



Four Mile Fork Business Center

Unit 10914 Patriot Highway

Space for Sale



Presented by:

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Four Mile Fork Business Center

Unit 10914 Patriot Highway
Fredericksburg, Virginia 22408

Project: Four Mile Fork Business Center is a mixed-use retail/commercial flex building. Uses for this project includes retail, retail showroom, warehouse and office.

Location: This property is well located on the west side of Route One at its intersection with Lassen Lane in Spotsylvania County. The property fronts on the Route One service lane providing good visibility and is an end cap space, which is convenient for customers.

Traffic

Count: 36,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) Count - 2023.

Property: Unit 10914 consists of 4,200 square feet of space with 1,860 square feet of showroom, one office, one breakroom and one bathroom. Warehouse area comprises 2,046 square feet of space with one 10' x 12' roll up drive in door. The showroom has 12' ceilings and is heated and cooled, the warehouse is heated only.

Timing: 10914 is available for May 1, 2025 occupancy.

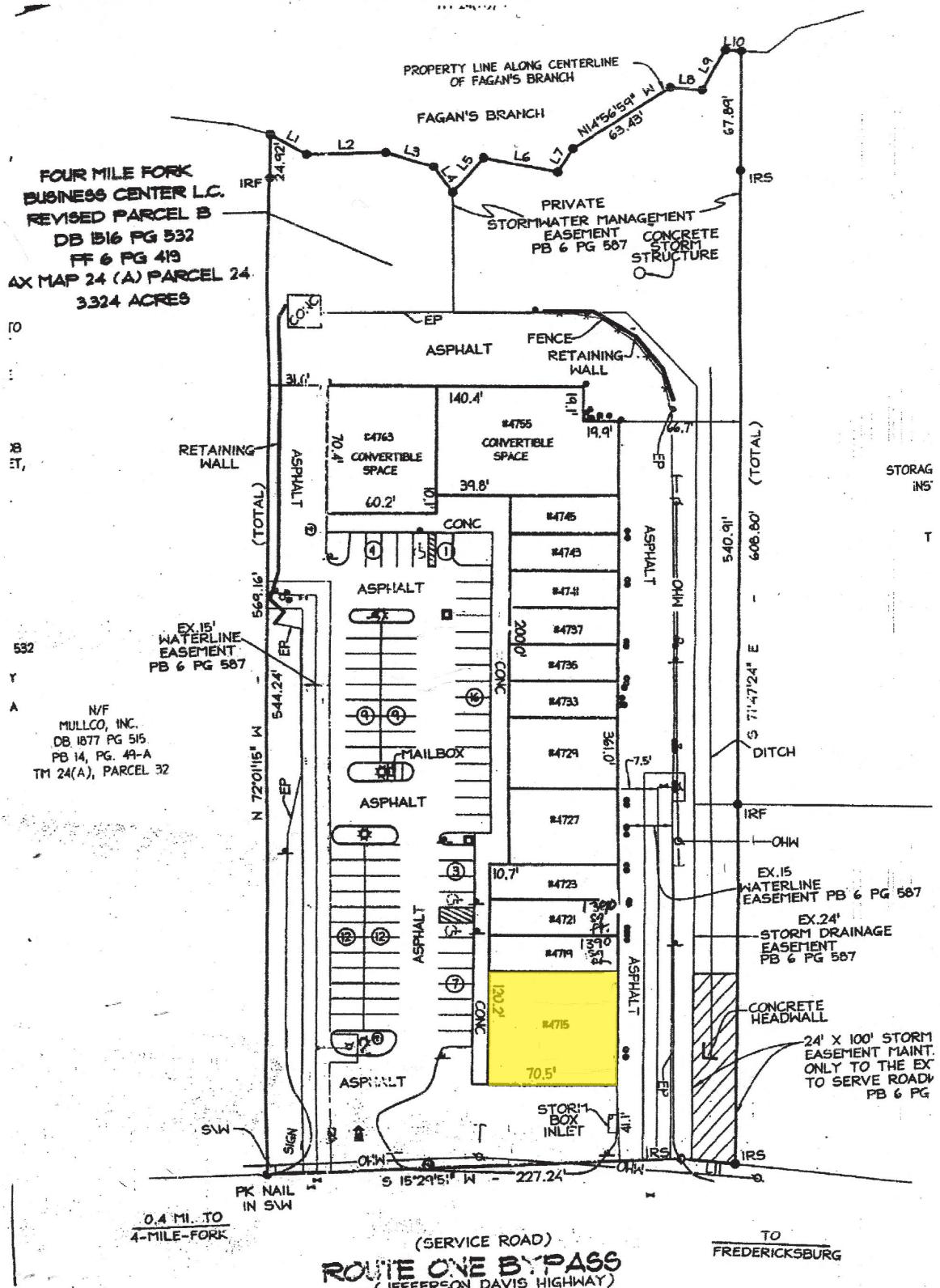
Price: \$1,250,000.

Utilities: All utilities are available to the space including natural gas.

Area Map

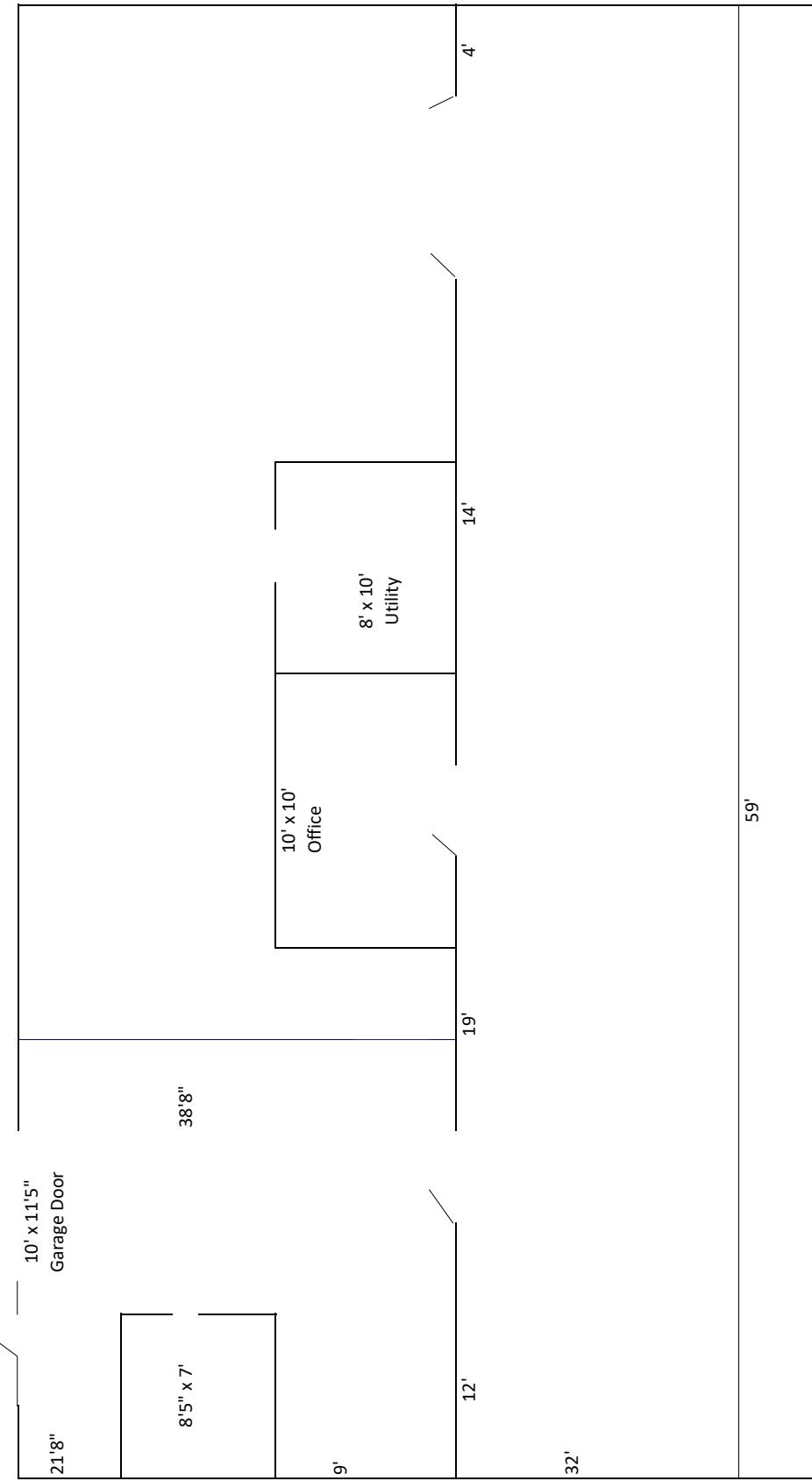


Unit Location



Floorplan

Unit 10914 Patriot Highway



Exterior Photos

