

# FOR LEASE

## Dominion Flex Garages

6701 Dominion Garages Avenue, Woodford, VA 22580



2,000 – 18,000 SF AVAILABLE

Flex / Industrial

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CUSHMAN &  
WAKEFIELD

**THALHIMER**

1125 Emancipation Hwy. Suite 350  
Fredericksburg, VA 22401

New Construction!

# PROPERTY HIGHLIGHTS



**\$15.00 PSF NNN**  
LEASE RATE



**2,000 – 18,000 SF**  
AVAILABILITY



## FEATURES

- New construction
- Visible from I-95, exit
- Adjacent to Dominion Raceway
- Estimated delivery time of 6 months after 50% pre-leased
- NNN estimated to be \$4.00 PSF in 2024



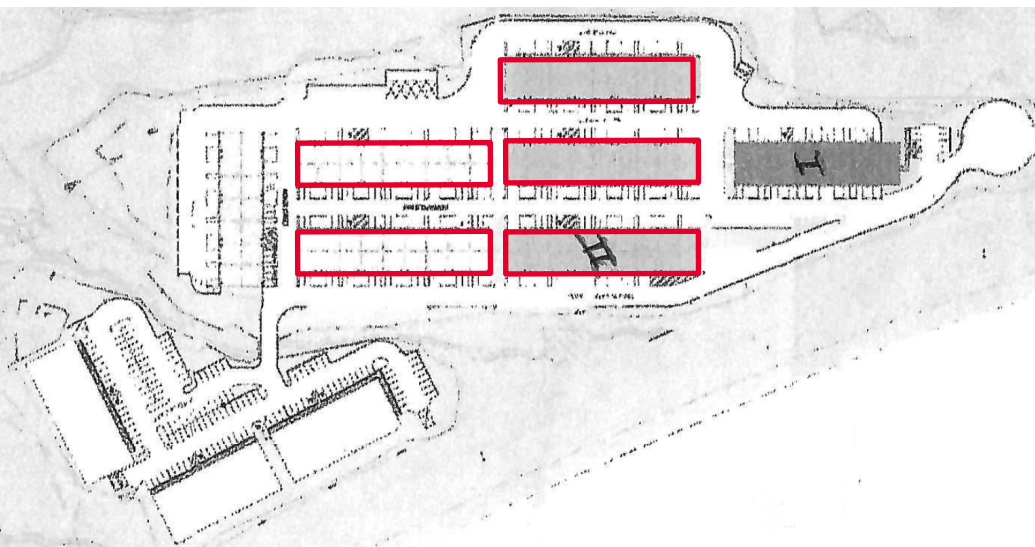
**FLEX / INDUSTRIAL**  
TYPE



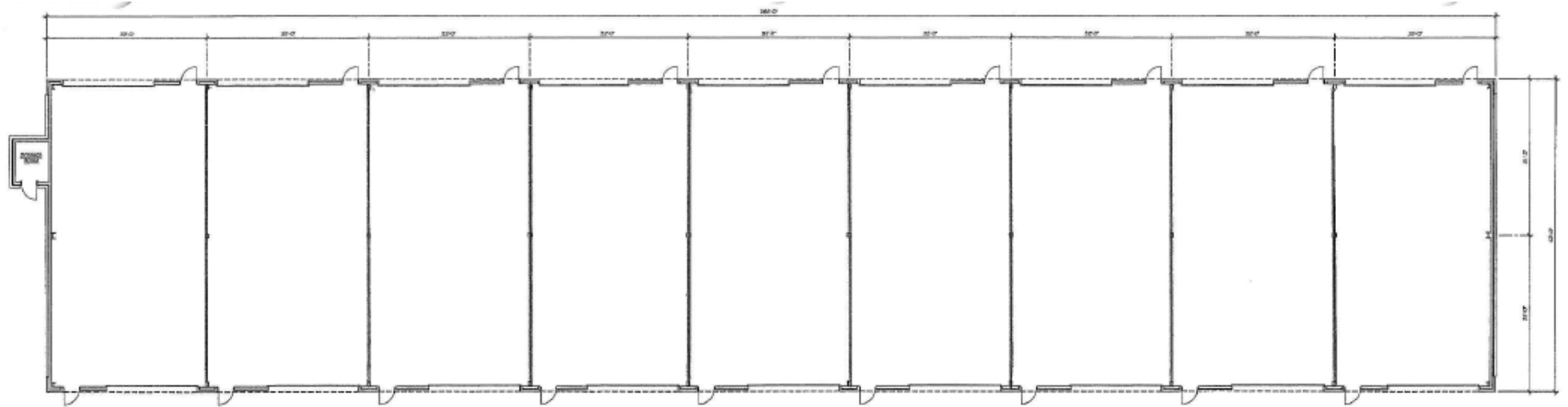
**12'x14' ROLL-UP**  
DOORS

# PROPERTY OVERLAYS

Plans for new flex buildings, along with layout of the land



# FLOOR PLANS & ELEVATIONS



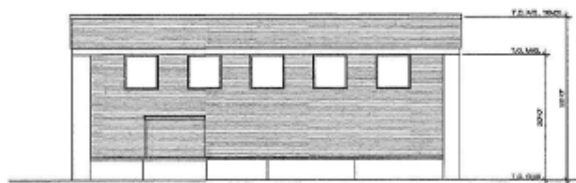
FLOOR PLAN

1/8" = 1'-0"



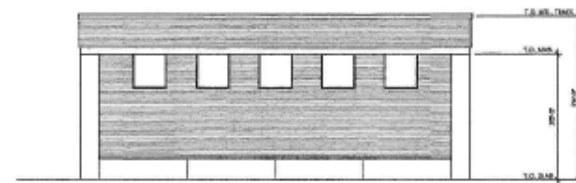
FRONT ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

# PROPERTY AERIAL MAP



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