

FOR LEASE OR SALE
110 JULIAD COURT
FREDERICKSBURG, VIRGINIA 22406



THALHIMER

2,500 - 23,000 SF AVAILABLE
OFFICE TO FLEX CONVERSIONS

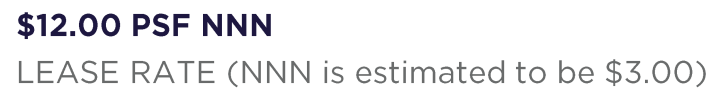
**Flex/Office
Building**

An aerial photograph of an industrial park. A large, rectangular building with a red roof is highlighted with a red outline. The map shows several streets: International Pkwy, Juliad Ct, Green Tree Rd, McWhirt Lp, Celebrate Virginia Pkwy, and Freeway Ln. Various industrial buildings and parking lots are visible. The text 'PROPERTY HIGHLIGHTS' is in the top left, and 'Office to Flex Conversions' is in the bottom right.

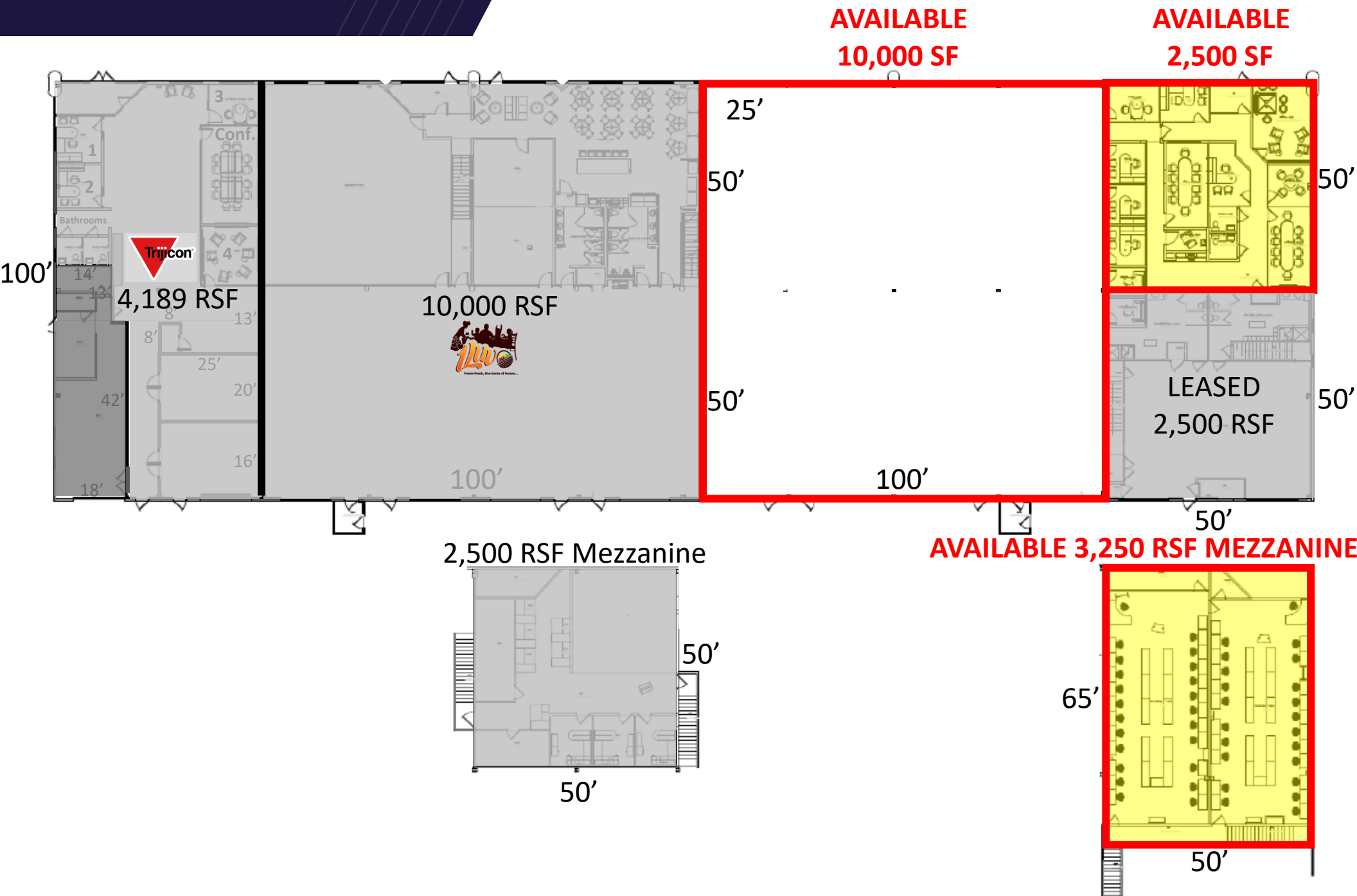
An aerial photograph of an industrial park. A large, rectangular building with a red roof is highlighted with a red outline. The map shows several streets: International Pkwy, Juliad Ct, Green Tree Rd, McWhirt Lp, Celebrate Virginia Pkwy, and Freeway Ln. Various industrial buildings and parking lots are visible. The text 'PROPERTY HIGHLIGHTS' is in the top left, and 'Office to Flex Conversions' is in the bottom right.



- Zoned M-1
- Fully-conditioned space with 18' ceilings
- 12' x 14' Roll-up doors to be added
- Excess parking available
- Façade signage opportunities
- Just off International Pkwy. & Rt. 17 (Warrenton Rd.)
- Easy access to I-95 at Exit 133B



PROPERTY FLOORPLAN



PROPERTY PHOTOGRAPHY



Move-In Ready with
Great Amenities!

PROPERTY LOCATION





THALHIMER

1125 Emancipation Hwy. Suite 350
Fredericksburg, VA 22401
www.thalhimer.com



Jamie Scully, CCIM
Senior Vice President
540 322 4140
jamie.scully@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.