

# FOR LEASE

10,683 SF INDUSTRIAL

**3550** | Lee Hill Dr.  
FREDERICKSBURG, VA 22408



## SPECIFICATIONS

Zoning:	I2
Eave Height:	24'
Built	1975
Renovated	2023
Timing:	August 23

# LITERATURE



Lee Hill Dr. is a prominent and established industrial park that is located at a signalized intersection for ease of access. This property was recently acquired by a Class A General Contractor who is in the process of improving the building with the ability to deliver turnkey spaces custom to your size and needs. The property renovations will include new pavement for the entire site, new ADA bathrooms in each condo unit, fully sprinklered, new HVAC, new pedestrian entrances to each unit. Condo units will be delivered with minimum of two dock doors, potential for more.



**GEM/IRE**  
DISTRIBUTORS

**Costa Verde**  
Distributors

 **MMT Ambulance**  
Medicine in Motion

 **FBM**  
Foundation Building Materials

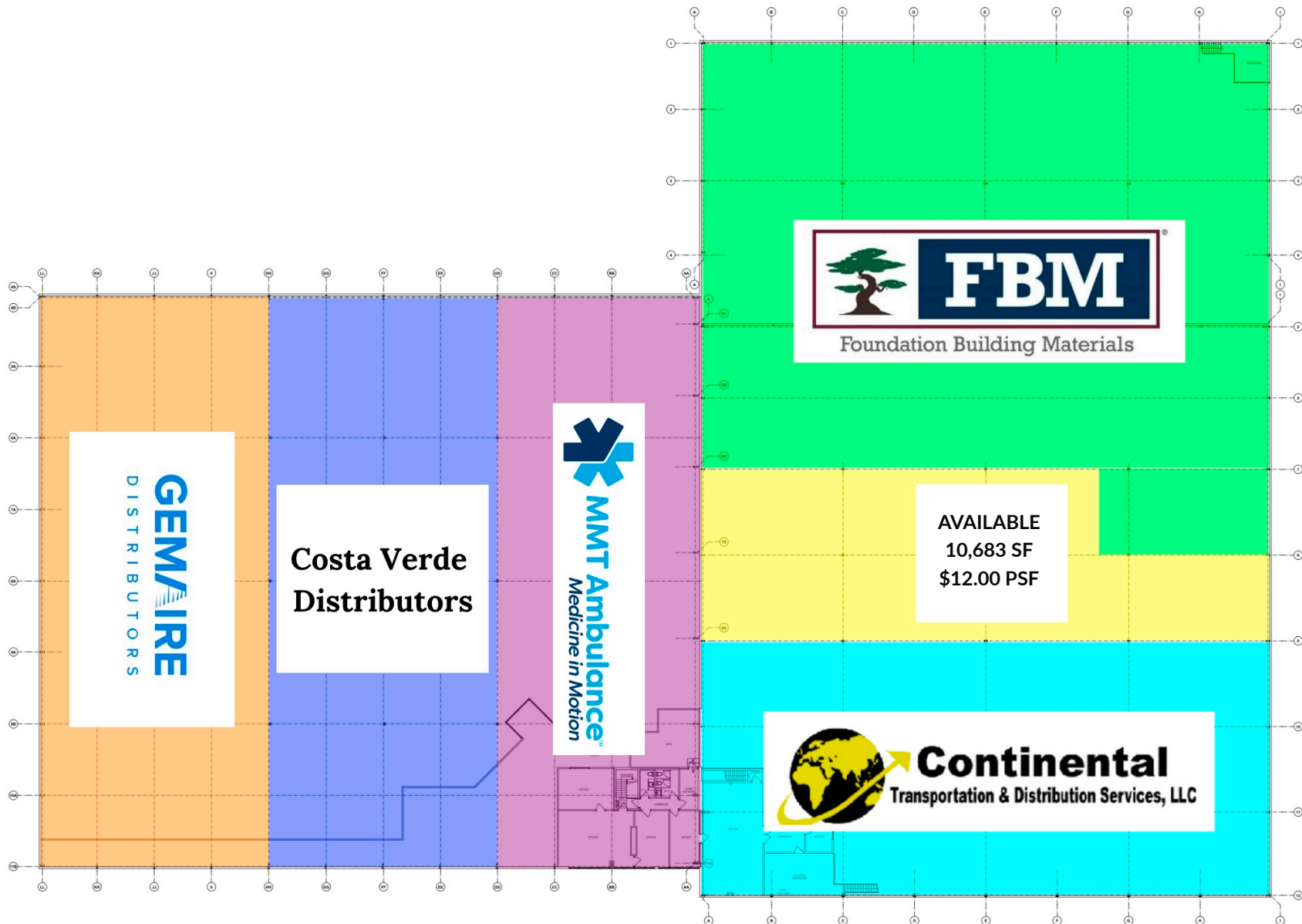
**AVAILABLE**  
**10,683 SF**  
**\$12.00 PSF**

 **Continental**  
Transportation & Distribution Services, LLC

# TENANT OVERVIEW



J R A



# OVERVIEW



J R A



Located off Route 2&17 (Tidewater Trail)

I-2 Zoning providing broad variety of permitted uses

Additional gravel/fenced lot storage available for lease

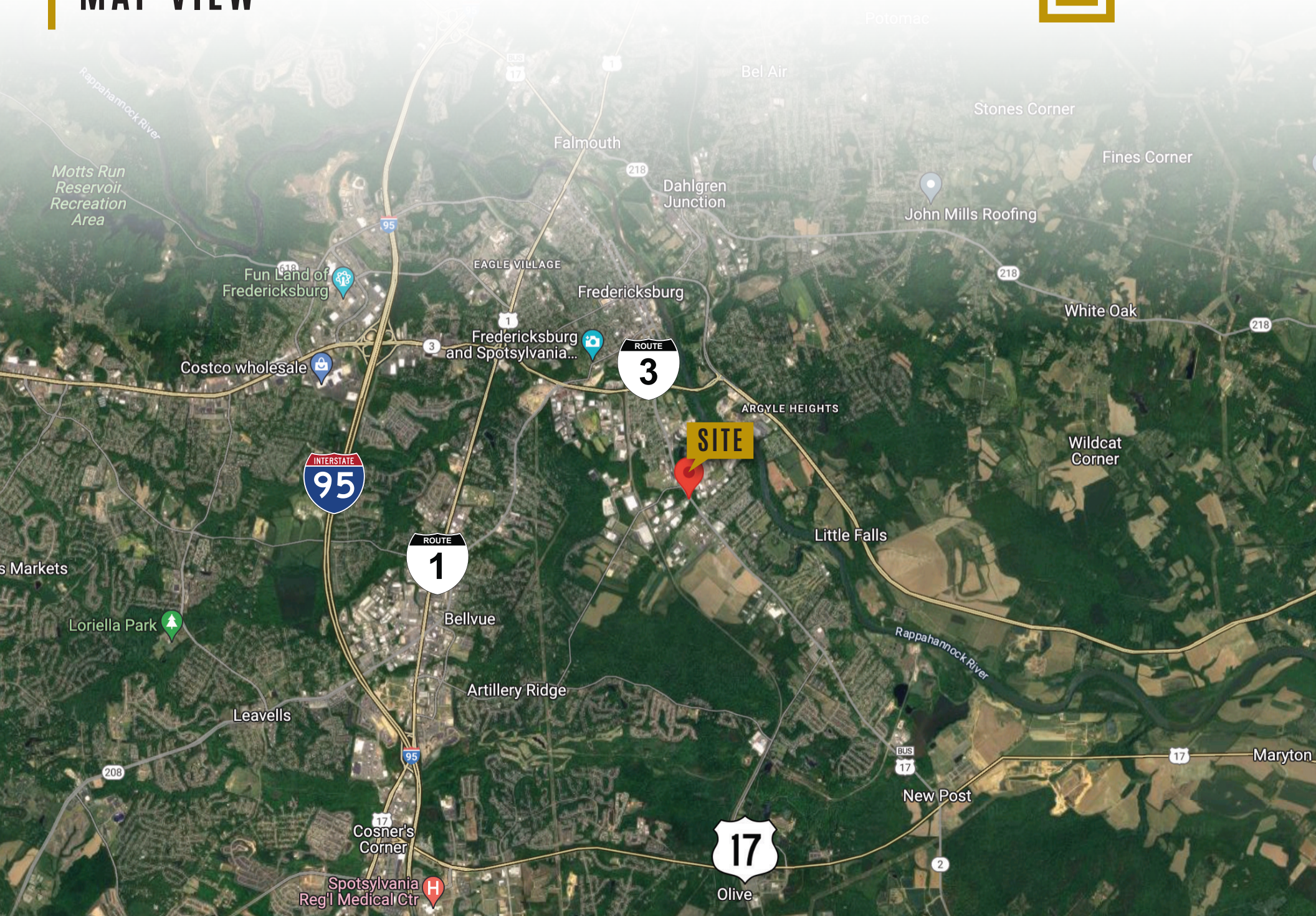
All condo units will undergo full renovation in the coming months

Owner will sell/lease custom size to meet your needs

# MAP VIEW



J R A



FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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