

FOR LEASE

200 SF OFFICE



1117 TYLER STREET

FREDERICKSBURG, VA 22408

AVAILABLE IMMEDIATELY



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS

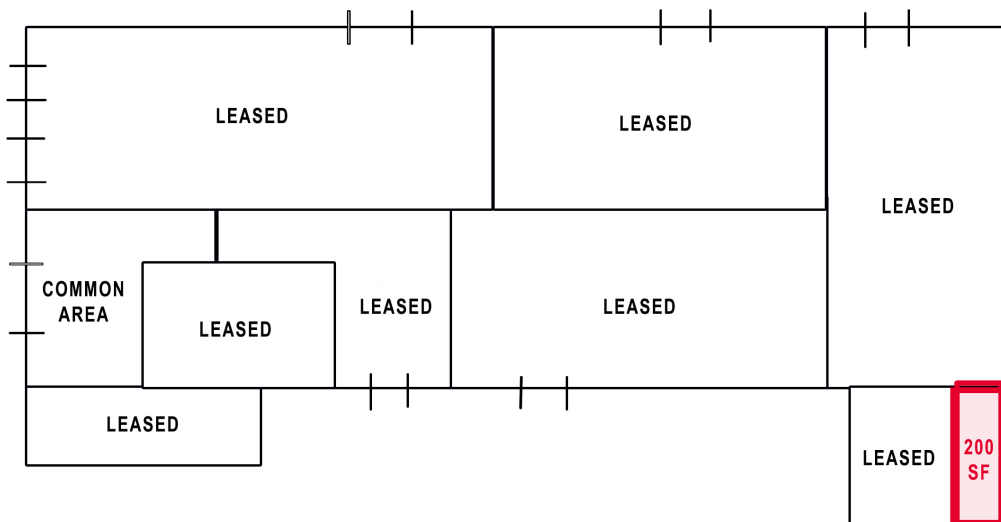
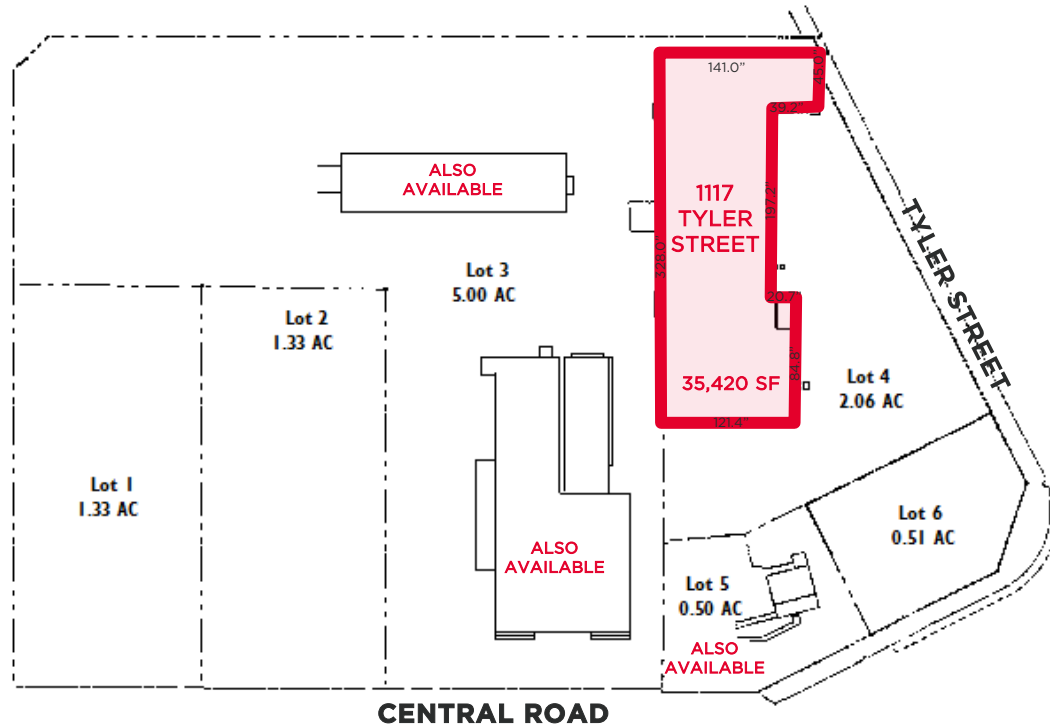
- **3 small 8 x 8 offices available**
- Common kitchen and restrooms
- On-site parking available
- Located off Rt. 3 / Plank Rd. in Battlefield Industrial Park
- Situated about three miles from Interstate 95 at exit 130
- Convenient to both Fredericksburg and Stafford

Total Size:	35,420 SF
Available SF:	200 SF
Lease Rate:	\$295 per office, MG
Zoning:	I-2
Timing:	Immediate

UTILITIES:

Electric Provider:	Dominion Virginia Power
Natural Gas Provider:	Columbia Gas of Virginia
Water Provider:	City of Fredericksburg
Sewer Provider:	City of Fredericksburg
Telecommunications Provider:	Verizon / Cox



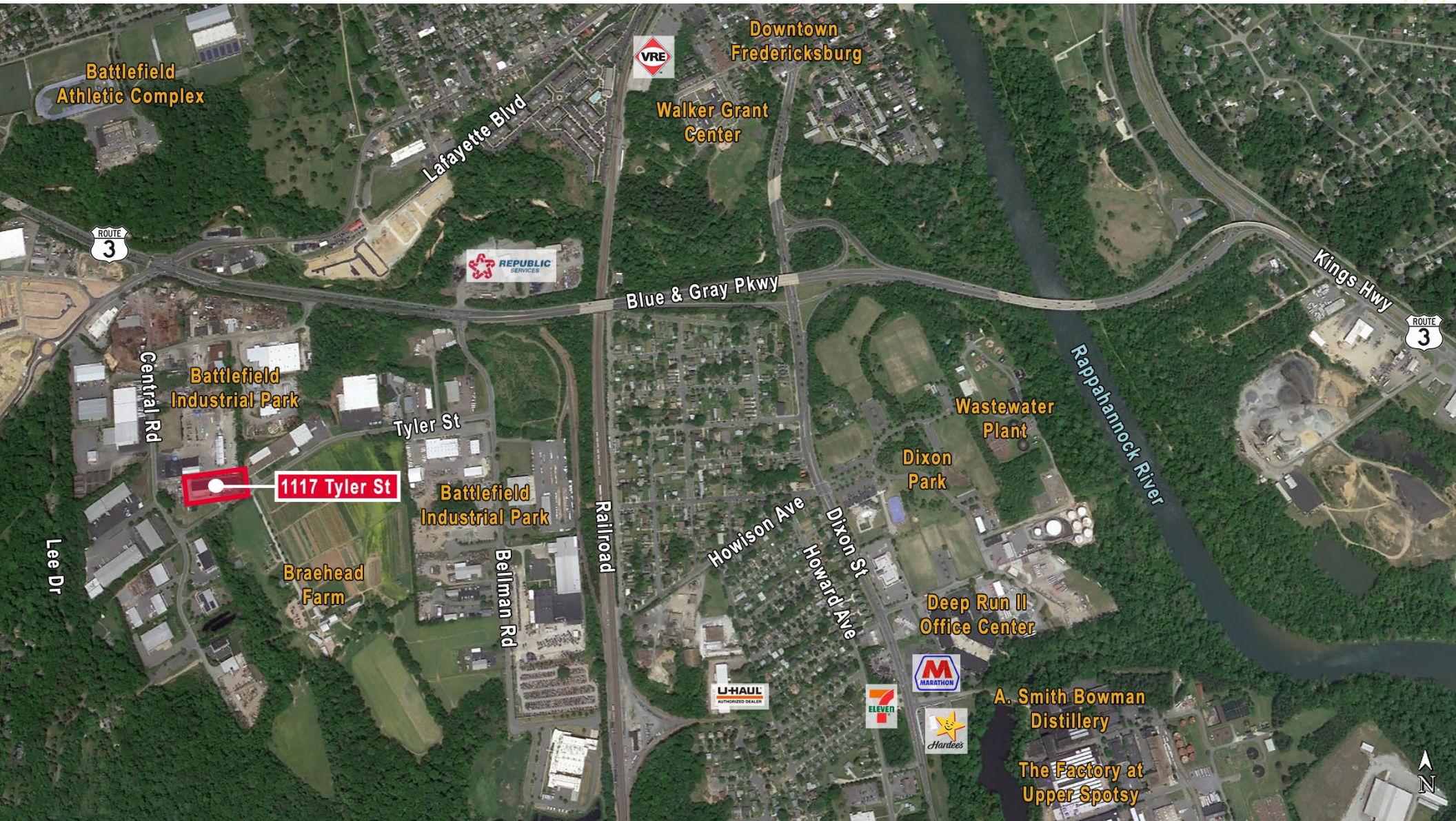


BATTLEFIELD INDUSTRIAL PARK

- HUBZone qualified
- Home to over 60 businesses within 300 acres
- Very convenient industrial area close to downtown Fredericksburg, just off Route 3



SITE PLAN



AERIAL

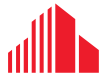
CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

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