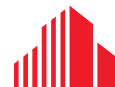




**DEEP RUN BUILDING C**  
**11905 BOWMAN DRIVE**  
**FREDERICKSBURG, VA 22408**

**FOR SALE 42,216 SF**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# DEEP RUN BUILDING C

11905 BOWMAN DRIVE  
FREDERICKSBURG, VA 22408

## Property Features

- Good mix of office, flex and R & D space
- Attractive brick exterior with high interior ceilings
- Excellent location accessible from all major Fredericksburg corridors
- 8 minutes from exit 130 and 5 minutes from downtown Fredericksburg

Building Size: 42,216 SF

Asking Price: \$6,499,000

Zoning: O2

Parking: 3.06/1,000 SF

Year Built: 2005

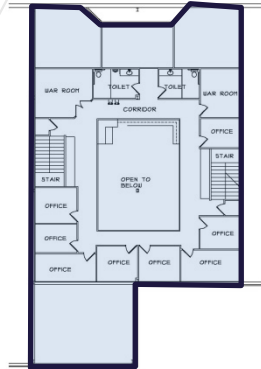
Floor: 1

Clear Height: 24'



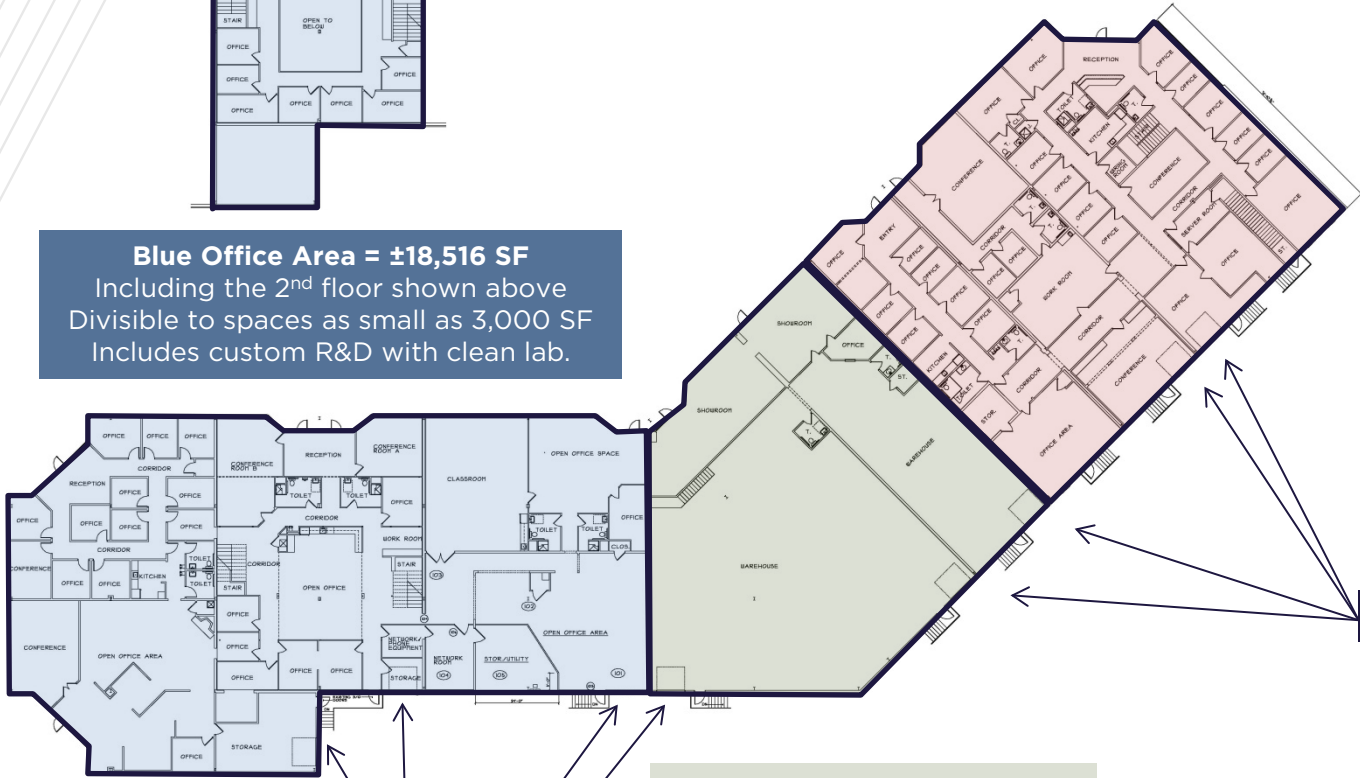
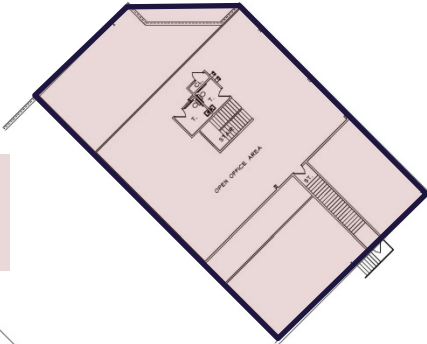
# DEEP RUN BUILDING C

11905 BOWMAN DRIVE  
FREDERICKSBURG, VA 22408



**Blue Office Area = ±18,516 SF**  
Including the 2<sup>nd</sup> floor shown above  
Divisible to spaces as small as 3,000 SF  
Includes custom R&D with clean lab.

**Pink Office Area = ±14,441 SF**  
Includes the 2<sup>nd</sup> floor shown above  
Divisible to space as small as 2,888 SF



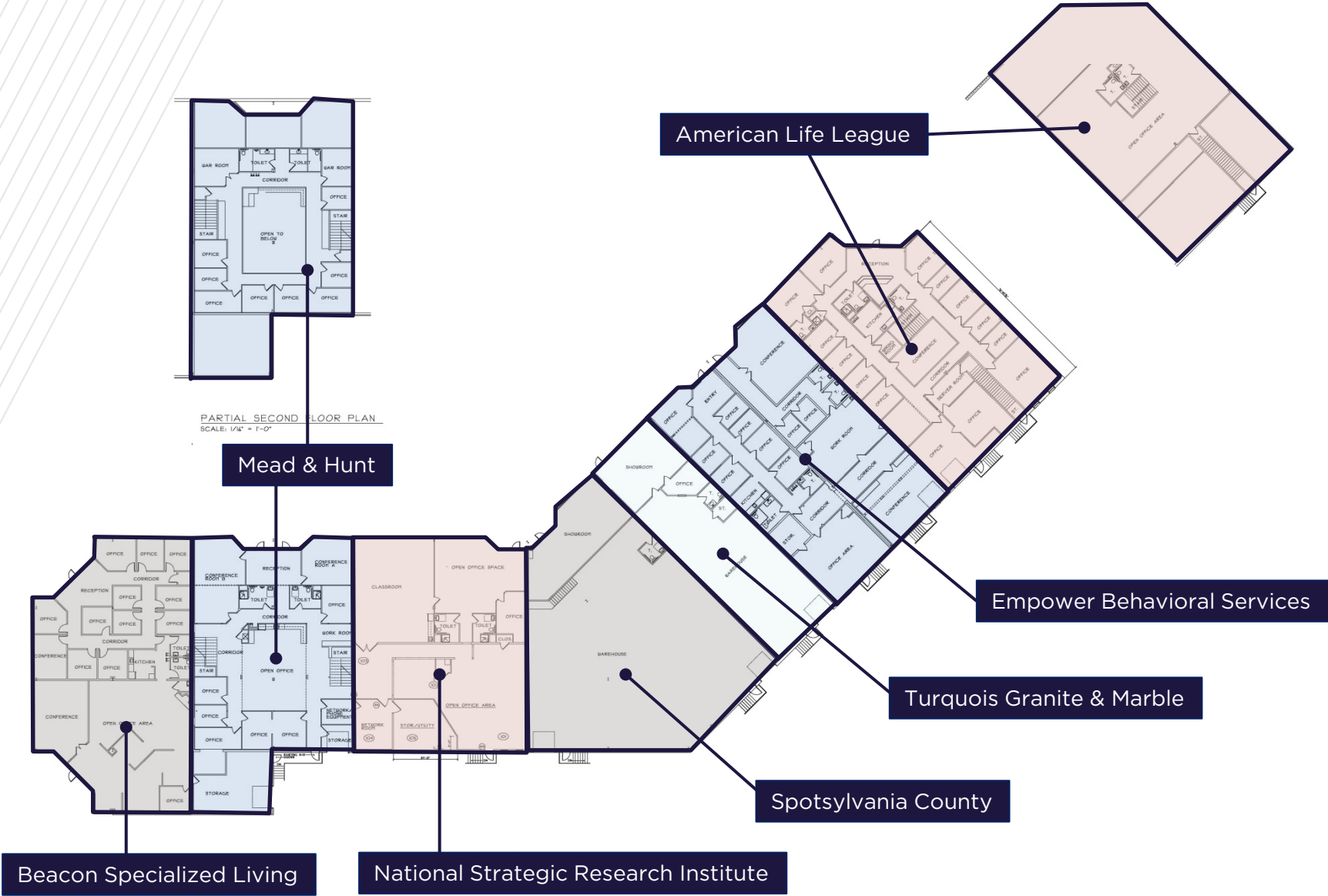
**Warehouse Area = ±9,307 SF**

Loading Docks

Loading Docks

# DEEP RUN BUILDING C

11905 BOWMAN DRIVE  
FREDERICKSBURG, VA 22408



**DEEP RUN BUILDING C**  
**11905 BOWMAN DRIVE**  
**FREDERICKSBURG, VA**  
**22408**



5,278  
 POPULATION  
 WITHIN 1 MILE



48,321  
 POPULATION  
 WITHIN 3 MILES



109,195  
 POPULATION  
 WITHIN 5 MILES



\$134,890  
 AVG. INCOME  
 WITHIN 1 MILE



\$132,440  
 AVG. INCOME  
 WITHIN 3 MILES

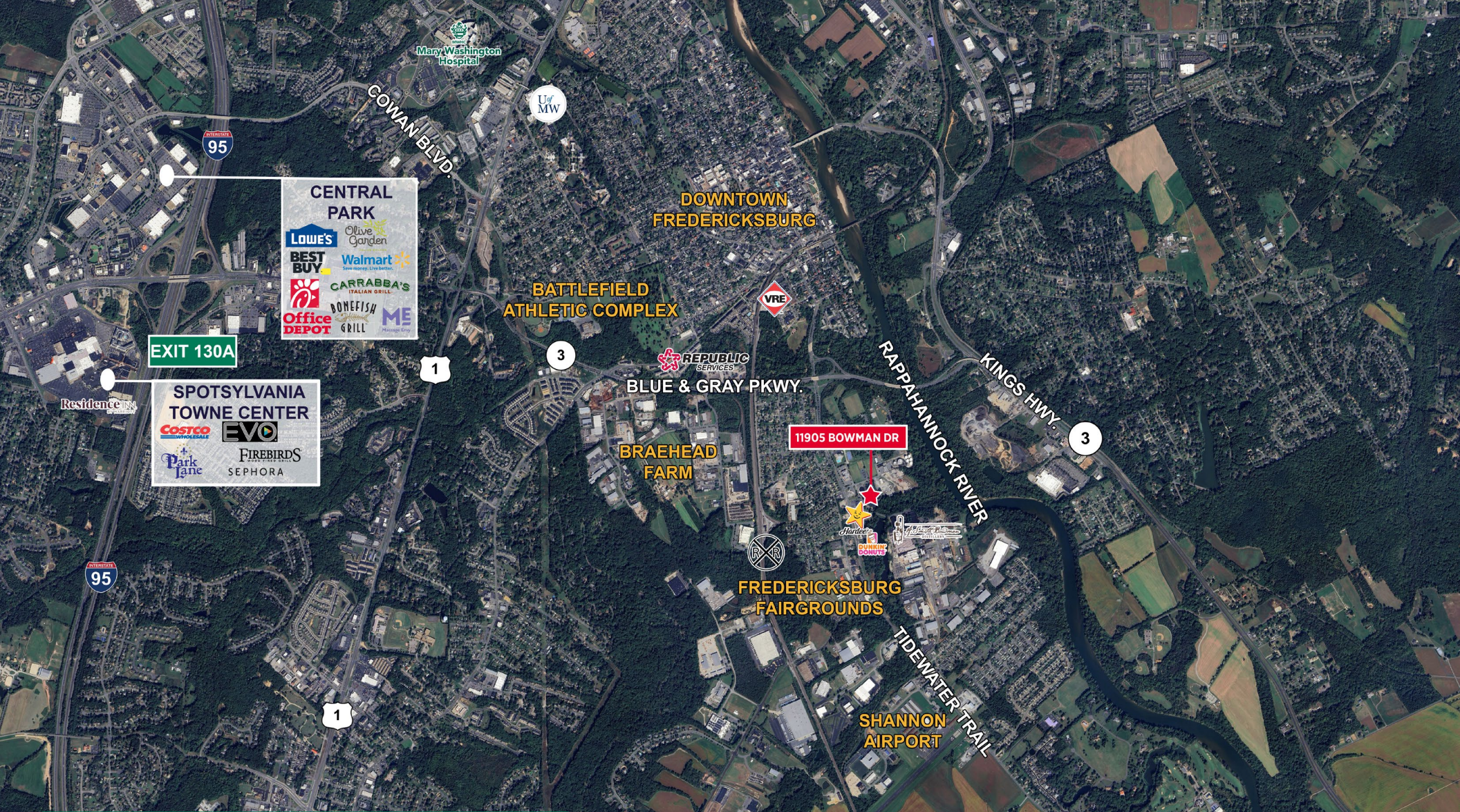


\$132,023  
 AVG. INCOME  
 WITHIN 5 MILES



**Nearby Neighbors**





**FOR MORE INFORMATION, CONTACT:**

**WILSON GREENLAW, CCIM, SIOR**

First Vice President

540 322 4156

wilson.greenlaw@thalhimer.com

1701 Fall Hill Avenue

Suite 203

Fredericksburg, VA 22401

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.

