



For Lease

Industrial Warehouse Available

1199 International Parkway, Suite 101 Fredericksburg, VA

- Located in Stafford Industrial Park
- 54,000 SF available
 - 2,800 SF office with mezzanine
- Ceiling heights: 28' center, 25' eave
- Column spacing: 30'x60'
- Power: 600 AMPS 120/208V 3P4
- Dry sprinkler monitored (0.22/2,610 SF) 795 psi/54 gpm
- Loading: three 14'x14' drive-ins, eight 8'x10' docks, one 16'x10' dock
- Trailer parking available on site
- Zoned M-1 (light industrial)
- Excellent access to Route 17 and I-95
- \$10.75 PSF NNN (NNN estimated \$1.25-\$1.50)
- Available immediately

Contact us:

Lee Cherwek

Vice President

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Richmond McDaniel

Associate

+1 540 424 7286

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Colliers International

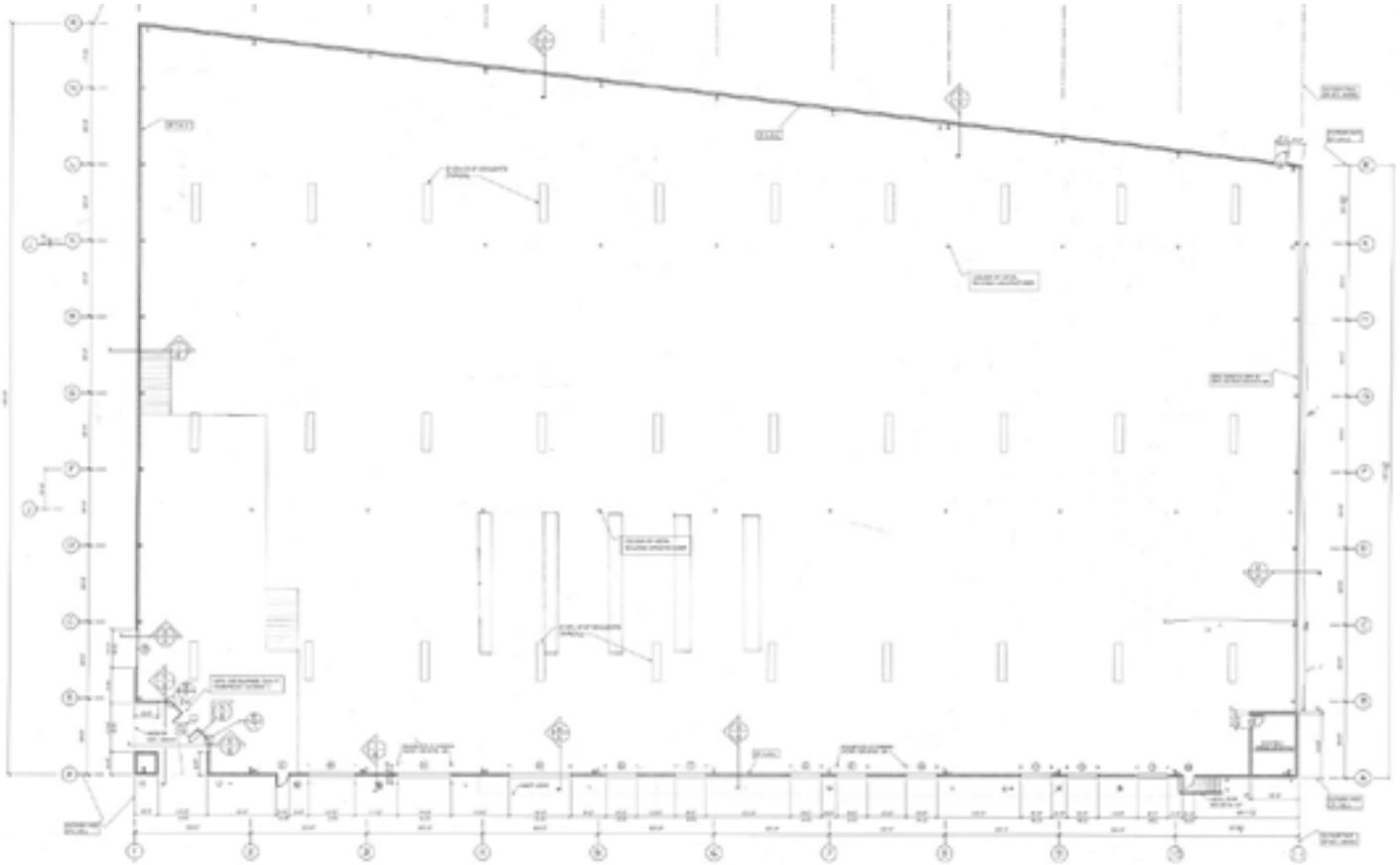
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Fredericksburg, VA 22401

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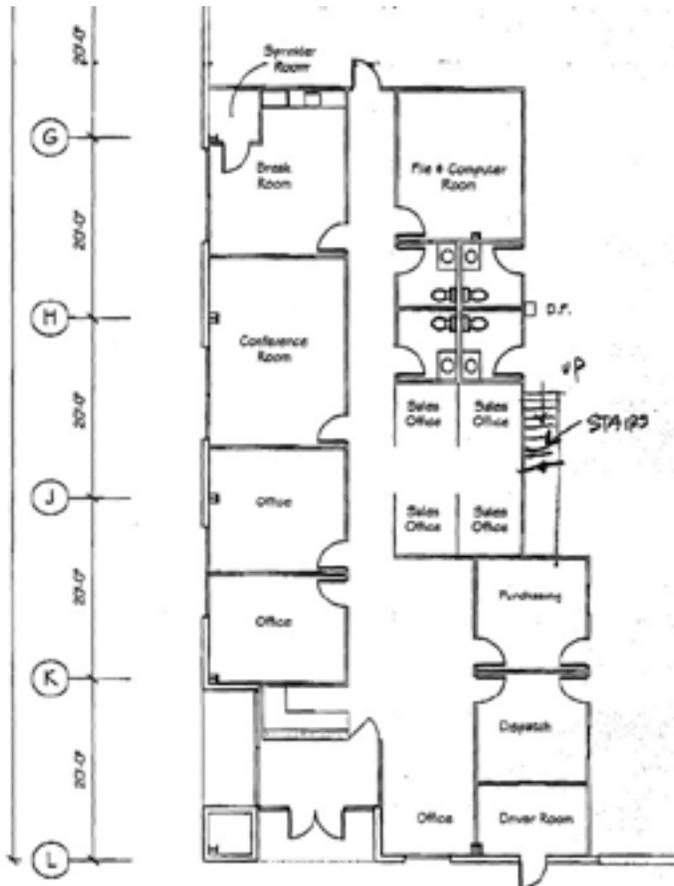
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OFFICE FLOOR PLAN (SUITE 101)



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