

LANDSDOWNE COMMERCE CENTER

Lansdowne Road & Chapman Drive, Fredericksburg, VA 22408

Jarrell Properties
Real Estate Development

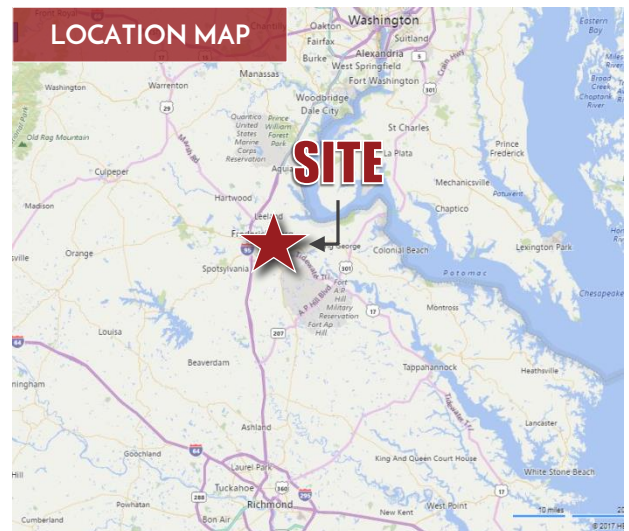


Land Available
Flex/Office/Warehouse

PROPERTY DETAILS

Lansdowne Commerce Center is a proposed 61 acre office and industrial park located on Lansdowne Road in Spotsylvania County. The property is currently in the planning stages for a series of office buildings, industrial properties and flex space units.

- New proposed office and industrial park
- Build-to-Suit & pre-leasing opportunities available
- Convenient to Route 1, Route 3, Route 17 & I-95
- Strong distribution hub – central location between Richmond, VA & Washington D.C.
- Zoned I-1 (Spotsylvania County)
- Flexible options for qualified purchasers/lessees



CONTACT

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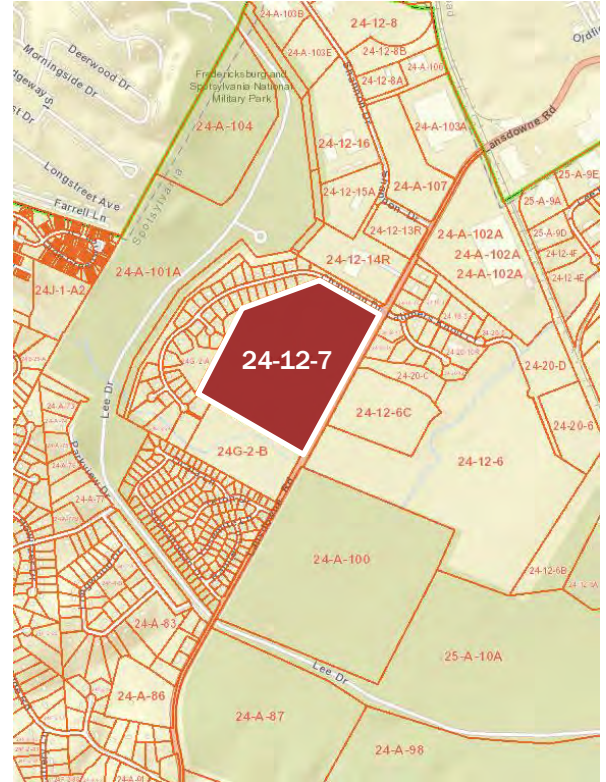
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Property Specifications

Property Type:	Vacant Land Proposed Industrial, Flex, Office Development
Parcel ID:	24-12-7
Total Land:	61.15 Acres
Zoning:	I-1 (Light industrial)
Road Frontage	1,900'+ (Lansdowne Rd)
Utilities:	County Water & Sewer on site
Locality:	Spotsylvania County, VA



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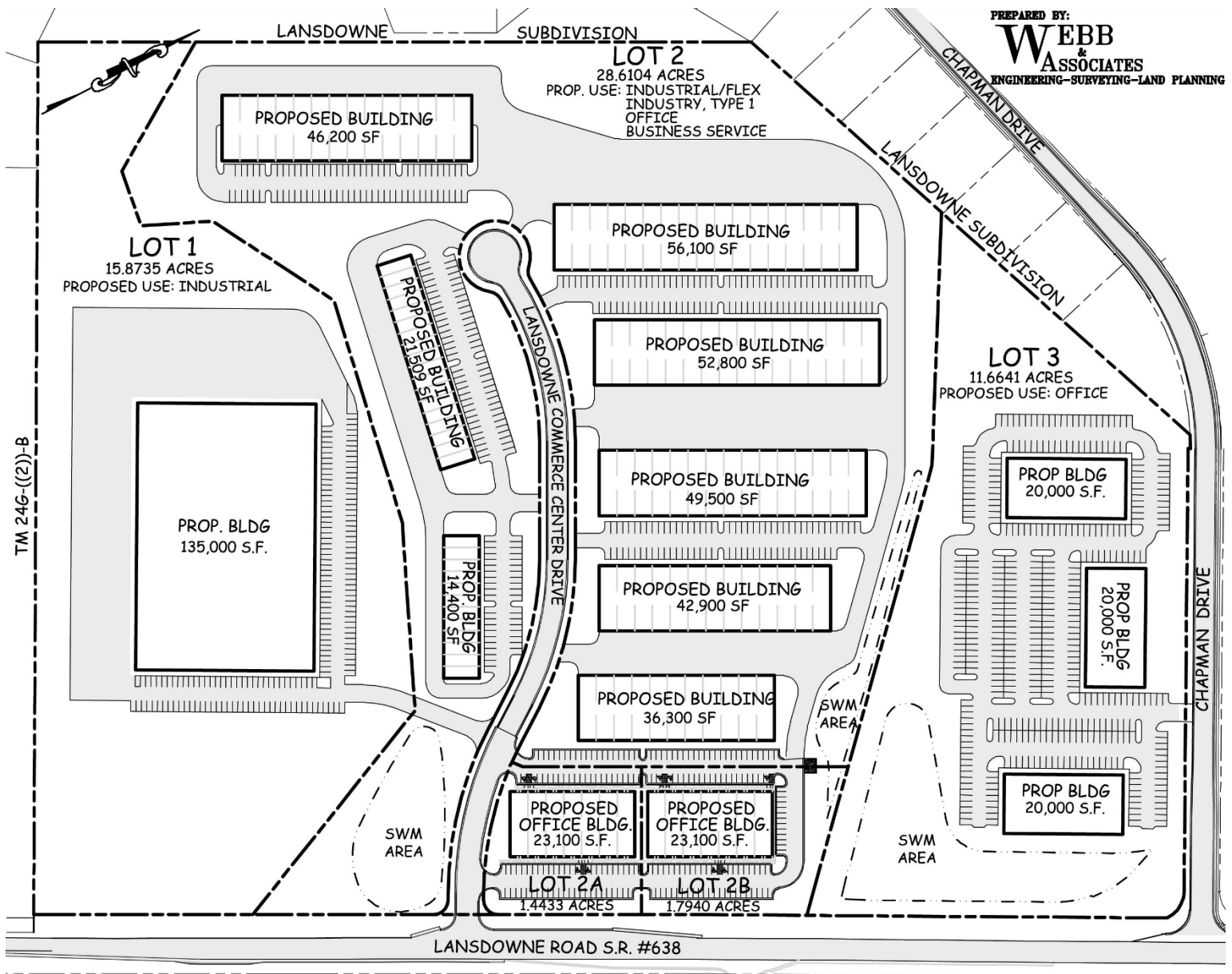
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Conceptual Development Plan

For Illustrative Purposes Only



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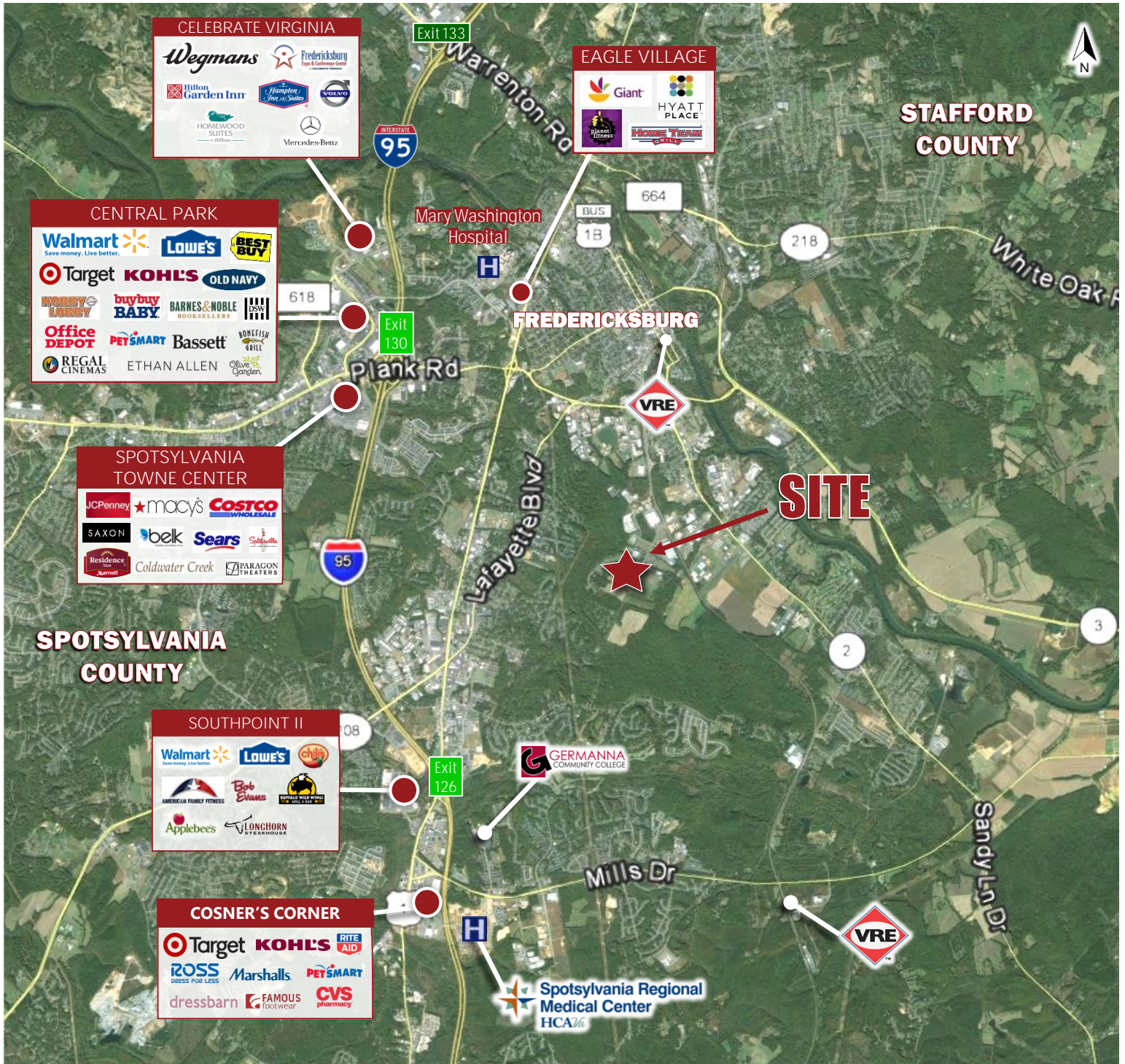
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