

SALE

9304 ONYX COURT
9304 Onyx Ct Fredericksburg, VA 22407



PROPERTY DESCRIPTION

9304 Onyx Ct presents an exceptional opportunity for end users or investors seeking a well-positioned warehouse facility in Spotsylvania County, VA. This 9,000 SF warehouse is located within the Commonwealth Center Industrial Park.

This fully conditioned property features flexible open spaces and private offices, ideal for a variety of uses. Situated on 1.7 acres with lots of existing on-site parking, allowing for possible yard storage space and potential expansion.

LOCATION DESCRIPTION

Located in Spotsylvania County, VA in the well-established Commonwealth Center Industrial Park, offering a strategic location and quick access to Patriot Highway (U.S. Route 1) and proximity to I-95, ensuring seamless connectivity to major regional and national distribution routes. Situated near Cosner's Corner Shopping Center and less than 2 miles from Interstate 95 via exit 126.

PROPERTY HIGHLIGHTS

- 9,000 SF Warehouse for Sale
- 1.7 acre Lot with ample parking
- Fully conditioned
- Zoned C-3 in Spotsylvania County
- Located off Patriot Hwy near Cosner's Corner
- Close proximity to I-95

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.7 Acres
Building Size:	9,000 SF

Ben Keddie, SIOR, CCIM
(540) 786-1402



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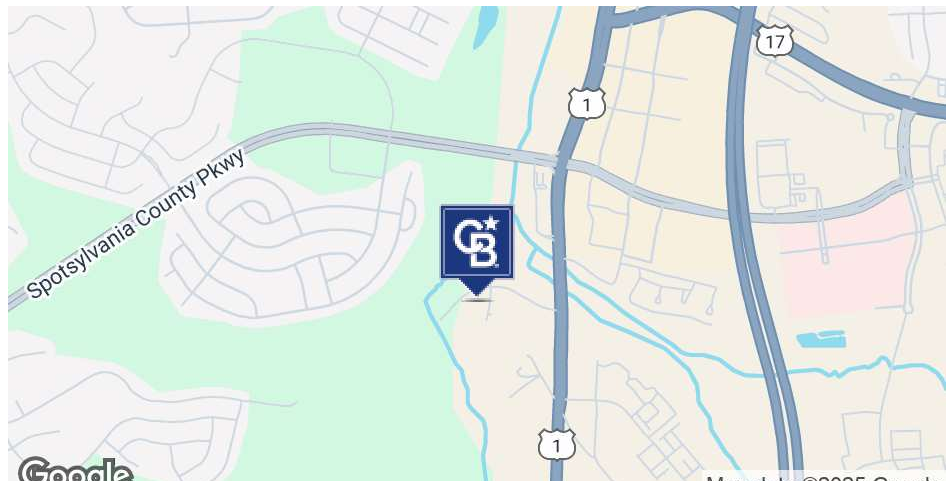


OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	9,000 SF
Lot Size:	1.7 Acres
Price / SF:	\$166.67
Year Built:	2007
Zoning:	C-3

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	14,271	29,185	72,573
Total Population	39,457	81,788	200,750
Average HH Income	\$130,476	\$128,836	\$132,593



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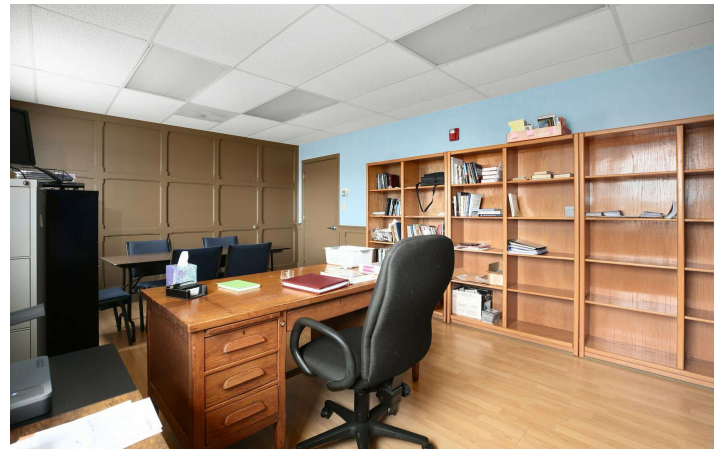
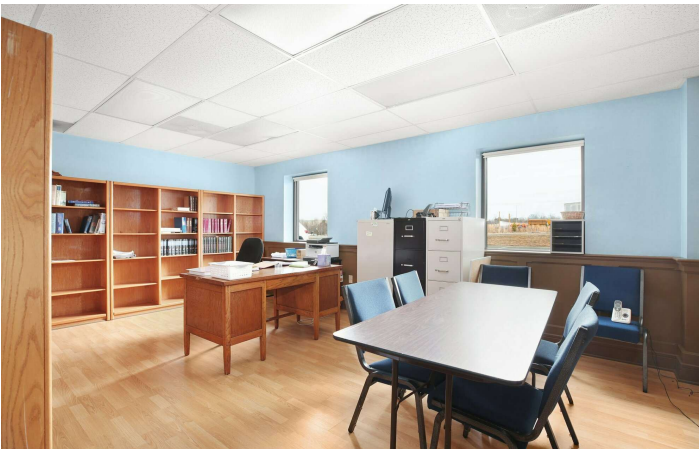


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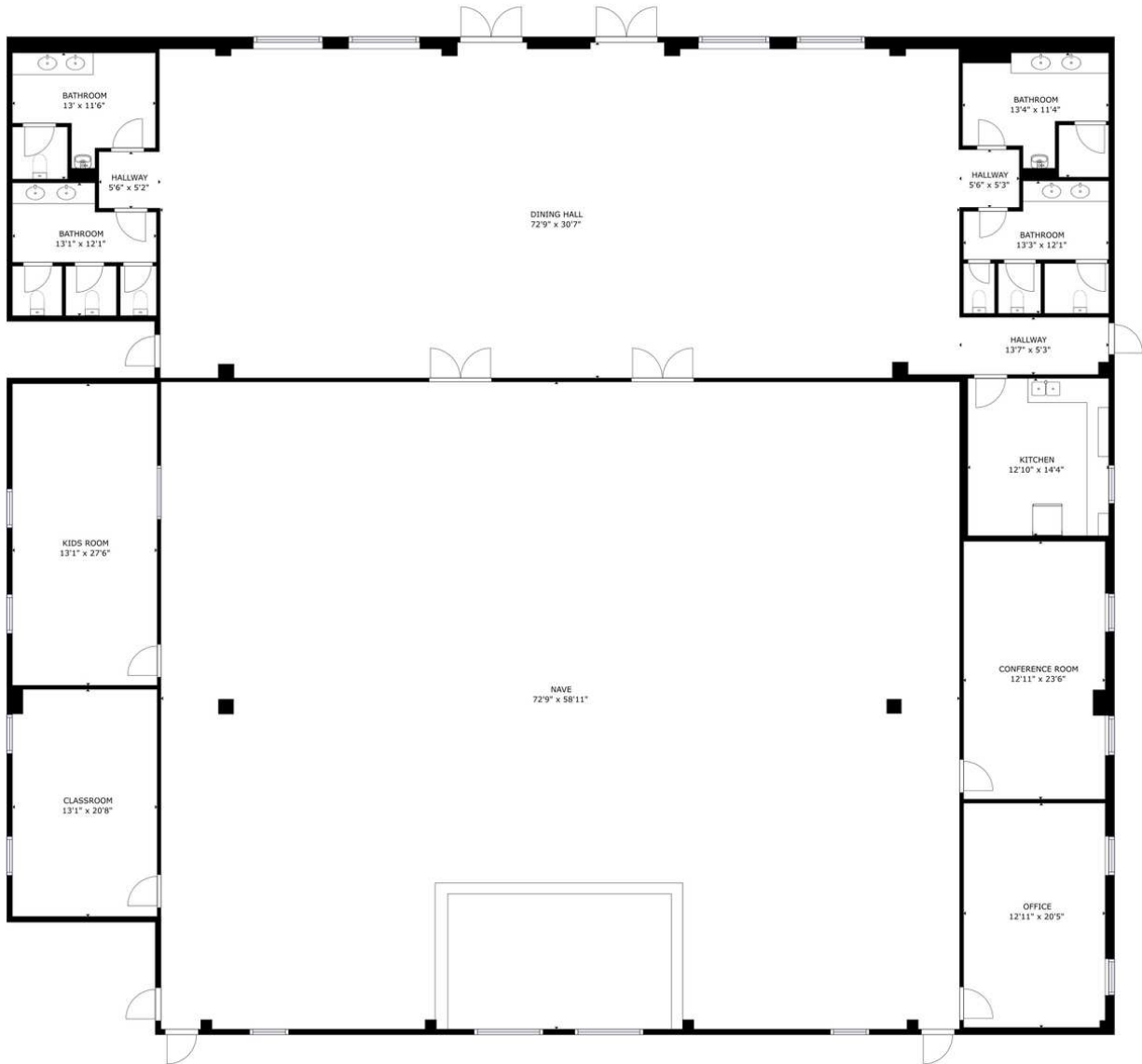


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GROSS INTERNAL AREA
FLOOR 1: 8731 sq ft
TOTAL: 8731 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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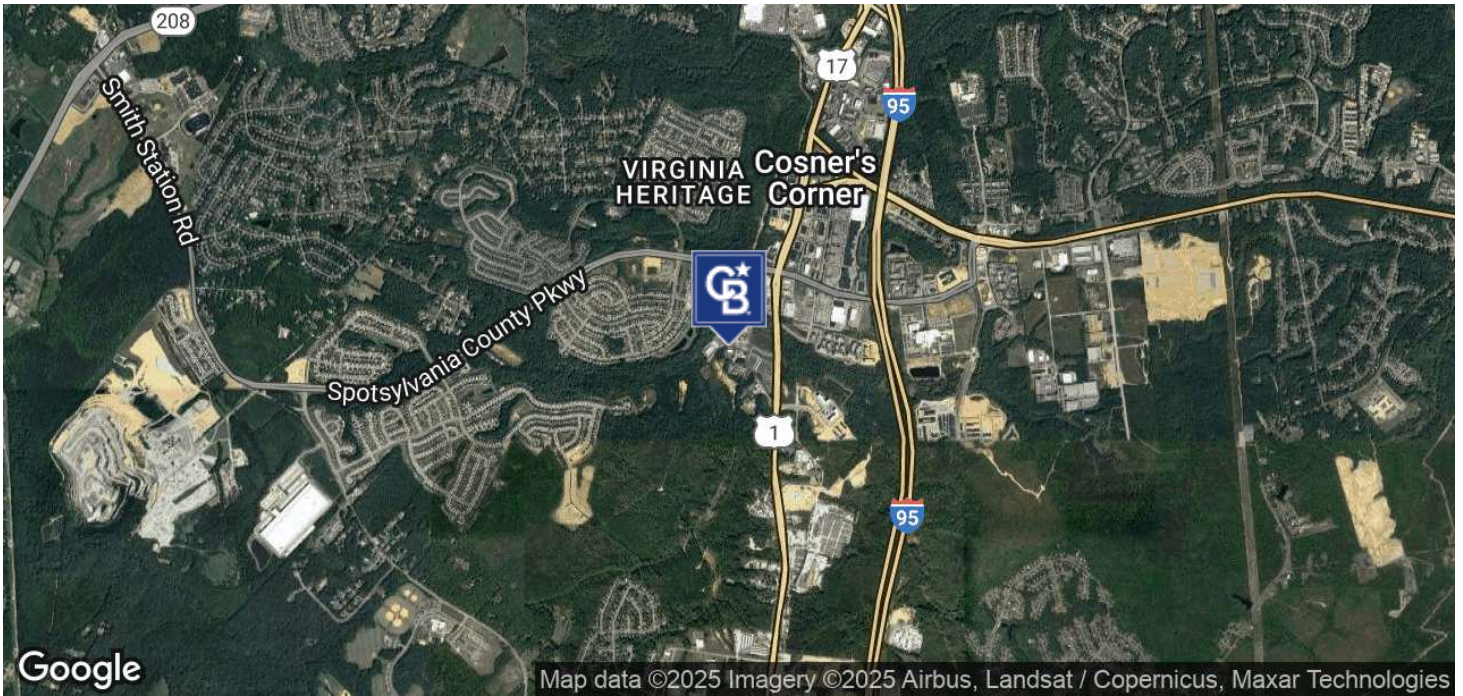


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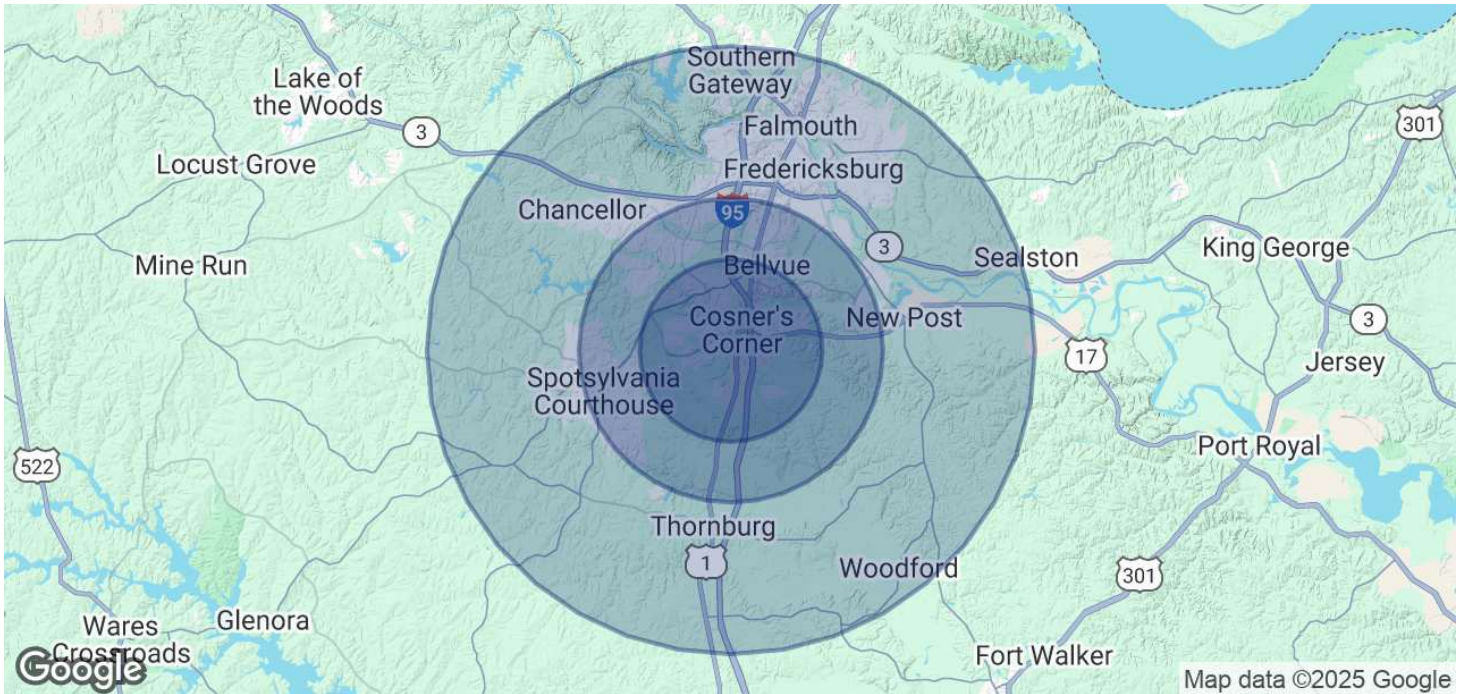


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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	39,457	81,788	200,750
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	14,271	29,185	72,573
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$130,476	\$128,836	\$132,593
Average House Value	\$437,893	\$426,615	\$463,093

Demographics data derived from AlphaMap

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