

SALE

SPOTSYLVANIA INDUSTRIAL PARK

214 & 216 Industrial Ct Fredericksburg, VA 22408



SALE PRICE

\$1,600,000

Donny Self, CCIM
(540) 842-6202

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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PROPERTY DESCRIPTION

Fully Leased 6,008 sf Office/Flex Building and adjacent .98 ac Industrial Parcel for Sale

PROPERTY HIGHLIGHTS

- 6,008 sf Office/Flex Building Fully Leased
- Lease Option Term is Two-Years (expires January 31, 2027)
- Three Percent Annual Rent Increases
- Tenant is Rappahannock Electric Cooperative
- REC is a member-owned utility that provides electric service to nearly 179,000 connections in portions of 22 Virginia Counties
- Building has 6 Offices
- Conference Room
- Bull Pen Area (17' X 24.5') and Storage Room (660 sf)
- Adjacent .98 Acre Parcel is Zoned I-1 (\$190,000.00)

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	43,094 SF
Building Size:	6,008 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,295	48,153	75,489
Total Population	59,352	130,946	211,031
Average HH Income	\$124,878	\$128,490	\$135,231

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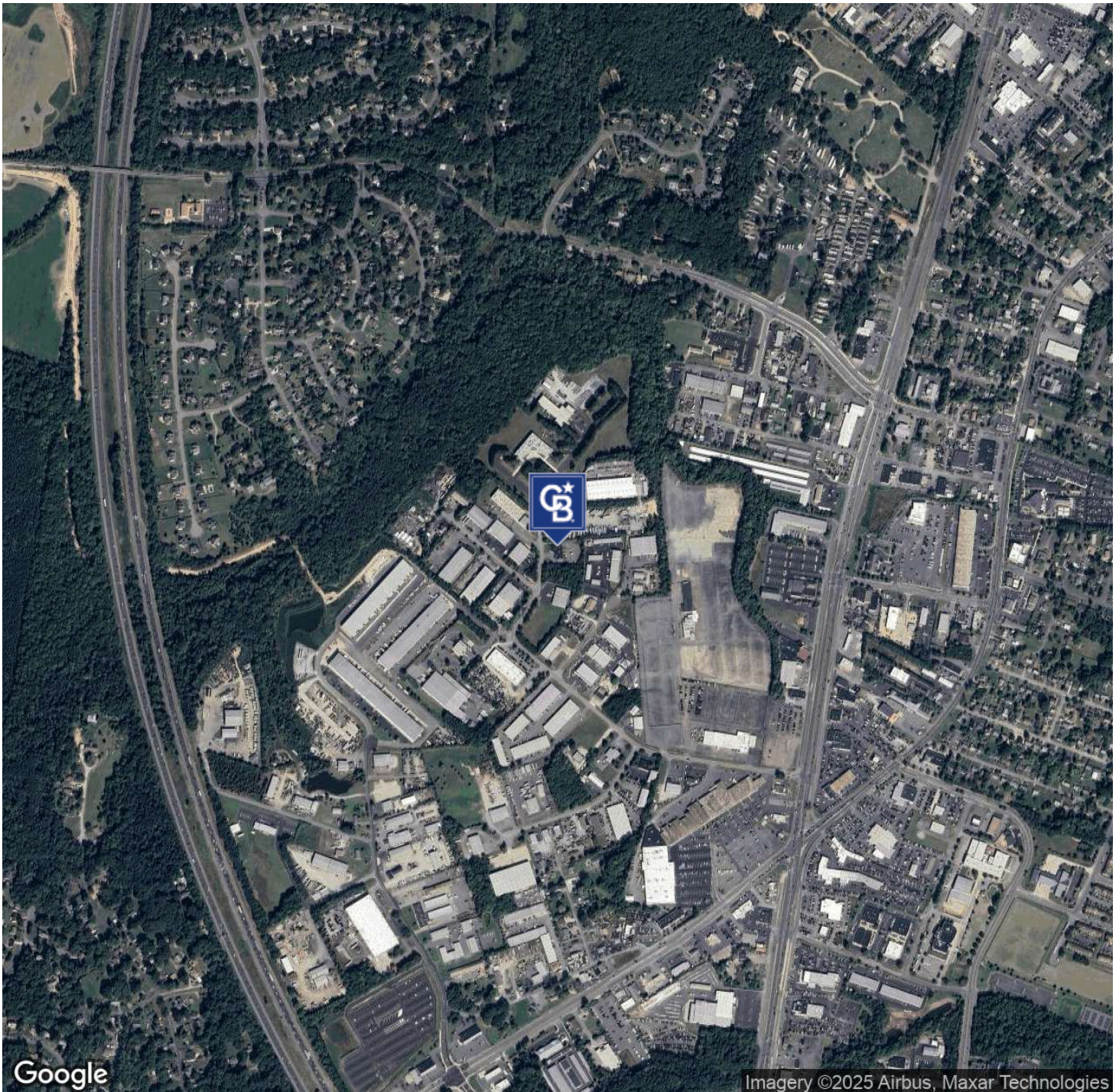


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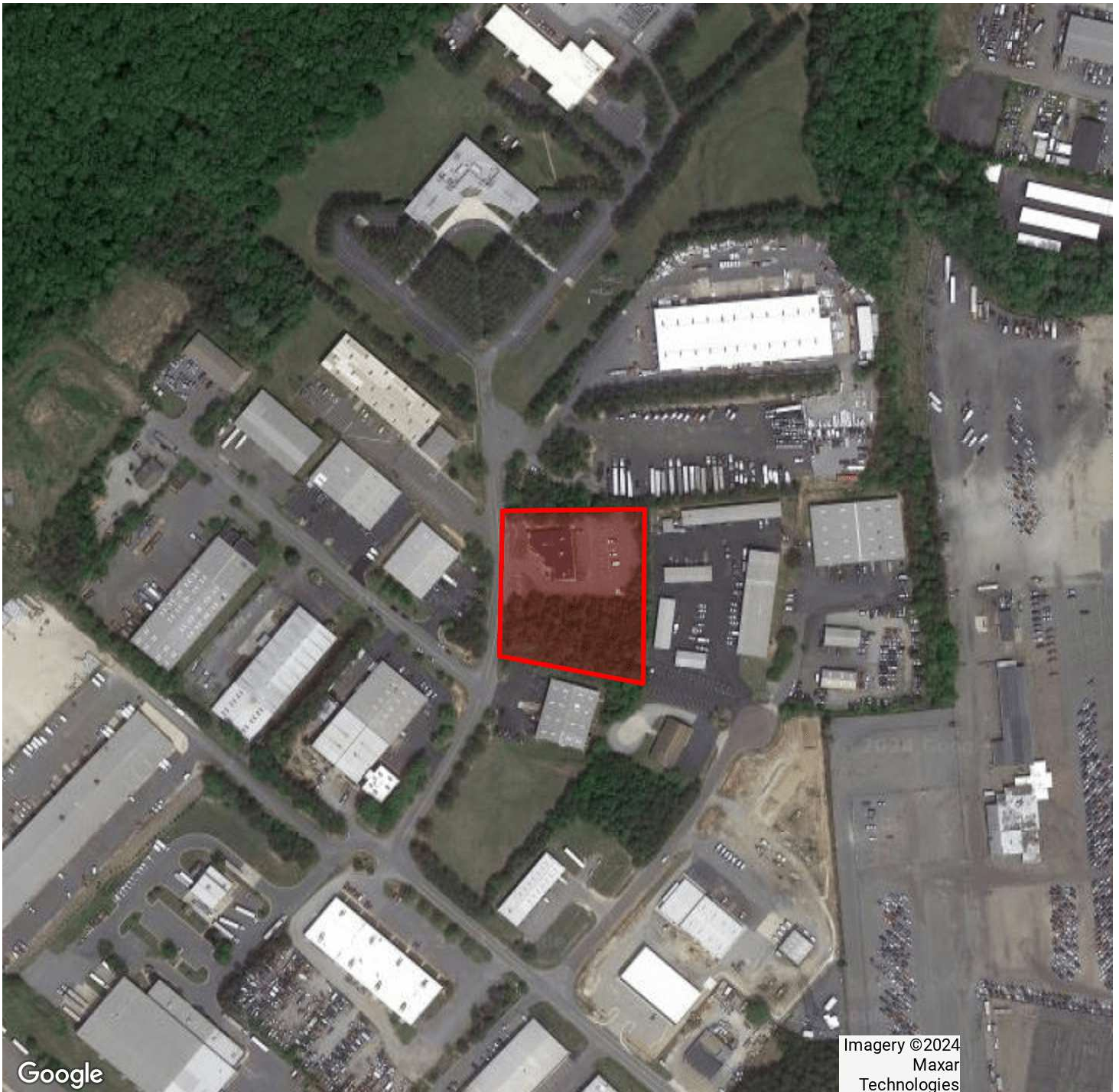


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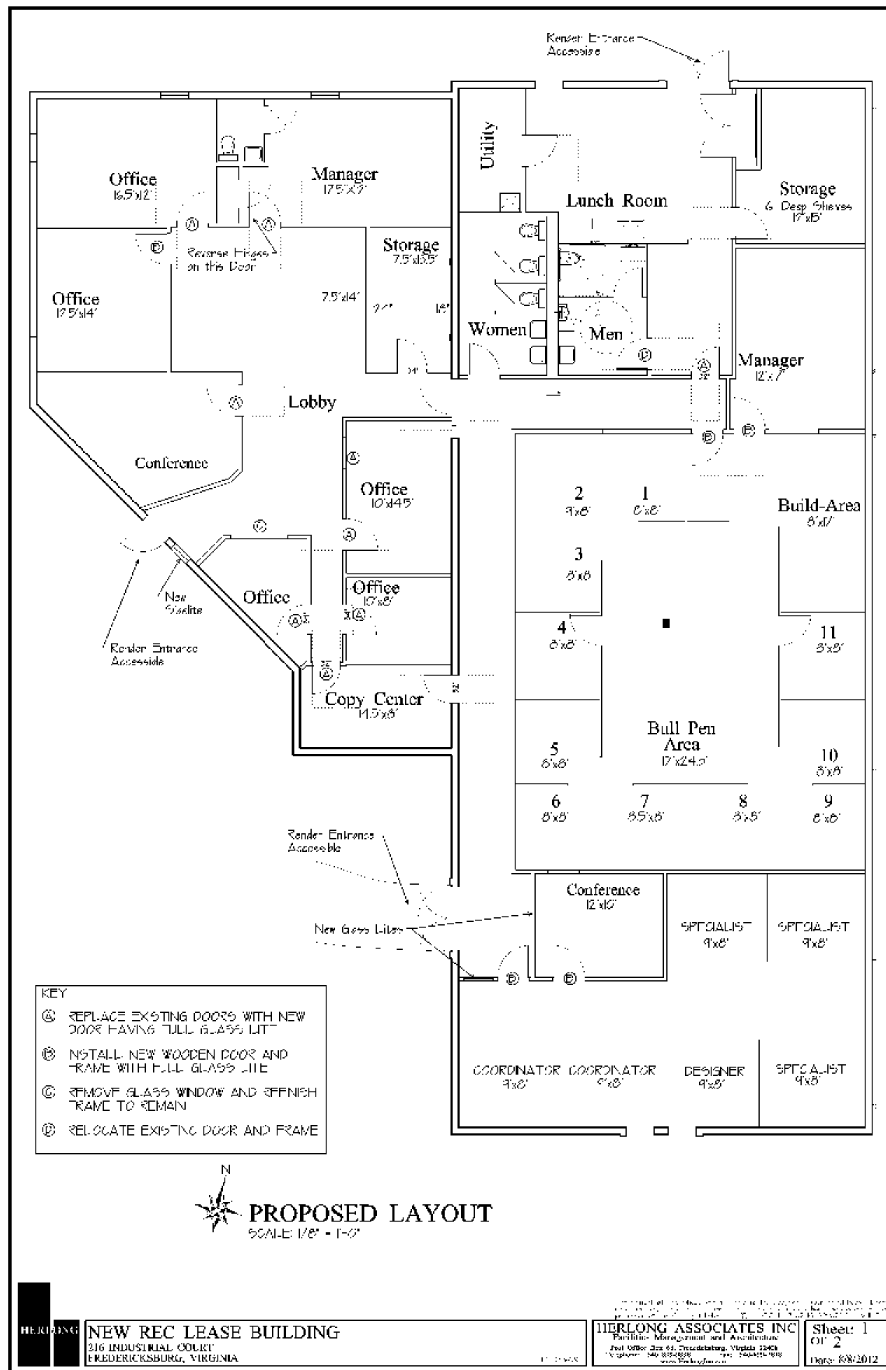
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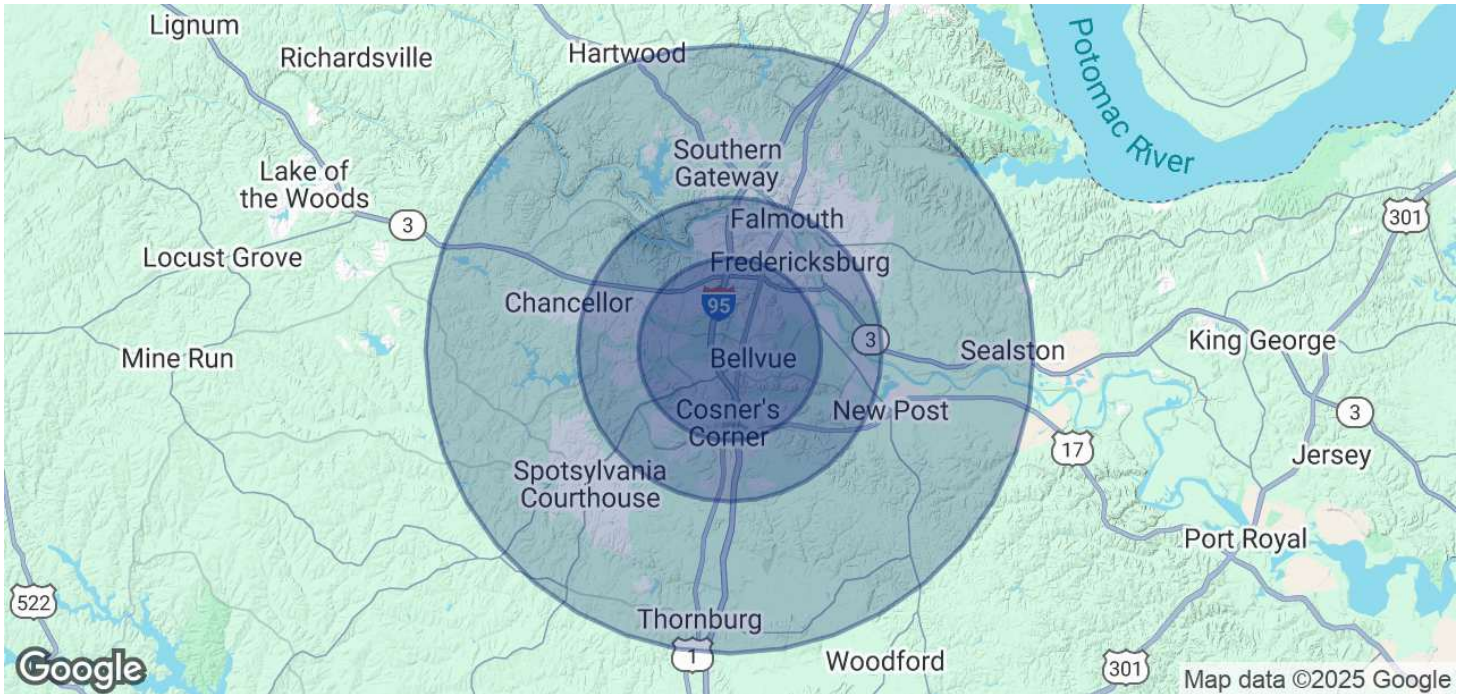


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POPULATION

	5 MILES	10 MILES
Total Population	130,946	211,031
Average Age	39	39
Average Age (Male)	37	38
Average Age (Female)	40	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES
Total Households	48,153	75,489
# of Persons per HH	2.7	2.8
Average HH Income	\$128,490	\$135,231
Average House Value	\$452,993	\$471,491

Demographics data derived from AlphaMap

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DONNY SELF, CCIM

Senior Sales Associate

dself@cbeccommercial.com

Direct: (540) 842-6202 | Cell: (540) 842-6202

PROFESSIONAL BACKGROUND

Donny Self is a Senior Sales Associate for Coldwell Banker Commercial Elite. In 2013 he was recognized as a Coldwell Banker Commercial Top 2% worldwide Sales Associate in the overall Coldwell Banker Commercial (CBC) affiliate network and also earned the CBC Circle of Distinction Silver Award. Mr. Self specializes in commercial investment sales and acquisitions, retail leasing, landlord/tenant representation, and has built a broad client base to include national and regional customers. Donny earned the prestigious CCIM (Certified Commercial Investment Member) designation in fall of 2015, as well as earning the CBC Circle of Distinction Bronze Award. Prior to joining Coldwell Banker Commercial Elite, Mr. Self was a Senior Sales Associate with the Silver Companies. Prior to joining Silver Companies, Mr. Self was Vice President of Northern Neck Distributing Company.

Retailers he has worked and closed deals with include: McDonald's, Panera Bread, Verizon, Hair Cuttery, Taco Bell, Firehouse Subs, Aaron's Rents, Sport's Clips, KoKo Fit Club, Quaker Steak and Lube, Richmond American Homes, Advance Auto, Bank of Lancaster, AutoZone, Nextcare Urgent Care, and Northwest Federal Credit Union.

EDUCATION

Donny holds a Bachelor of Science Degree in Business Administration from the University of Mary Washington, and is a native of Fredericksburg.

MEMBERSHIPS

Mr. Self is an active member of the International Council of Shopping Centers
Member of the Fredericksburg Rappahannock Rotary Club
Virginia CCIM Chapter
National Association of Realtors
Fredericksburg Area Association of Realtors
Fredericksburg Chamber of Commerce

Elite
990 Bragg Rd
Fredericksburg, VA 22407
540.786.1402

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