

FOR SALE



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## 100 INDUSTRIAL DRIVE

100 Industrial Dr. Fredericksburg, VA 22408

### FREESTANDING OFFICE BUILDING WITH CONDITIONED WAREHOUSE

- Partially Income Supported
- Light Industrial Zoned (I-1 Spotsylvania County)

**Jonathan Gardner**

Principal Broker

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**VAKOS REAL ESTATE SERVICES**

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## PROPERTY HIGHLIGHTS

- Close Proximity to US Route 1 and I-95 Exit 126
- Uncommon Fully Conditioned Warehouse Space
- Mid-sized Freestanding Building Perfectly Suited for Business Headquarters
- Fenced Rear Parking/Storage, Corner Lot with 12 Front Parking Spaces and 8 rear Parking Spaces
- Multi-tenant Setup Currently Producing Supplemental Income
- Expanded Square Footage on Second Floor
- Light Industrial Zoning Supports Variety of Flexible Uses for Owner Occupied Business

## OFFERING SUMMARY

Sale Price:	\$2,095,000
Building Size:	9,990 SF
Unoccupied Space for New Owner:	6,650 SF
Estimated 2026 NNN:	\$2.50 SF/yr

Net Rental Income:	Upon Request to Broker
Touring Instructions:	By Appointment Only

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,801	16,334	39,689
Total Population	4,729	44,408	110,086
Average HH Income	\$81,779	\$80,361	\$80,681

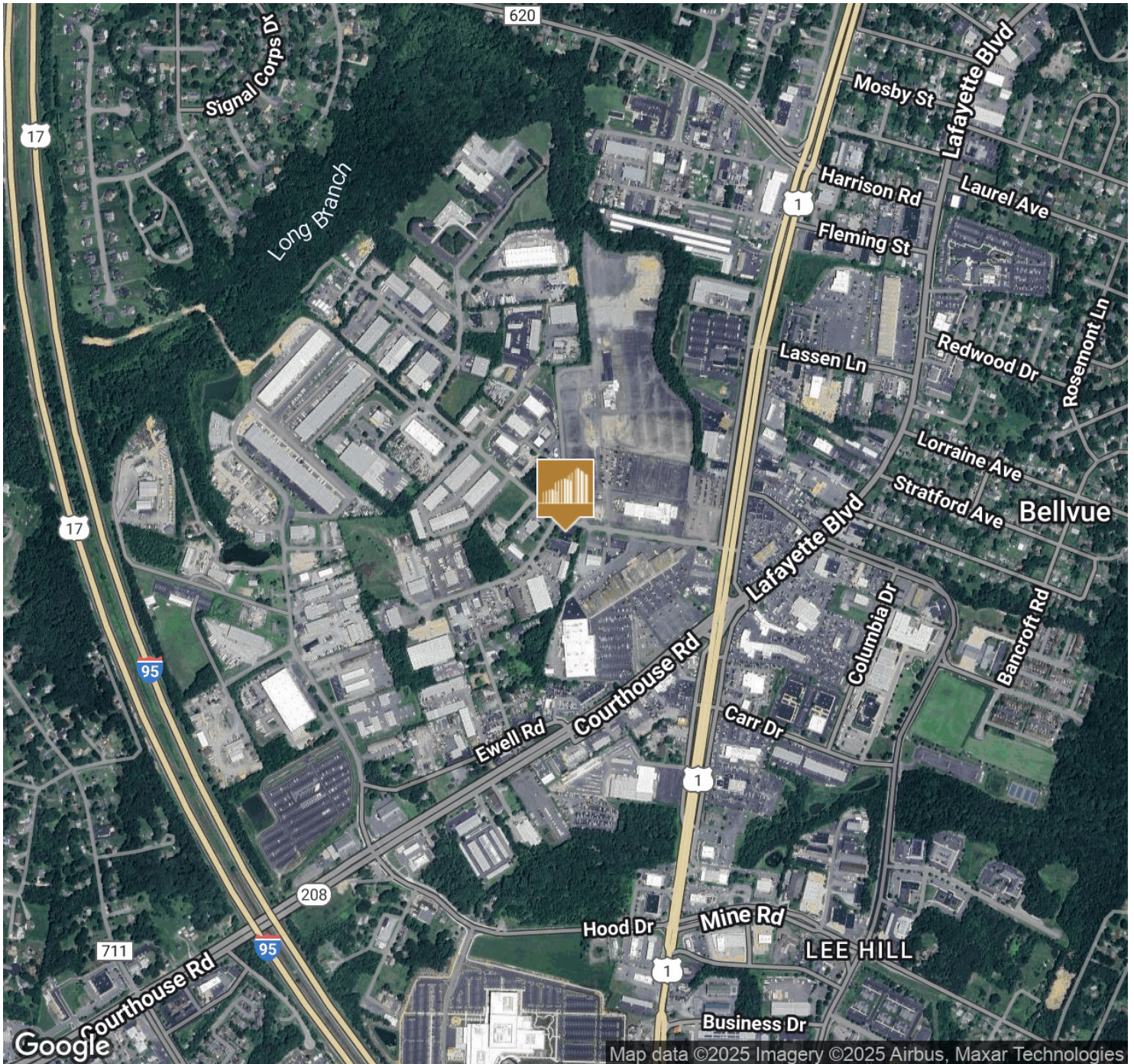
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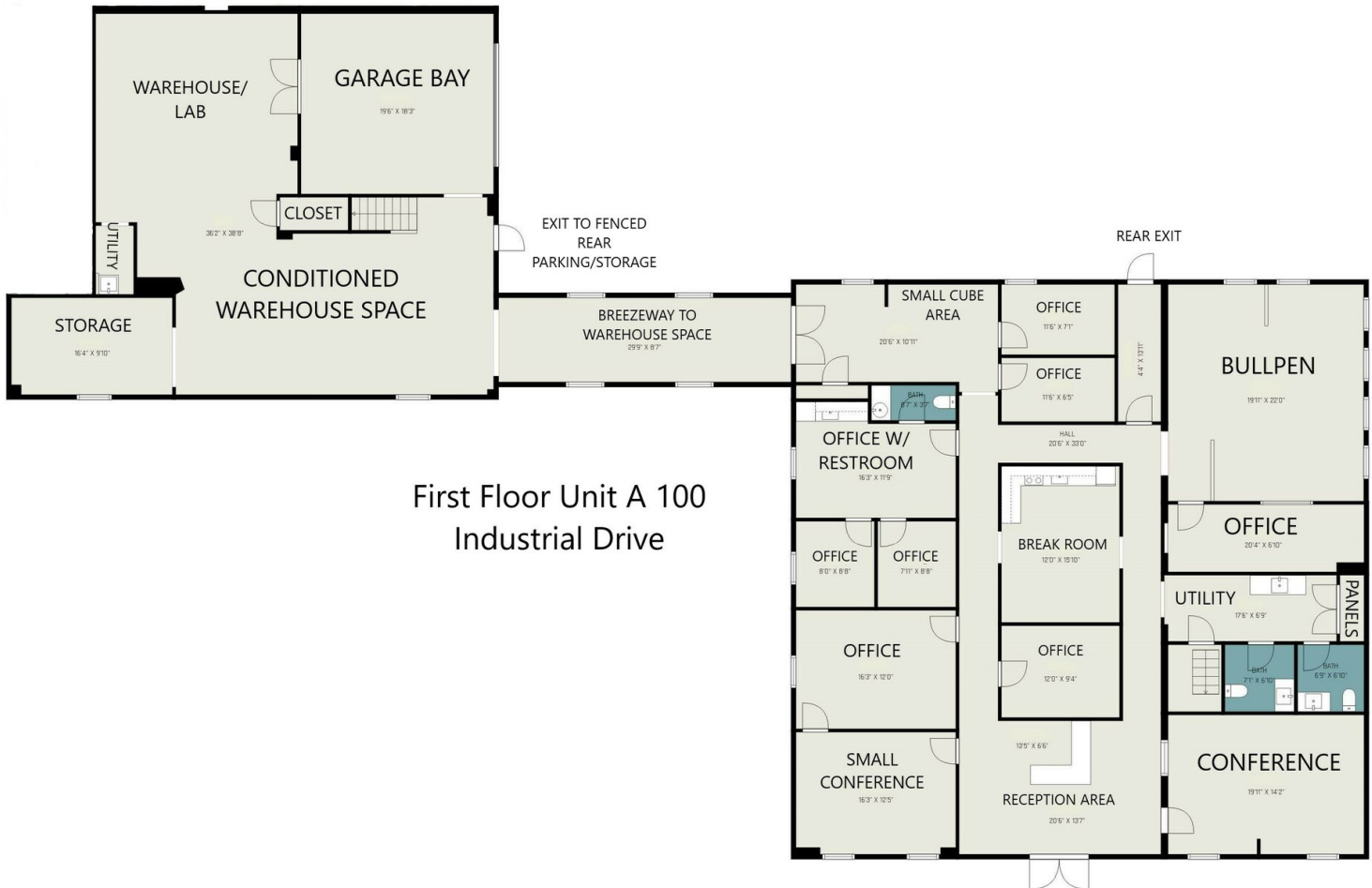
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**FOR SALE**

**1ST FLOOR LAYOUT (UNOCCUPIED SHOWN ONLY)**

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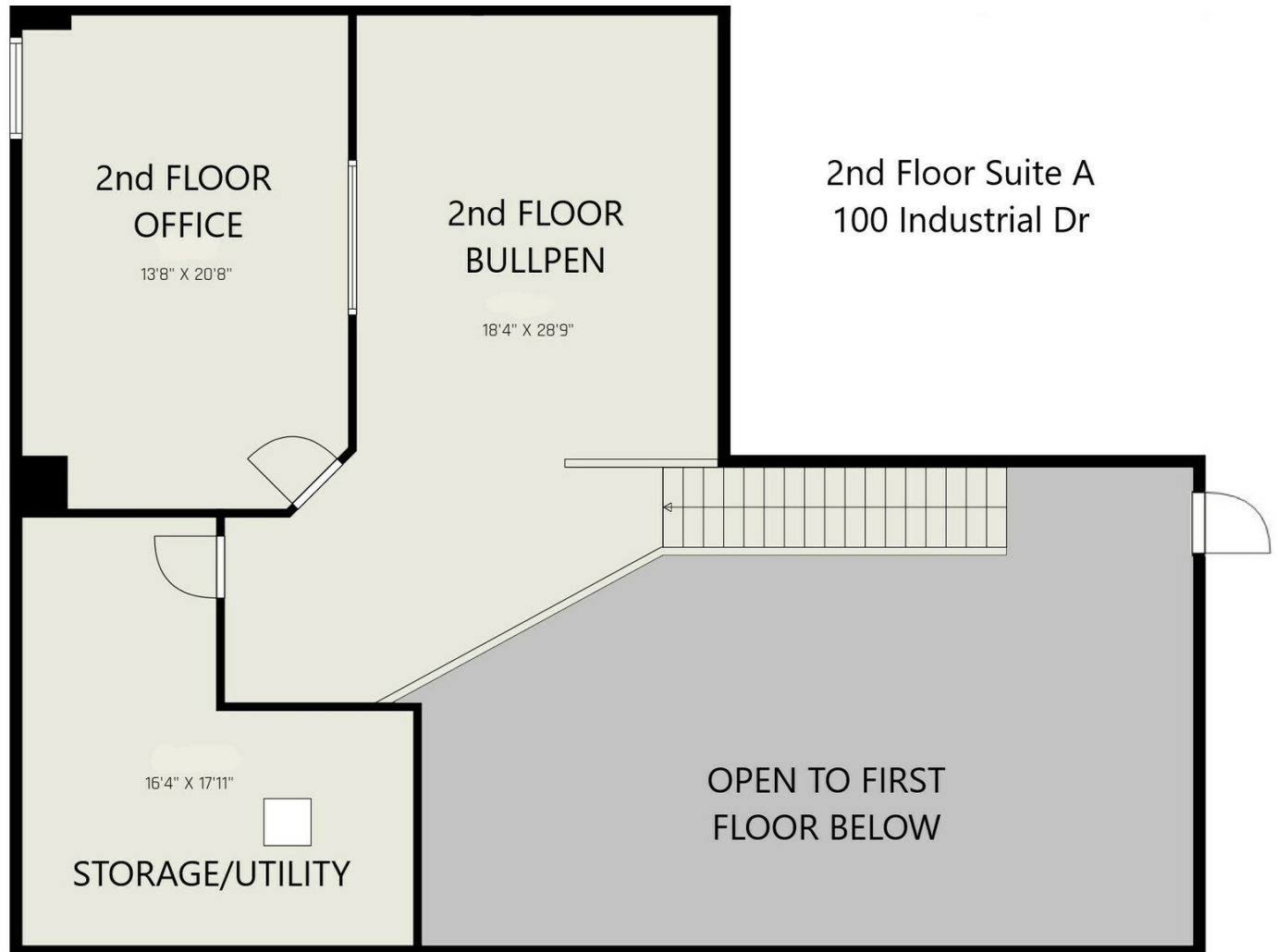
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**FOR SALE**

**2ND FLOOR LAYOUT (UNOCCUPIED SHOWN ONLY)**

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## PROPERTY DESCRIPTION

Fully climate-controlled flex building for sale in Spotsylvania County's largest industrial park at Four Mile Fork. At 9,990 total square feet, the space includes over 4,000 square feet of ground level office space, with the balance of square footage being storage, shop space, and 2nd floor office square footage. Office fully built out, again, partially on 2nd floor, with kitchenette, conference room and eleven private offices and multiple bullpen areas for collaborative workspace, plus areas for lab or production. Originally two separate buildings, an air conditioned breezeway was constructed to connect the two buildings to serve as Coins For Anything Inc's headquarters in 2011. That remodel included fully finishing the warehouse and 2nd level areas. Has dual 14' high ground-level rollup doors, with 16' ceiling height in the open storage areas absent of a 2nd floor. Parking area is fenced with room to park up to 8 vehicles in the rear and 12 marked spaces in front lot. Zoned Light Industrial, available for immediate occupancy, showing by appointment only. Well-configured for light production, engineering firms, government contractors, etc. Tenant occupied in 'Suite B' totaling 2,400 square feet, producing supplementary income in the short term, and allowing an owner occupant the opportunity to expand over time.

## LOCATION DESCRIPTION

Well-kept flex option off Industrial Drive at Four Mile Fork in Spotsylvania. Conveniently located less than 1.5 miles from Interstate 95 exit 126 to Spotsylvania in the largest industrial park by square footage in the county. Central geography allows for ease of logistics. Property offers fenced, paved parking lot, shared with Two Sparrows Aerial Dance Co., and short term lot lease tenant Superior Transportation Services. Above photo shows rear fenced area, highlighting the property's easy corner lot ingress/egress accessibility.

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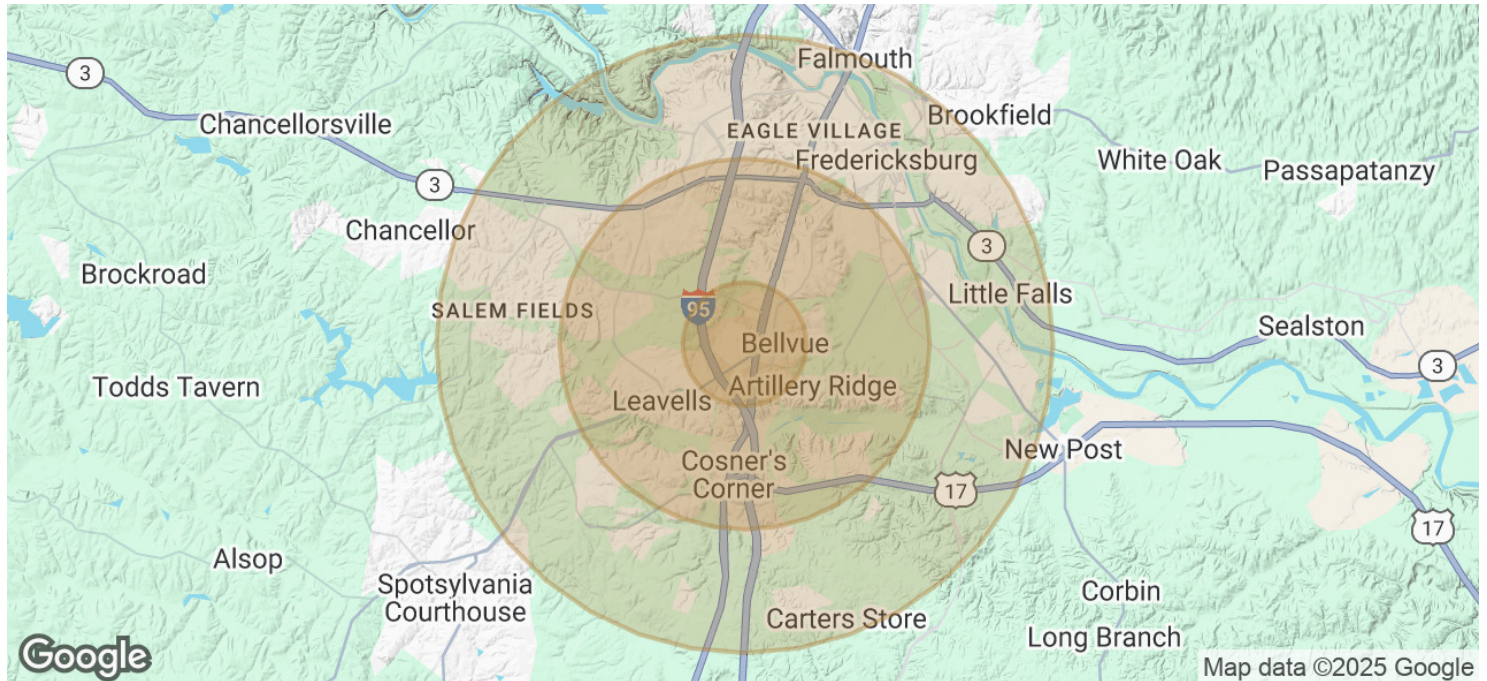
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,729	44,408	110,086
Average Age	36.3	36.0	34.2
Average Age (Male)	35.8	34.1	32.6
Average Age (Female)	36.6	37.1	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,801	16,334	39,689
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$81,779	\$80,361	\$80,681
Average House Value	\$280,399	\$301,027	\$330,718

\* Demographic data derived from 2020 ACS - US Census

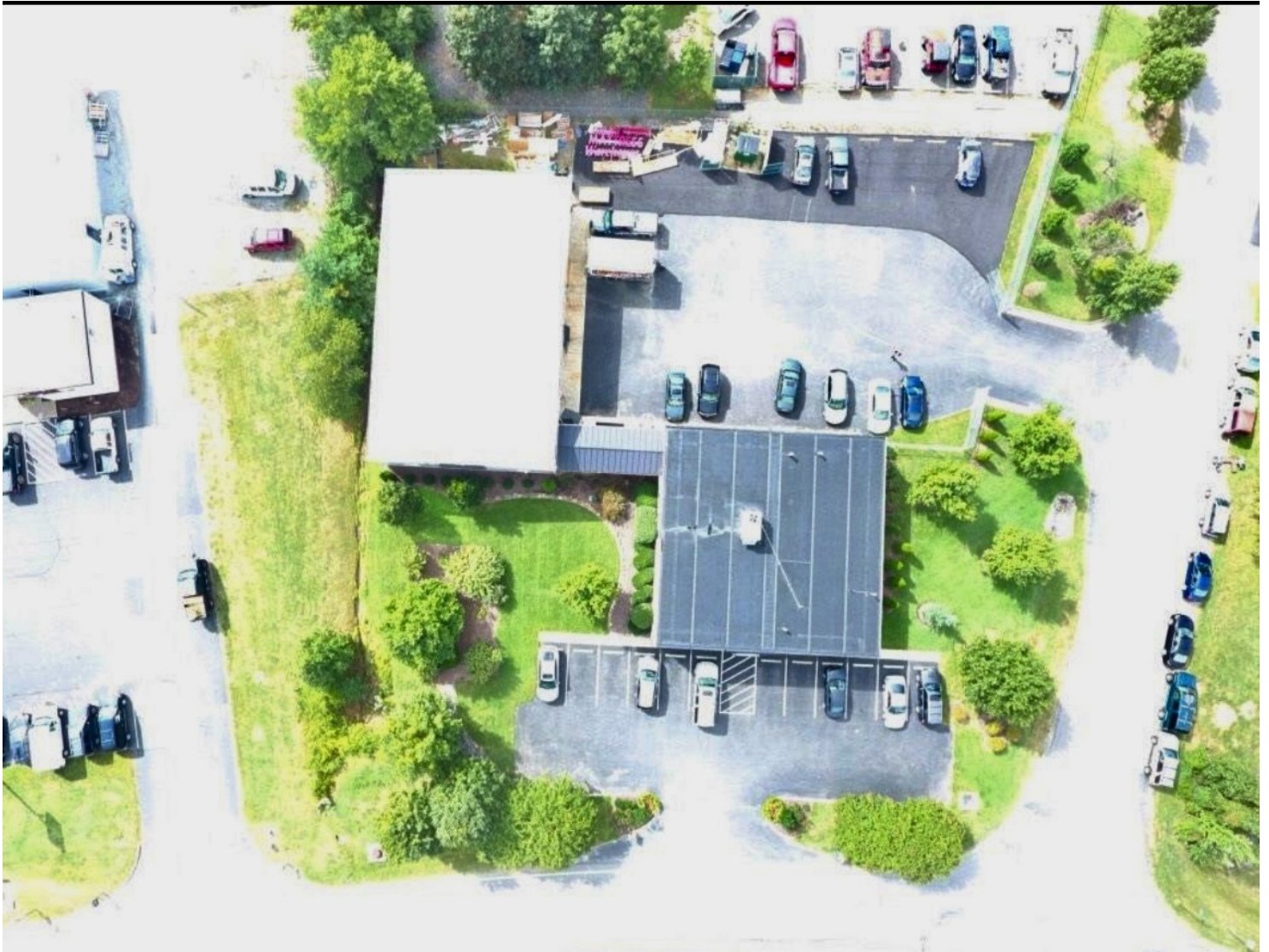
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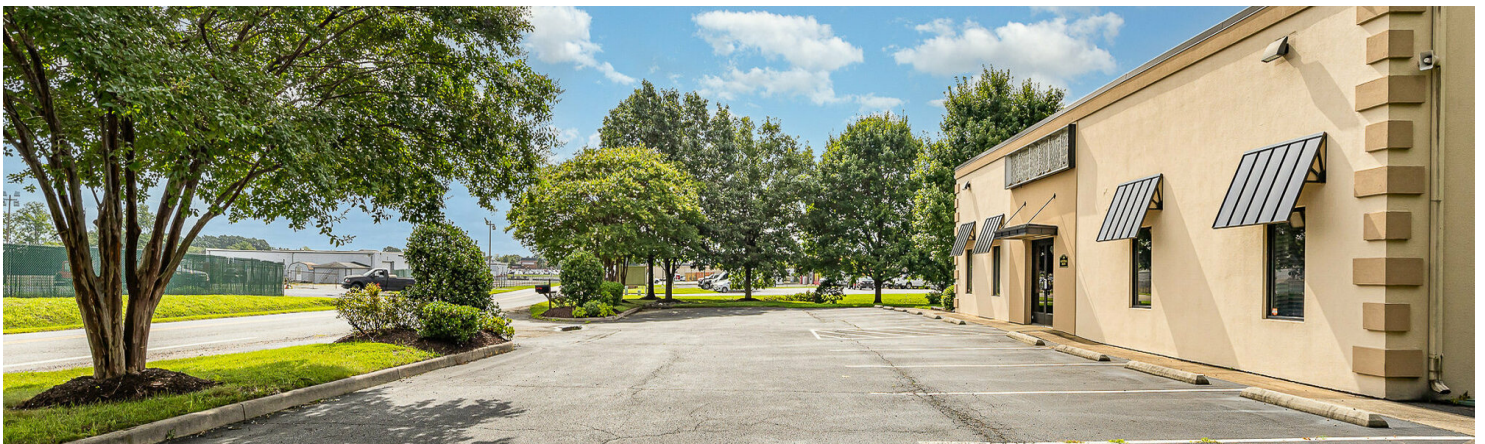
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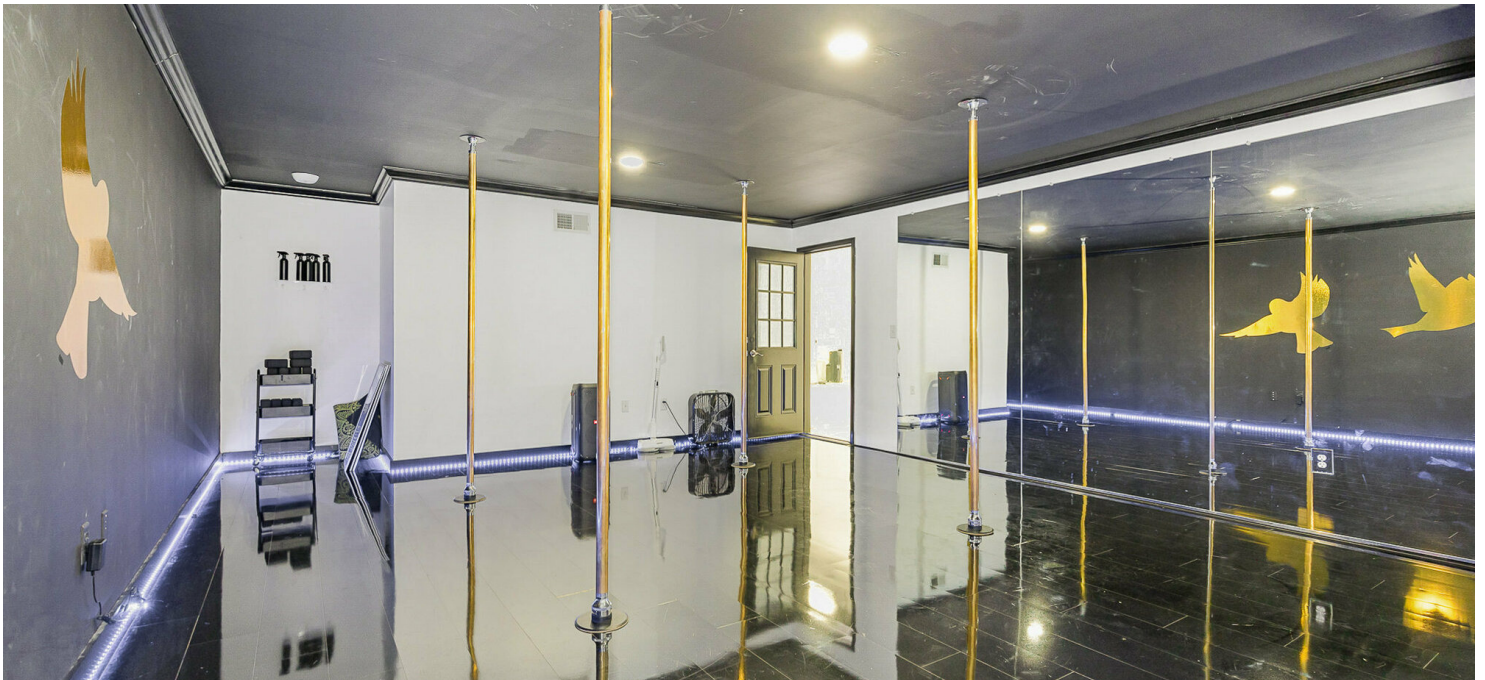
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# SUITE B INTERIOR: TENANT SPACE

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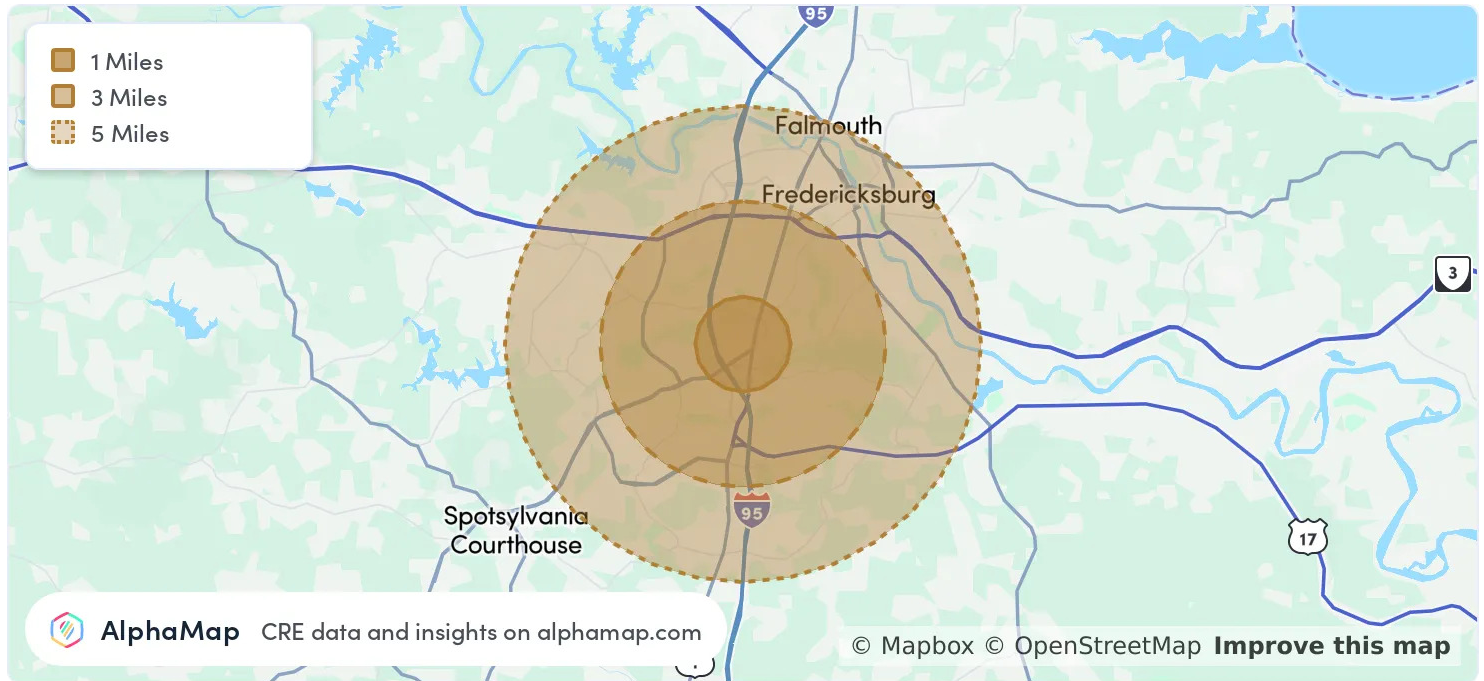
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,102	55,888	127,676
Average Age	40	39	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,489	20,953	46,994
Persons per HH	2.8	2.7	2.7
Average HH Income	\$126,390	\$126,233	\$129,005
Average House Value	\$399,812	\$424,529	\$452,240
Per Capita Income	\$45,139	\$46,752	\$47,779

Map and demographics data derived from AlphaMap

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