

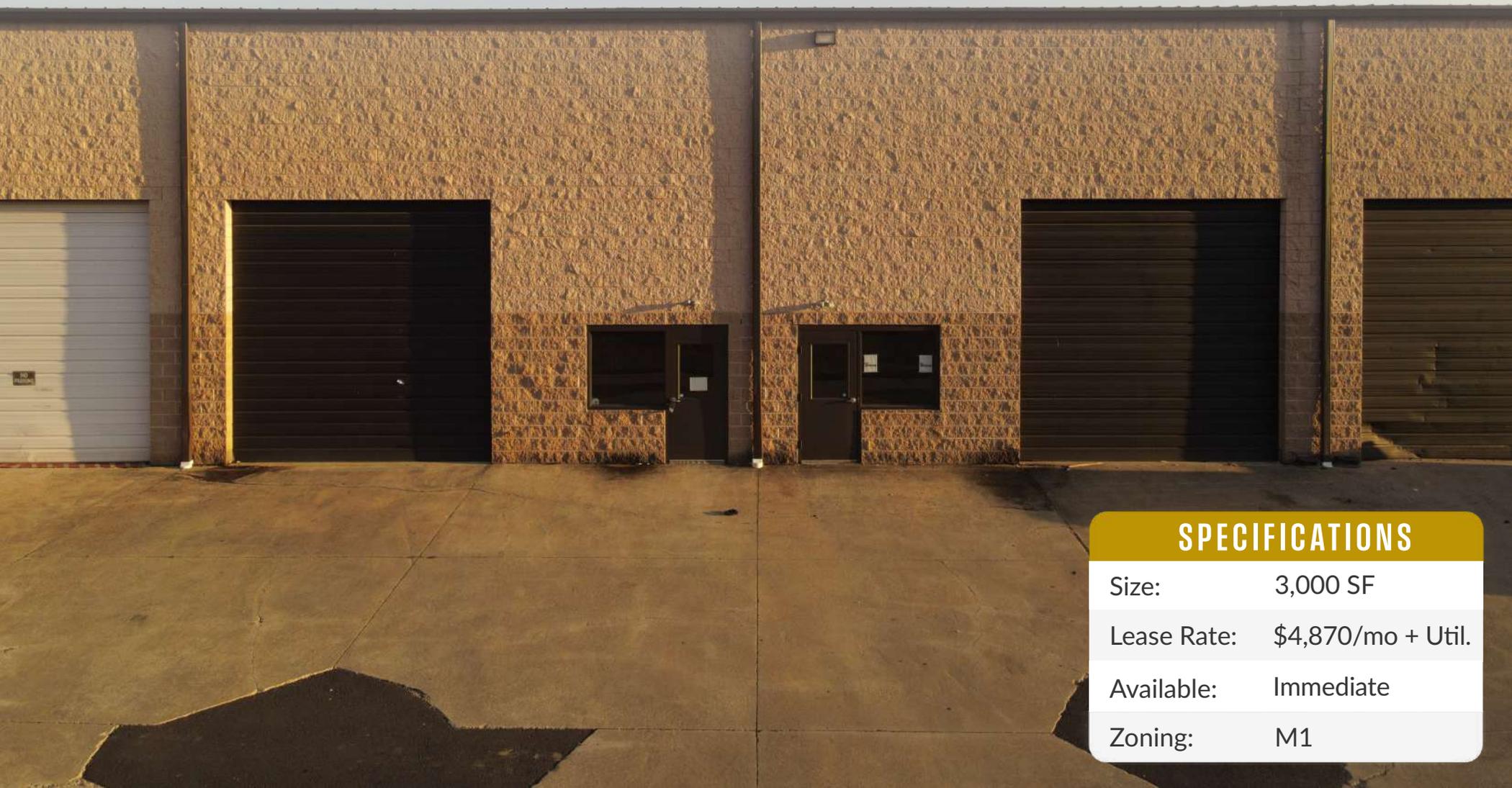
FOR LEASE

3,000 SF INDUSTRIAL WAREHOUSE SPACE

30

Blackjack Rd.

FREDERICKSBURG, VA 22405



SPECIFICATIONS

Size:	3,000 SF
Lease Rate:	\$4,870/mo + Util.
Available:	Immediate
Zoning:	M1

PROPERTY OVERVIEW



Johnson Realty Advisors presents a 3,000 SF industrial warehouse space at 30 Blackjack Rd, available for lease. This versatile space features 24 ft clear heights, 3-phase power, two 14 ft roll-up doors, heat, and ceiling fans, making it ideal for storage, light manufacturing, or distribution. Strategically located just off Route 2 with quick access to I-95, the property offers excellent connectivity for transportation and logistics. With its functional layout, modern utilities, and prime location within a larger industrial building, this space provides a flexible, efficient solution for growing businesses seeking a well-appointed industrial environment.



SITE



3,000 SF warehouse space for storage, distribution, or manufacturing

24 ft clear height for flexible operations

3-phase power for industrial equipment

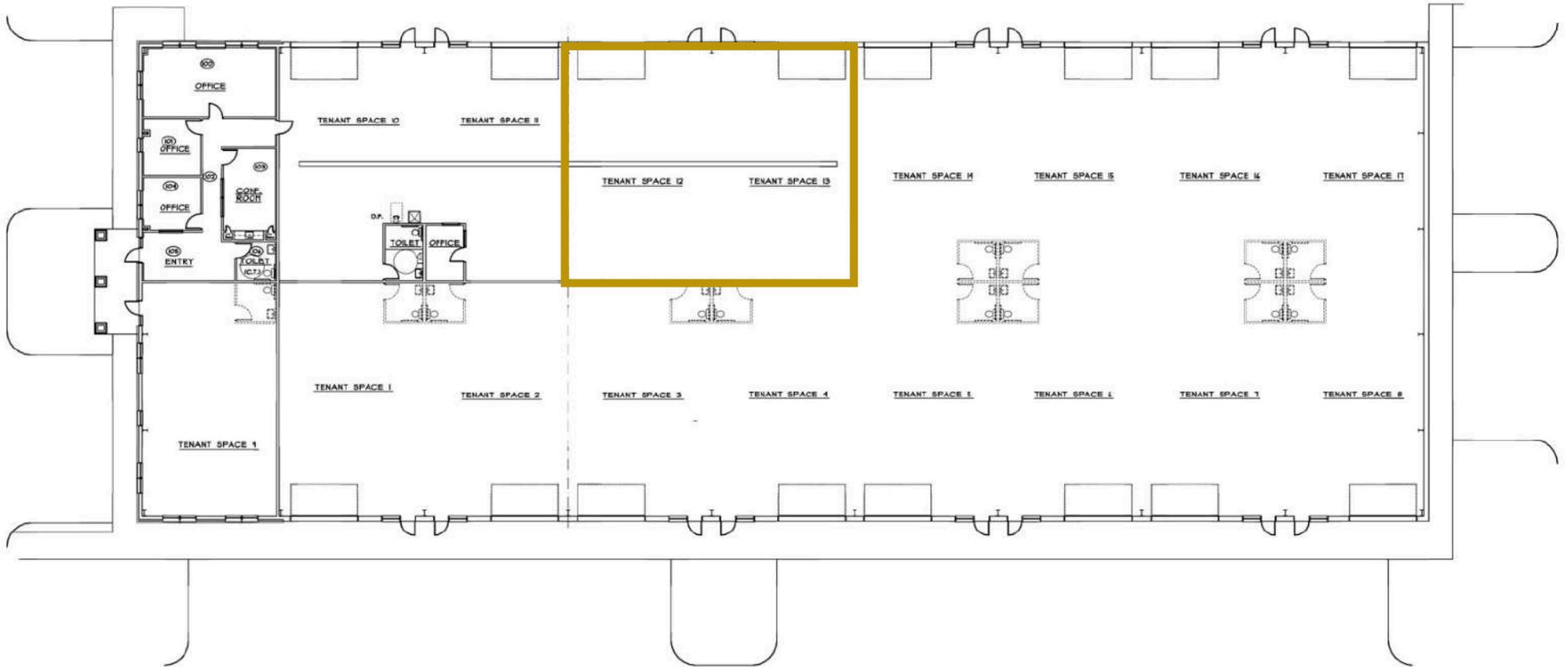
Two 14 ft roll-up doors for easy loading

Heated with ceiling fans in a prime, easily accessible location

PROPERTY PHOTOS



BUILDING FLOORPLAN



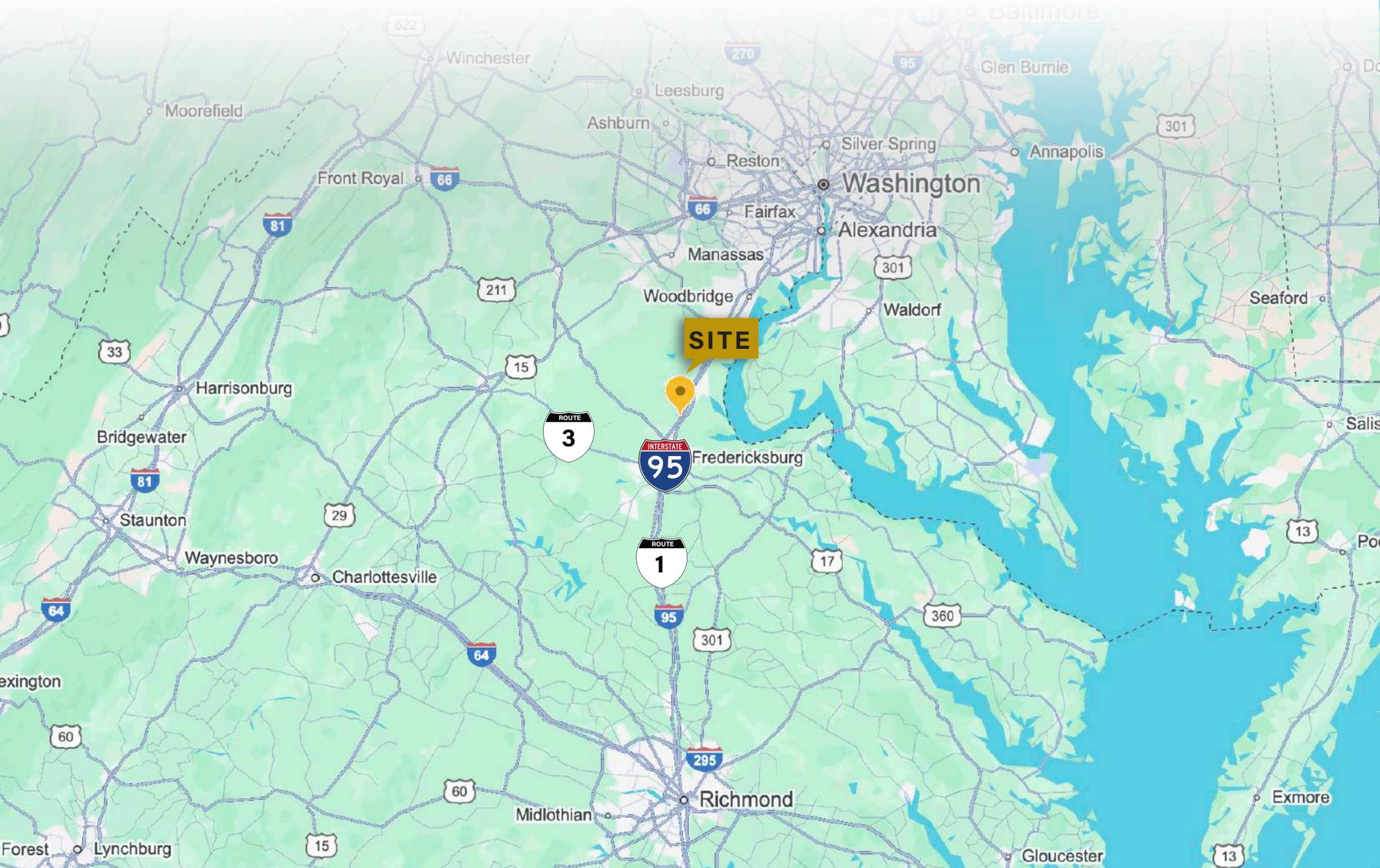
FLOOR PLAN

SCALE: 3/32" = 1'-0"

LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$126,622	\$146,983	\$131,472
Median Household Income	\$94,359	\$120,382	\$107,839
< \$25,000	38	1,320	6,601
\$25,000 - 50,000	72	2,290	8,669
\$50,000 - 75,000	112	3,497	12,734
\$75,000 - 100,000	82	2,142	8,257
\$100,000 - 125,000	49	2,748	10,199
\$125,000 - 150,000	46	2,292	7,661
\$150,000 - 200,000	72	3,305	10,663
\$200,000+	100	5,385	14,134

POPULATION	2 mile	5 mile	10 mile
2020 Population	1,811	65,255	218,468
2024 Population	1,992	70,415	232,524
2029 Population Projection	2,210	78,420	257,039
Annual Growth 2020-2024	2.5%	2.0%	1.6%
Annual Growth 2024-2029	2.2%	2.3%	2.1%
Median Age	38.5	37.7	37.2
Bachelor's Degree or Higher	25%	41%	39%
U.S. Armed Forces	25	996	3,890

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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