

## 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

#### **Lee Cherwek**

Vice President +1 540 373 3434 lee.cherwek@colliers.com

#### **Rich McDaniel**

Senior Vice President +1 540 373 3434 rich.mcdaniel@colliers.com

#### **Colliers International**

523 Sophia Street Fredericksburg, VA 22401 P: +1 540 373 3434 F: +1 540 373 8782

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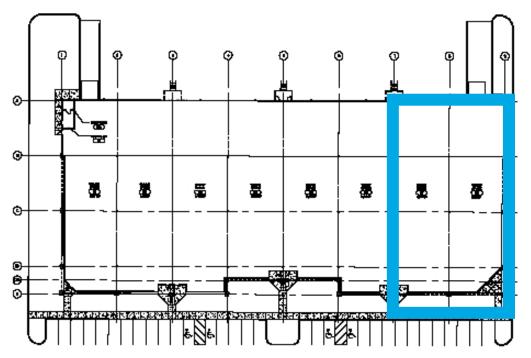












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