

For Lease

# River Run Business Center

## 8110 River Stone Drive, Fredericksburg, VA

- Approximately 11,200 SF available
- Class A Industrial Warehouse
- One 12'x14' drive in doors
- One dock doors
- EPDM roof with minimum 22' clearance
- 5-inch industrial concrete floors
- 40'x40' column spacing
- Fully Sprinklered
- Well parked
- Outside storage potential
- \$12.00 PSF NNN estimated OPEX of \$2.25

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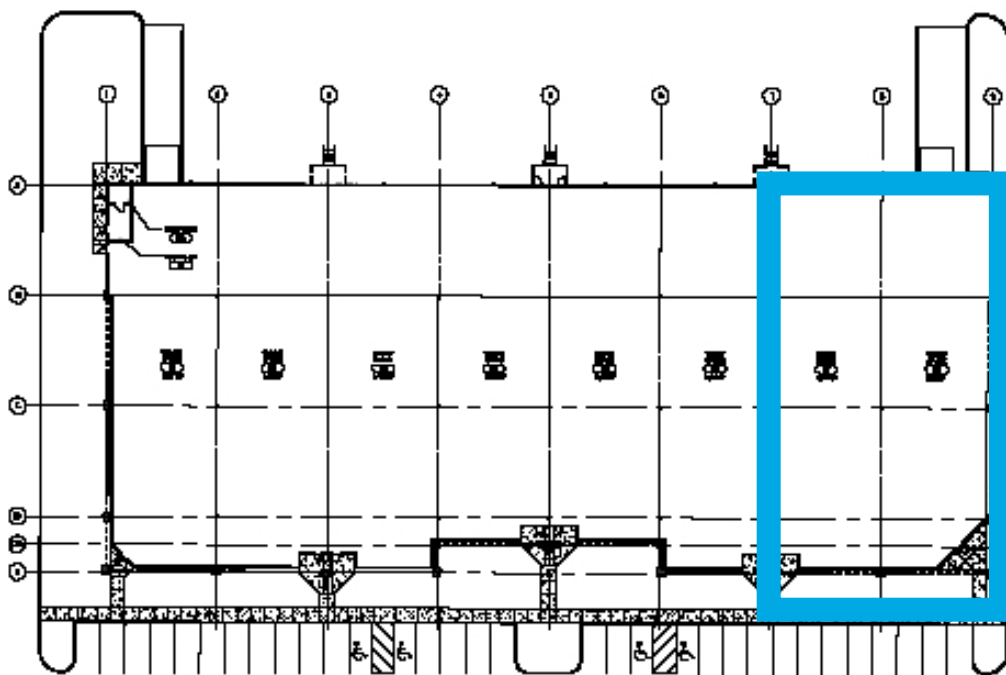


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