



4900 ONDURA DR
FREDERICKSBURG, VA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

59,981 SF
19.66 Acres

PROPERTY DETAILS & HIGHLIGHTS

Main Building:

48,149 SF

One (1) Loading Dock

Four (4) Drive-in Doors

Two cranes – (1) 20-ton and (1) 10-ton

23' – 28'7" ceiling heights

Wet & Dry Sprinkler System

Hanging Gas heaters

Red Standalone Building:

Approx 6,295 SF

Two (2) Drive-ins

Grey Standalone Building:

Approx 5,537 SF

One (1) Drive-in

Proximate Transportation Arteries:

Jefferson Davis Highway (0.23 mi)

Spotsylvania Parkway (0.8 mi)

Interstate 95 (0.93 mi)

Public Transportation:

Frederick Line –

Virginia Railway Express Commuter Rail (17 min drive, 7.9 mi)



- **Full Property:**
- 59,981 SF
- 19.66 AC
- Industrial Building
- Zoning I-1 (Spotsylvania County)
- Public Water and sewage/septic system

AREA SUMMARY



LOCATION DESCRIPTION

The Spotsylvania County industrial submarket's rural and urban landscape mix is one of Virginia's fastest-growing counties. It has approximately 7.8 million square feet of industrial space with an overall vacancy rate of 4.2%, most of which is driven by older and smaller product.

Within this submarket, logistics space is by far the largest subtype with 5.9 million SF, followed by 1.1 million SF of specialized space and 820,000 SF of flex space. Eight sales have occurred over the past year totaling \$30.3 million, with six sales being logistics-focused.

The county is Virginia's strategic location for economic development with I-95 transporting commuters to and from the region every day. Provided that it is in the middle of Washington D.C. and Richmond, VA gives way to a diverse labor force in the county.



DEMOGRAPHICS MAP & REPORT

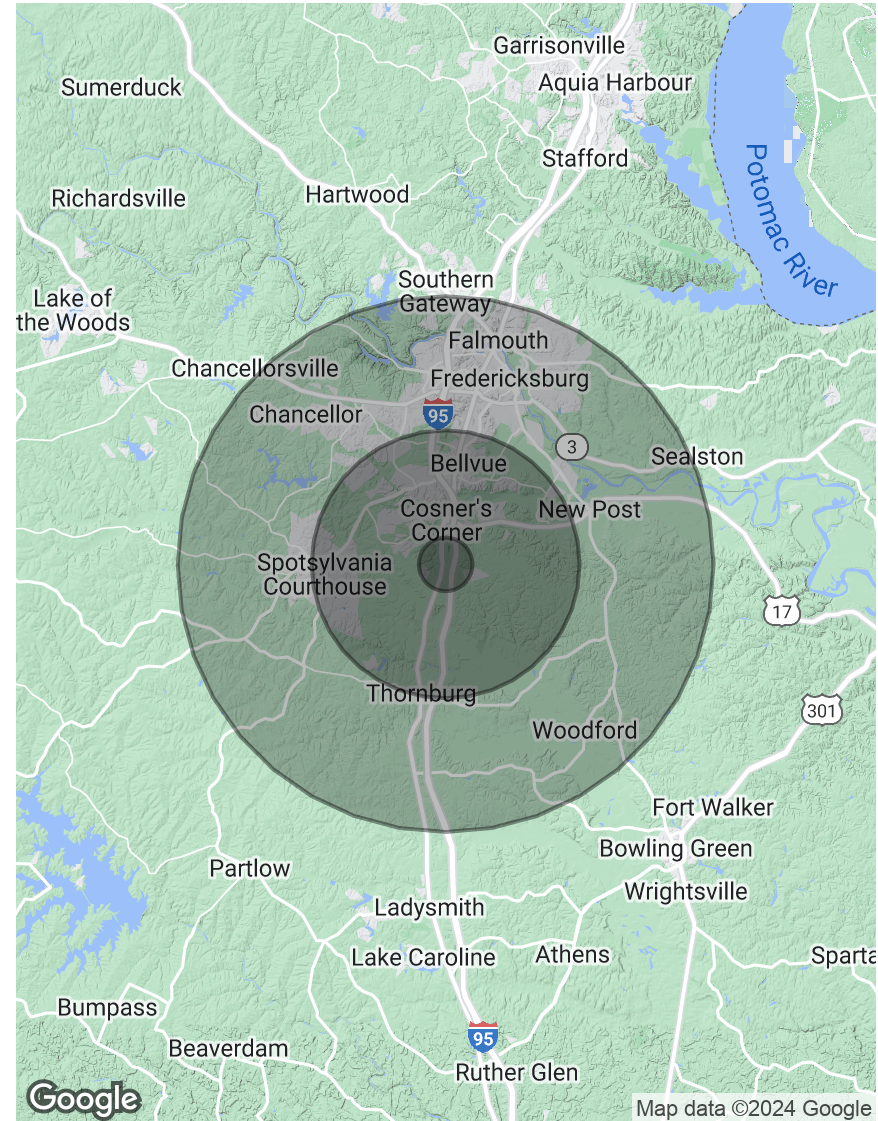
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,373	73,795	170,372
Average Age	34	39	39
Average Age (Male)	33	37	38
Average Age (Female)	36	40	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	905	26,435	61,822
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$120,866	\$129,672	\$131,339
Average House Value	\$426,780	\$432,087	\$461,413

Demographics data derived from AlphaMap



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