



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

115 AND 119 JULIAD CT

\$8.00 SF/yr (NNN)

115 & 119 Juliad Court
Fredericksburg, VA 22406

AVAILABLE SPACE
6,000 - 12,000 SF

FEATURES

- High Ceilings (24')
- Variable Roll-up Door Heights
- Mix of Docks and Drive-Ins
- NNN Fees \$1.74 per square foot per year
- Block and Steel Construction
- Fully Sprinkled Throughout



LIGHT INDUSTRIAL

Jonathan Gardner

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1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402

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OFFERING SUMMARY

Available SF: 6,000 - 12,000 SF

Lease Rate: \$8.00 SF/yr (NNN)

Lot Size: 9.42 Acres

Year Built: 2004

Building Size: 51,000 SF

Zoning: M-1

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PROPERTY OVERVIEW

Two clean, immaculately maintained industrial units sized 6,000 square feet and 12,000 square feet available for immediate occupancy. Offering options with both drive-in door access and via loading dock, all with 24' max ceiling height in heated warehouse space. Minimal column obstruction.

LOCATION OVERVIEW

115 and 119 Juliad Court are located off of the busy and well-trafficked industrial corridor of International Parkway, home to over 1,000,000 square feet of industrial improvements, with low vacancy rates of roughly 4% at time of publication. Less than two miles west of I-95 Exit 133 toward Warrenton, Juliad Court offers convenience for shipping/distribution. Neighbors Intuit, and accessible from the same lighted intersection as Chick-Fil-A and a two large U-Haul mini-storage facilities, the property is very easily navigable.



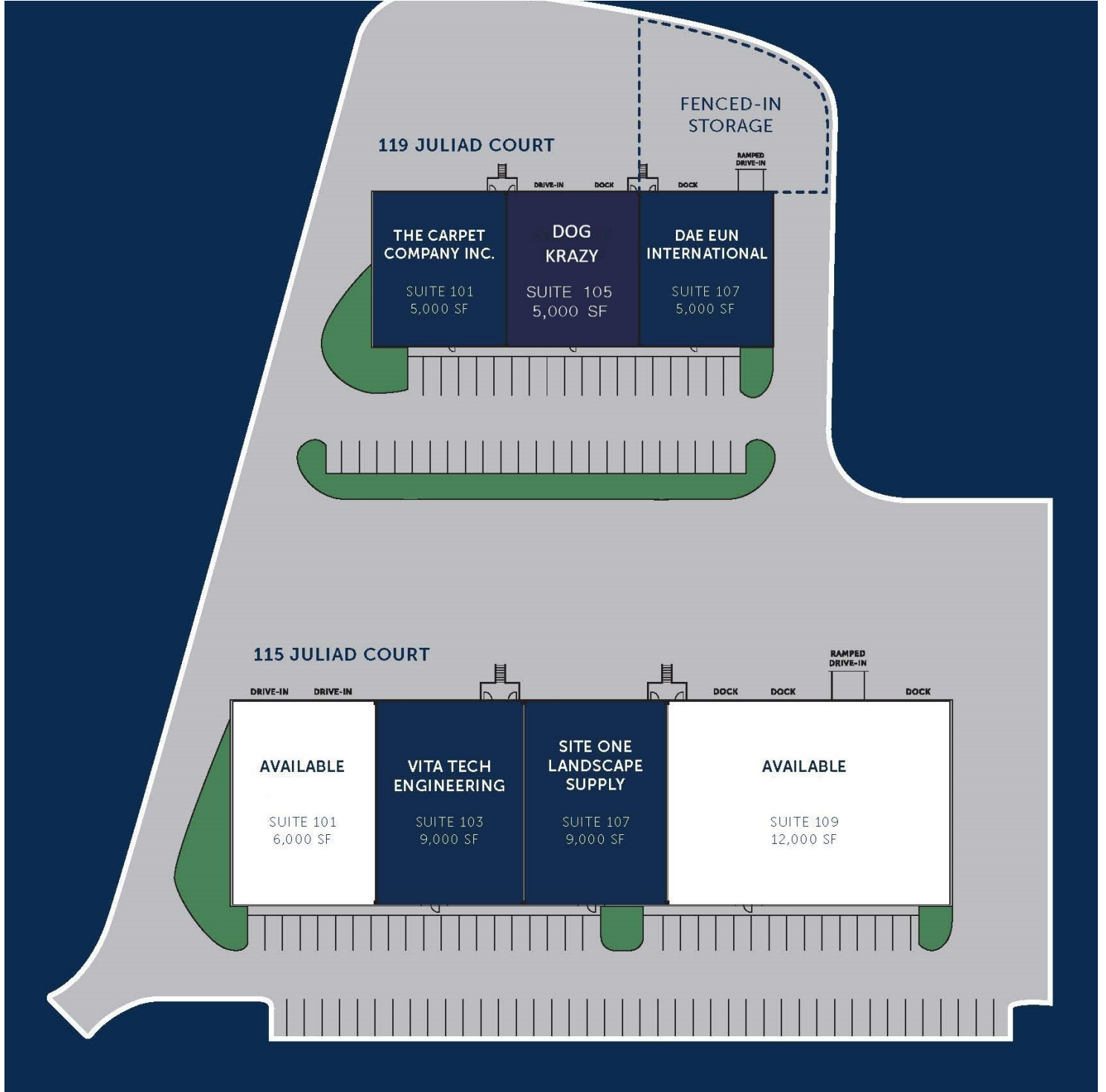
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 12,000 SF	Lease Rate:	\$8.00 SF/yr (+ \$1.74 SF/yr NNN)

AVAILABLE SPACES

SUITE	SIZE (SF)
115 Juliad Court Unit 101	6,000 SF
115 Juliad Court Unit 109	12,000 SF

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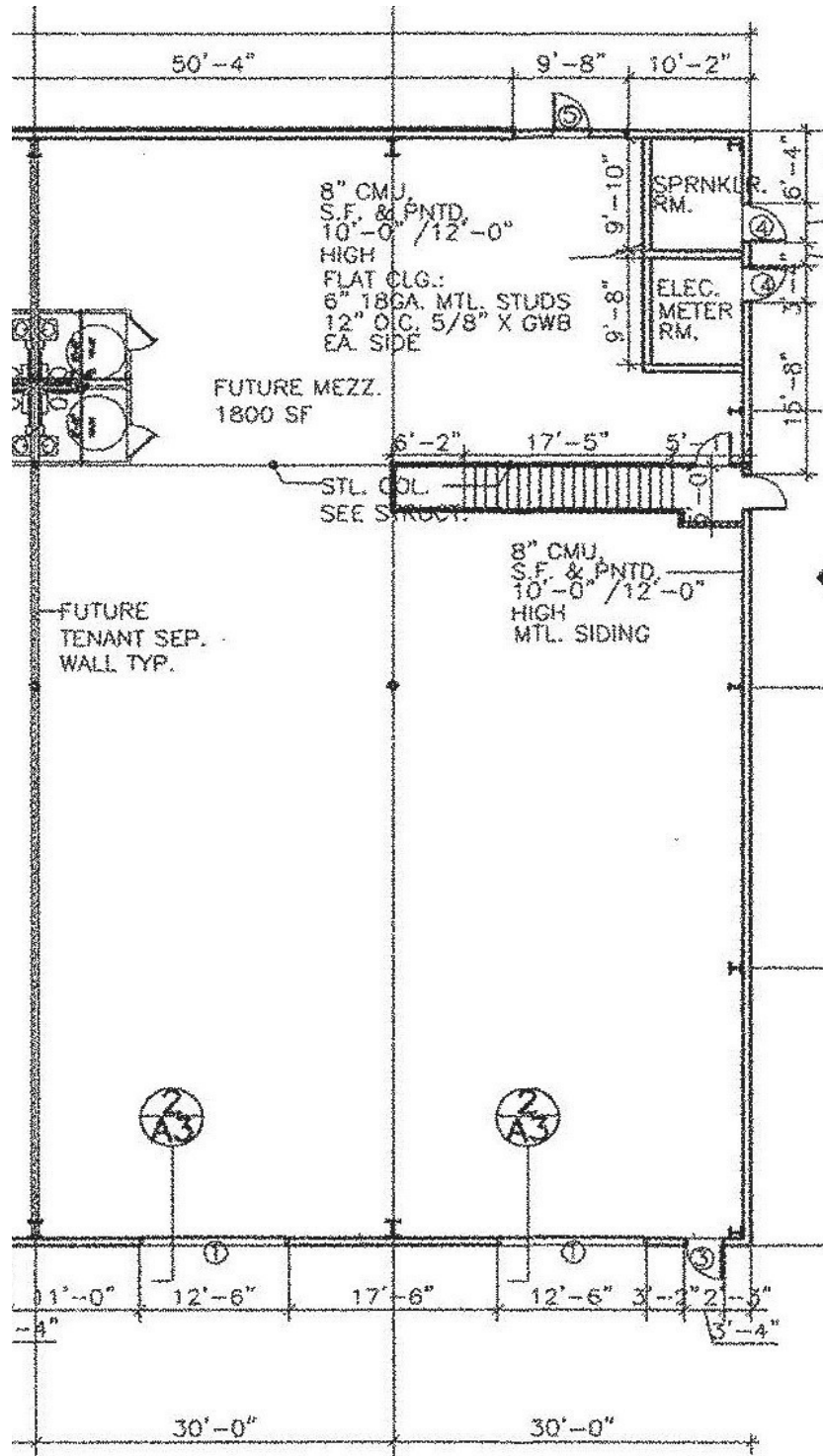
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115 JULIAD CT UNIT 101 FLOOR PLAN (6K SF)

115 & 119 Juliad Court, Fredericksburg, VA 22406

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LEASE

115 JULIAD CT #101 PICTURES

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115 JULIAD CT #109-111

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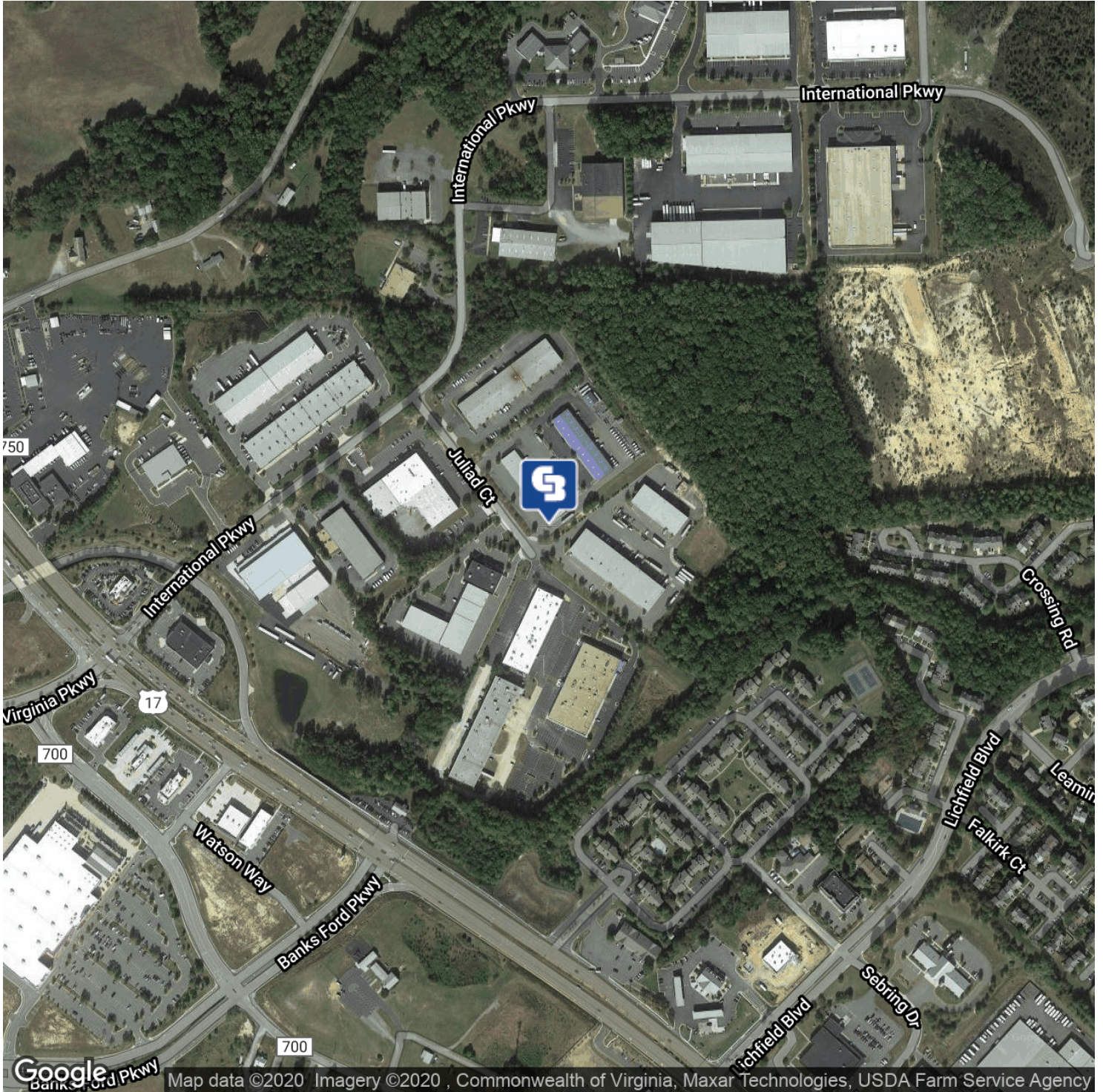
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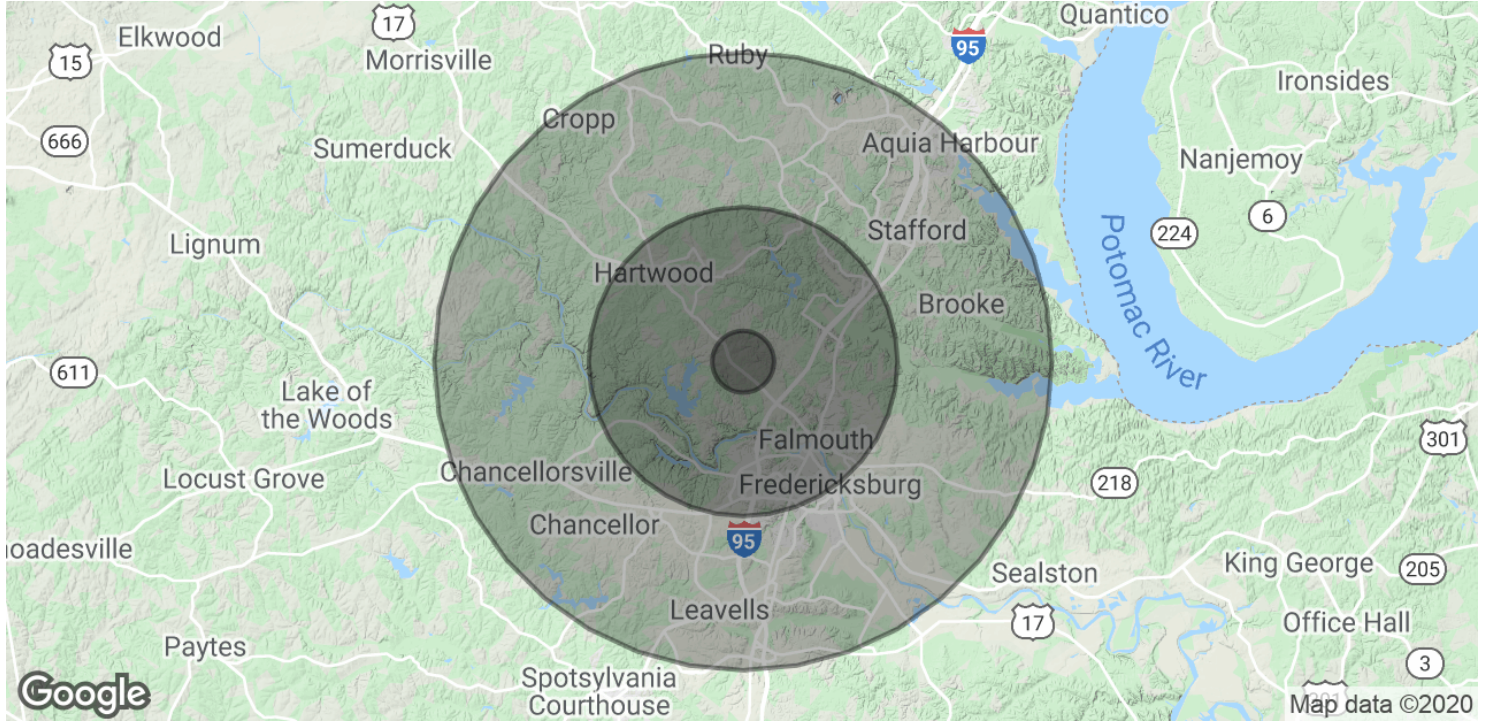
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,284	48,407	238,772
Average age	35.2	34.5	34.8
Average age (Male)	36.1	34.6	33.8
Average age (Female)	34.7	34.7	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	450	17,647	81,810
# of persons per HH	2.9	2.7	2.9
Average HH income	\$90,378	\$83,140	\$93,610
Average house value	\$309,241	\$361,541	\$350,292

* Demographic data derived from 2010 US Census

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