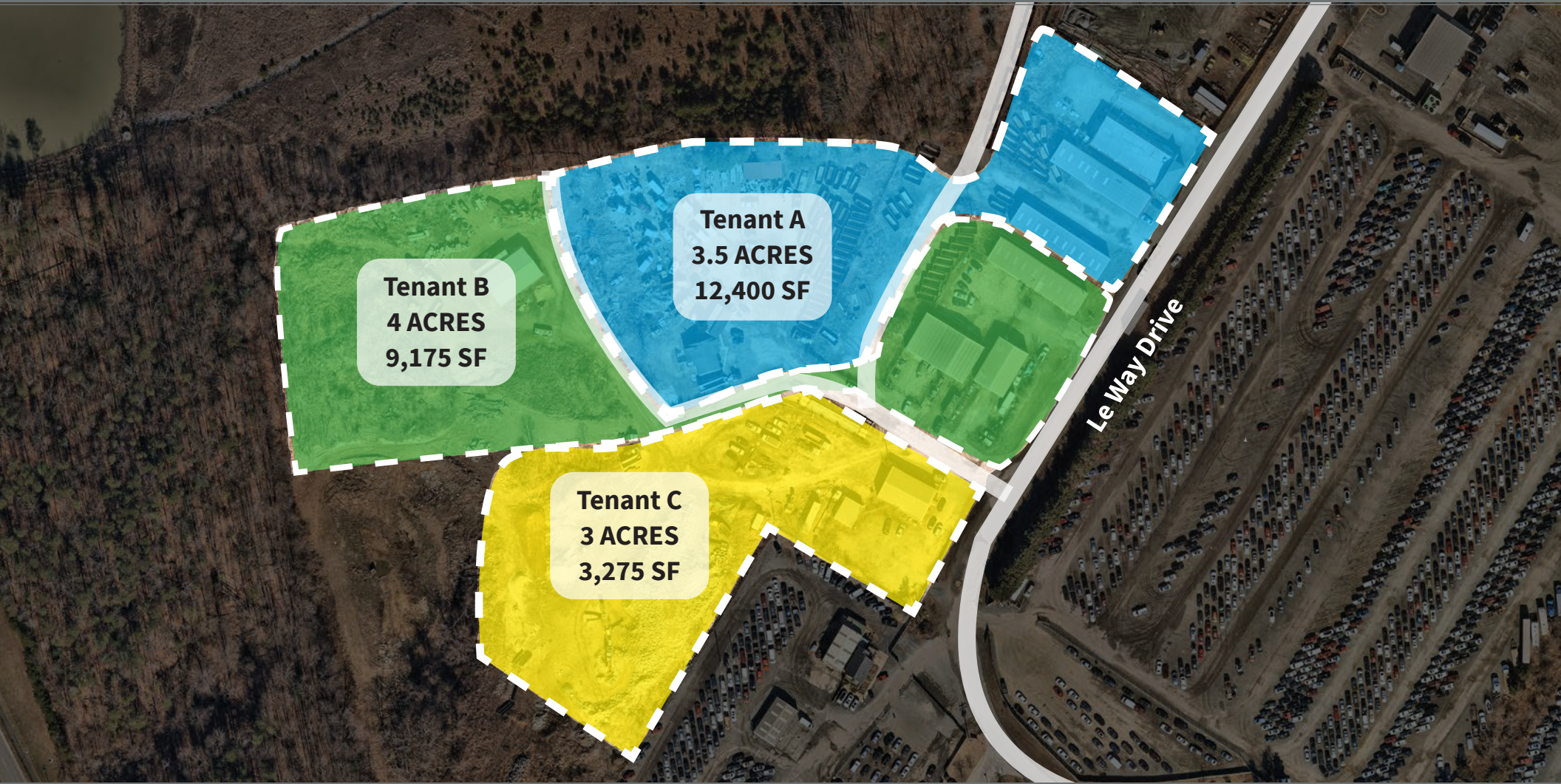


44 Le Way, Fredericksburg, VA 22406



Tenant B
4 ACRES
9,175 SF

Tenant A
3.5 ACRES
12,400 SF

Tenant C
3 ACRES
3,275 SF

Le Way Drive

2.0 - 9.5 Usable Acres
3,275 - 25,000 SF under-roof



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Property Specs



Tenant B
4 ACRES
9,175 SF

Tenant A
3.5 ACRES
12,400 SF

Tenant C
3 ACRES
3,275 SF

Le Way Drive

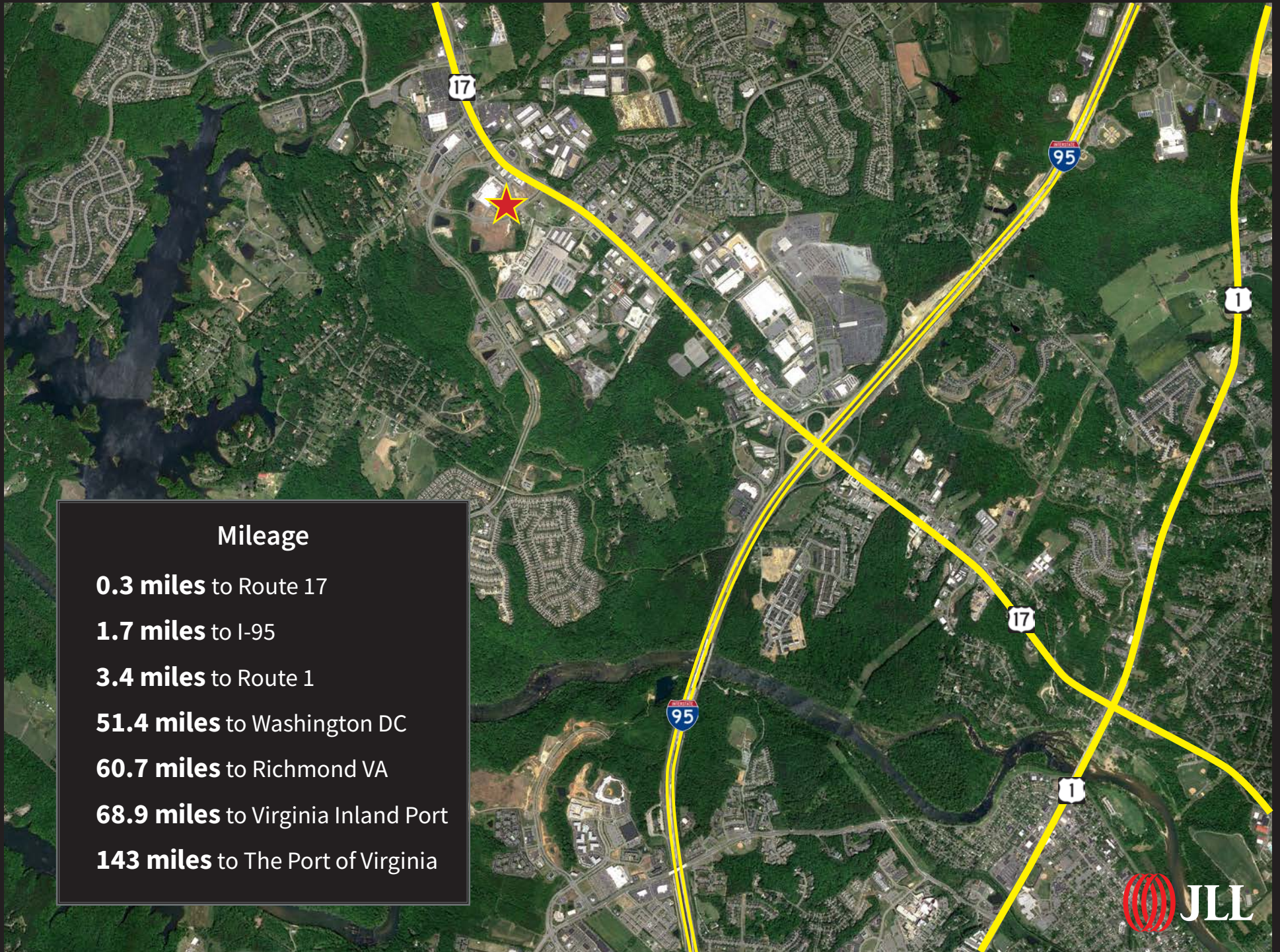
- 2.0 - 9.5 usable acres
- 3,275 - 25,000 SF under-roof
- Flexible demising options
- Zoned M1 (Stafford Co)
- Immediate access to Rt 17 and I-95



Property



Location



Mileage

0.3 miles to Route 17

1.7 miles to I-95

3.4 miles to Route 1

51.4 miles to Washington DC

60.7 miles to Richmond VA

68.9 miles to Virginia Inland Port

143 miles to The Port of Virginia

