

FOR LEASE

63,341 SF Building +4 acres of fenced IOS



17253 CENTER DRIVE

RUTHER GLEN, VA 22546



THALHIMER

PROPERTY HIGHLIGHTS

New For Lease listing in Ladysmith, VA, at I-95's, Exit 110. Located off Ladysmith Road on Center Drive.

- 63,341 SF Industrial Building
- 44.45 Acres
 - ~4.0 Acres of Fenced Industrial Outdoor Storage
**potential to expand
 - 2 Blast Rooms
 - 5 Paint Booths
 - 1 Wash/Dry Building
 - 3 Five-Ton Bridge Cranes
 - 1 Five-Ton Monorail Crane
 - 110v - 220v 3-Phase Power



Available SF: 63,341 SF

Lease Rate: Negotiable

Ceiling Height: 24'

Drive In Doors: 26 (all 16' x 16') Drive thru configuration

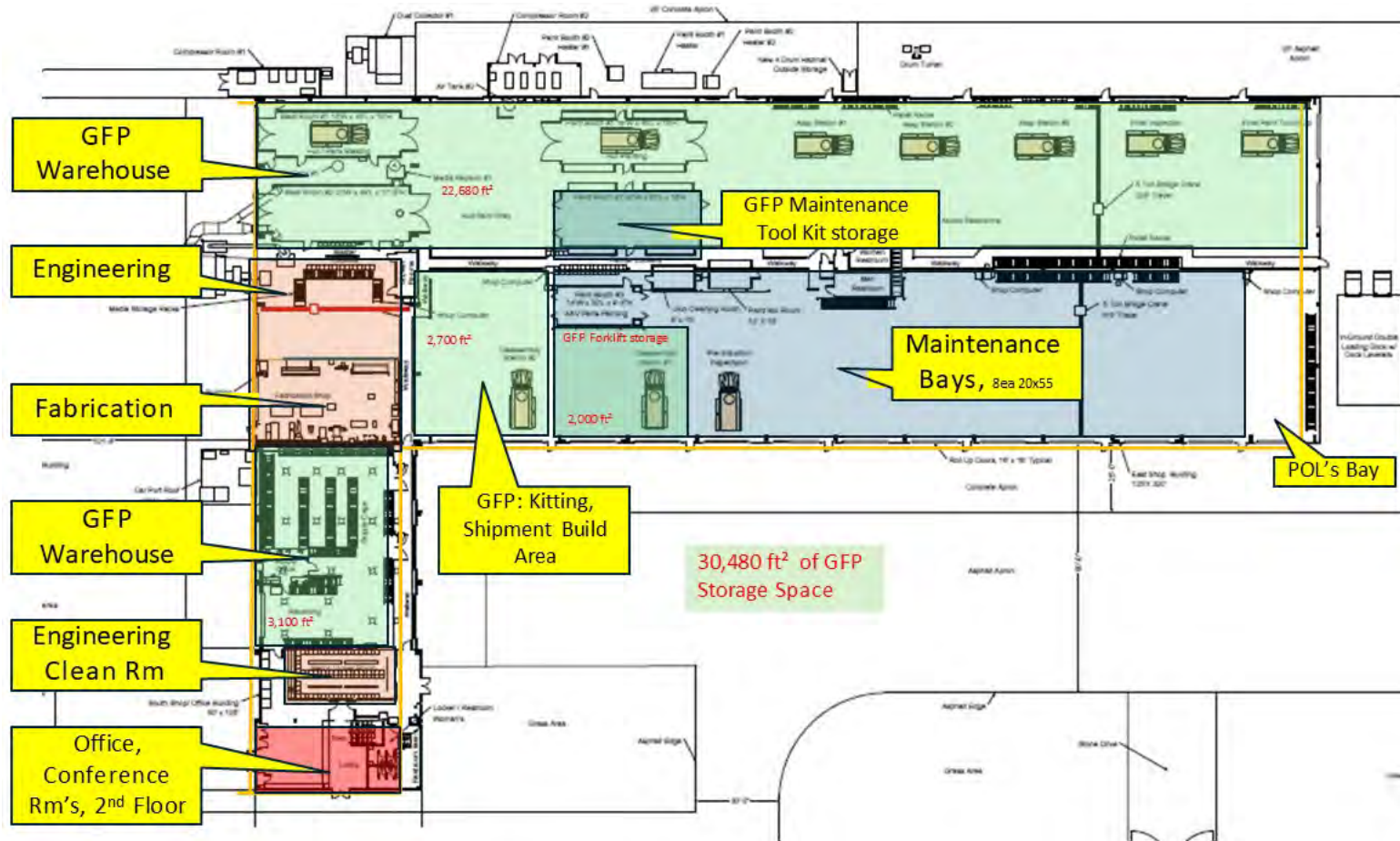
Loading Docks: 2

Zoning: M-1

Travel Times:

I-95	5 minutes
Quantico	50 minutes
Richmond Marine Terminal	50 Minutes
Ft. Belvoir	75 Minutes





FLOOR PLAN



AERIAL

CONTACT INFORMATION

JAMIE SCULLY, CCIM

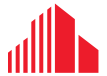
Senior Vice President
540 322 4140
jamie.scully@thalhimer.com

WILSON GREENLAW, CCIM

First Vice President
540 834 3161
wilson.greenlaw@thalhimer.com

GRAHAM STONEBURNER, SIOR

Executive Vice President
804 344 7159
graham.stoneburner@thalhimer.com



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Thalhimer
1701 Fall Hill Avenue, Suite 203
Fredericksburg, VA 22401
thalhimer.com

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