



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

CBCWORLDWIDE.COM

4910 QUALITY DRIVE

\$12.00 SF/yr (NN)

4910 Quality Drive
Fredericksburg, VA 22408

AVAILABLE SPACE
2,350 SF

FEATURES

- Prime Location in Spotsylvania Industrial Park
- Convenient Location to I-95, Rt 1, Rt 3, Rt 17
- Build to Suit Options

AREA

Located in the Spotsylvania Industrial Park in the Four Mile Fork area. From Route 1 S take right onto Industrial Drive. Take right onto Industrial Court, left on Quality. Building located on corner of Industrial Court and Quality Drive.



OFFICE

Allison Graves, CCIM
540 842 4229
agraves@coldwellbankerelite.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

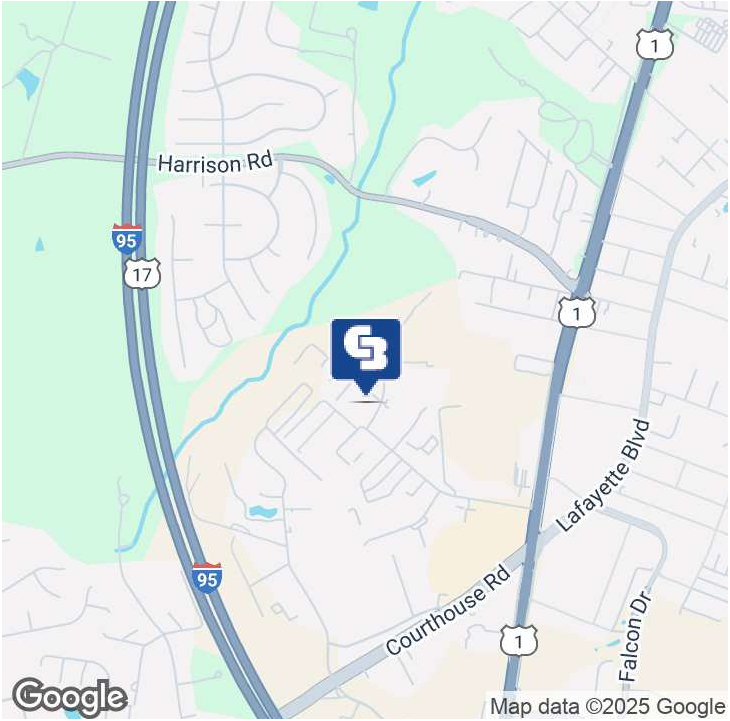
**COLDWELL BANKER COMMERCIAL
ELITE**
990 Bragg Rd, Fredericksburg, VA 22407
540.786.1402



4910 QUALITY DRIVE

4910 Quality Drive, Fredericksburg, VA 22408

LEASE



OFFERING SUMMARY

Available SF: 2,350 SF 2nd Floor

Lease Rate: \$12.00 SF/yr (NN)

Building Size: 16,000 SF

Zoning: I1

CBCWORLDWIDE.COM

Allison Graves, CCIM
540 842 4229
agraves@coldwellbankerelite.com

PROPERTY OVERVIEW

Located in the well-established Spotsylvania Industrial Park, this multi-Tenant Industrial Building offers versatile potential for a variety of business types. The available 2,350 SF second-floor suite with walk-up access is currently configured into two large open areas, perfect for collaborative work environments, creative studios, light fitness or yoga instruction, training centers, or light assembly operations. Additional features include a small kitchenette area with sink, counter and cabinets and two private restrooms, providing practical functionality for day-to-day operations.

Zoned Light Industrial I-1, the space is ideally suited for offices, call centers, art, creative or photography studios, research and development, showroom or display spaces, instructional facilities, and service-oriented businesses such as IT or repair shops. The second-floor walk-up access is especially advantageous for businesses that value privacy, light foot traffic, or a quiet workspace away from ground-level activity.

The Landlord will paint any unfinished areas and install standard commercial flooring, such as carpet or LVP, to suit Tenant's needs. Alternatively, a flooring allowance can be provided for customized finishes. Tenant is responsible for utilities and prorated real estate tax pass-throughs.

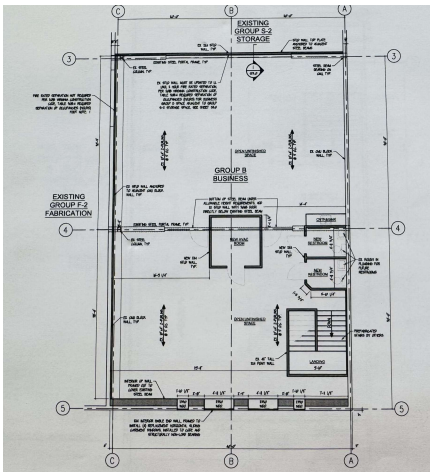
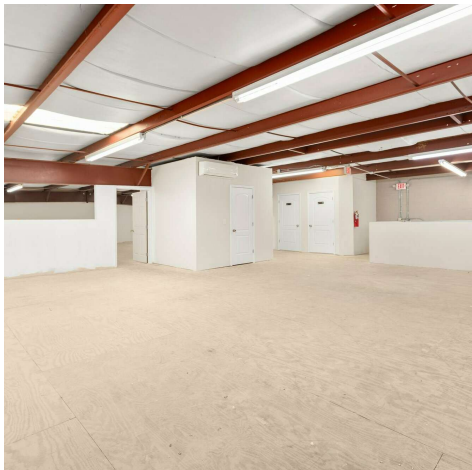
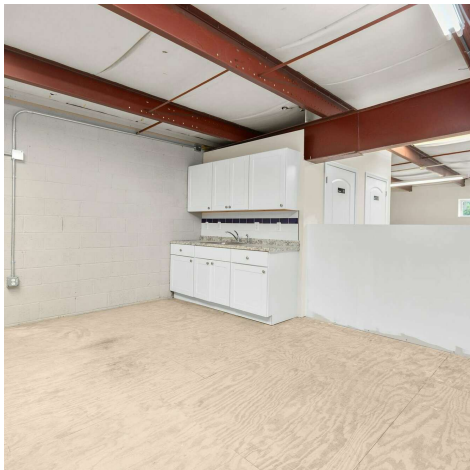
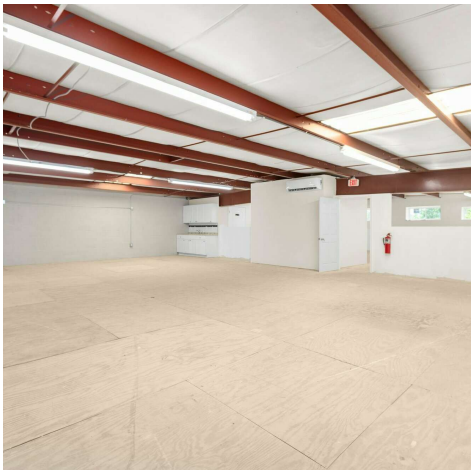
Conveniently located with quick access to major thoroughfares including Route 95, Route 1 & 17, this is a functional, adaptable space in a strategic location for growing businesses.



4910 QUALITY DRIVE

4910 Quality Drive, Fredericksburg, VA 22408

LEASE



CBCWORLDWIDE.COM

Allison Graves, CCIM
540 842 4229
agraves@coldwellbankerelite.com

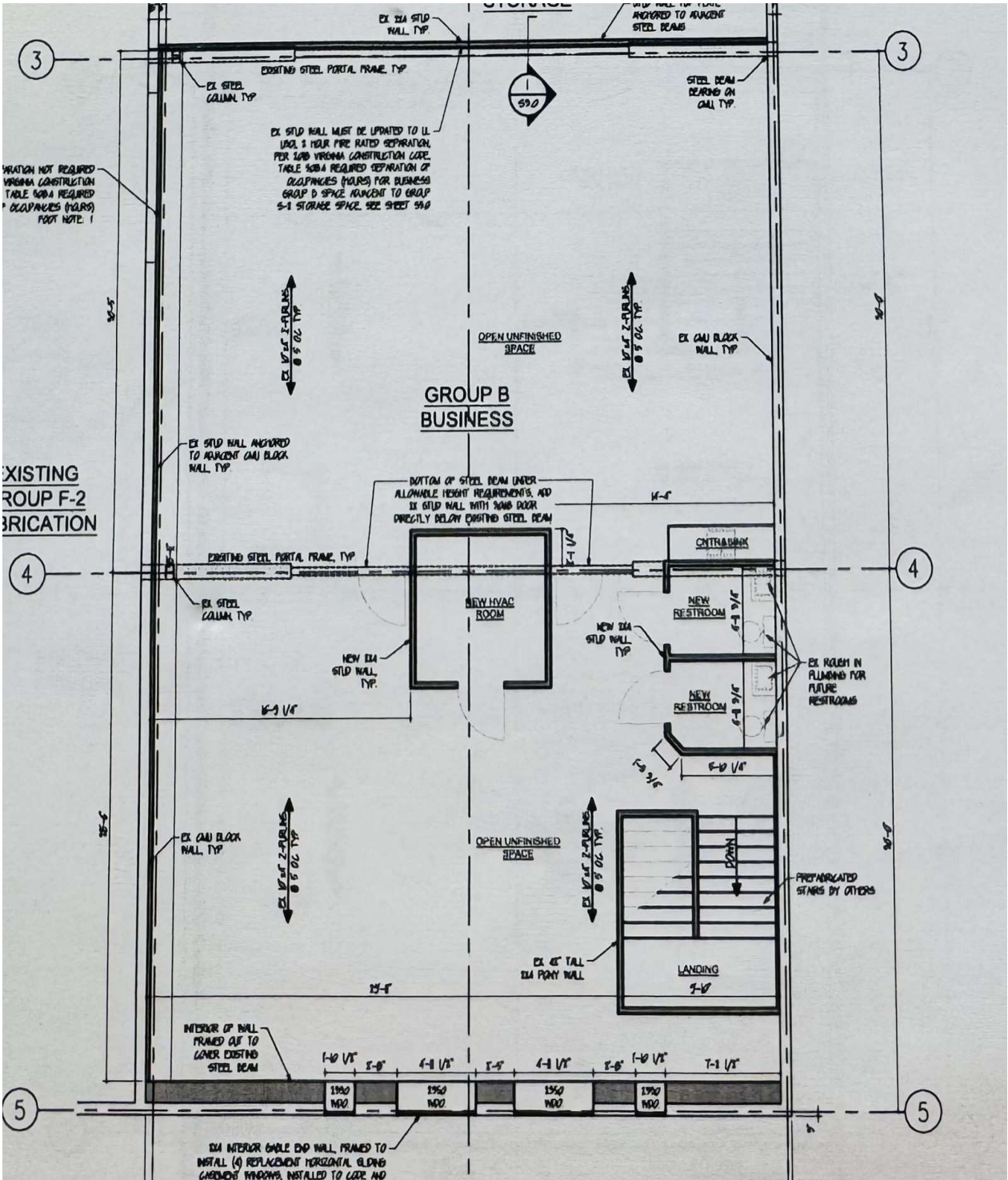
 **COLDWELL
BANKER
COMMERCIAL**
ELITE



4910 QUALITY DRIVE-2ND FL PLAN

4910 Quality Drive, Fredericksburg, VA 22408

LEASE



CBCWORLDWIDE.COM

Allison Graves, CCIM
540 842 4229
agraves@coldwellbankerelite.com



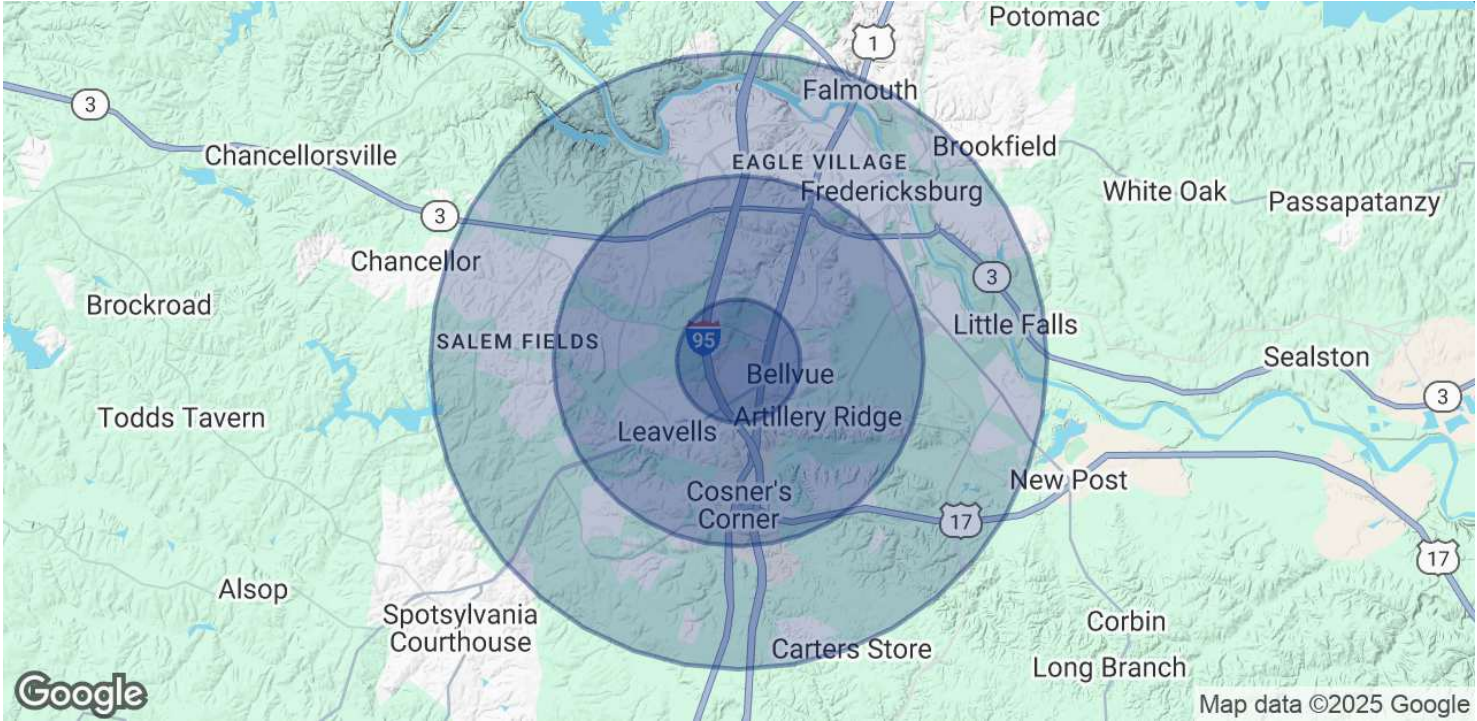
COLDWELL
BANKER
COMMERCIAL
ELITE



4910 QUALITY DRIVE

4910 Quality Drive, Fredericksburg, VA 22408

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,805	45,557	111,872
Average age	36.9	36.0	34.1
Average age (Male)	36.2	34.0	32.5
Average age (Female)	37.1	37.5	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,802	16,815	40,158
# of persons per HH	2.7	2.7	2.8
Average HH income	\$82,599	\$80,056	\$80,934
Average house value	\$277,599	\$299,278	\$331,475

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Allison Graves, CCIM
540 842 4229
agraves@coldwellbankerelite.com



COLDWELL
BANKER
COMMERCIAL
ELITE