

**For Lease**

216-218 Central Road, Fredericksburg, VA

Industrial Warehouse for lease

- Located in the Battlefield Industrial Park
- 40,480 SF available
- Zoned I-2 (General Industrial)
- 24' Clear ceilings
- 6 Loading docks (8' x 10')
- 1 Drive in (14' x 14')
- Outside fenced storage area
- Sprinklered
- Only 2 miles from I-95, Exit 130
- \$9.25 PSF NNN
- 2025 estimated NNN cost \$1.30 PSF

Contact us:**Lee Cherwek**

Vice President

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Richmond McDaniel

Associate

(Owner/Agent)

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Colliers International

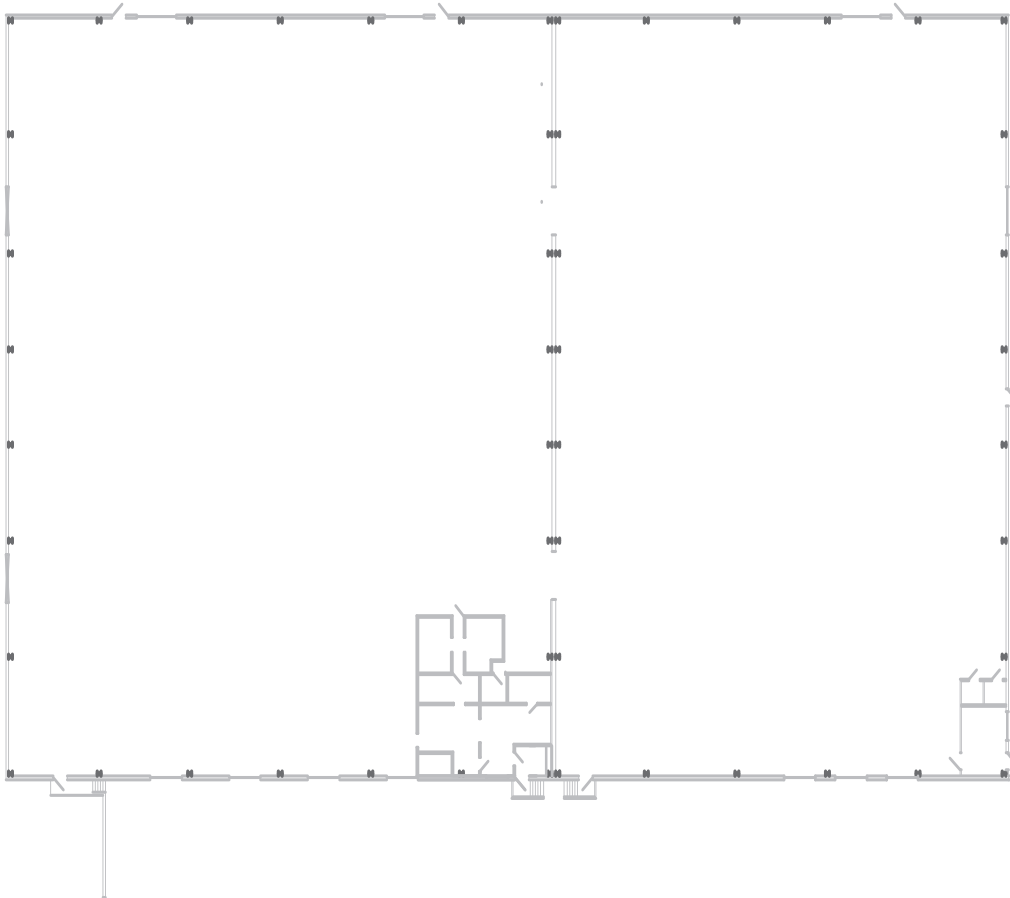
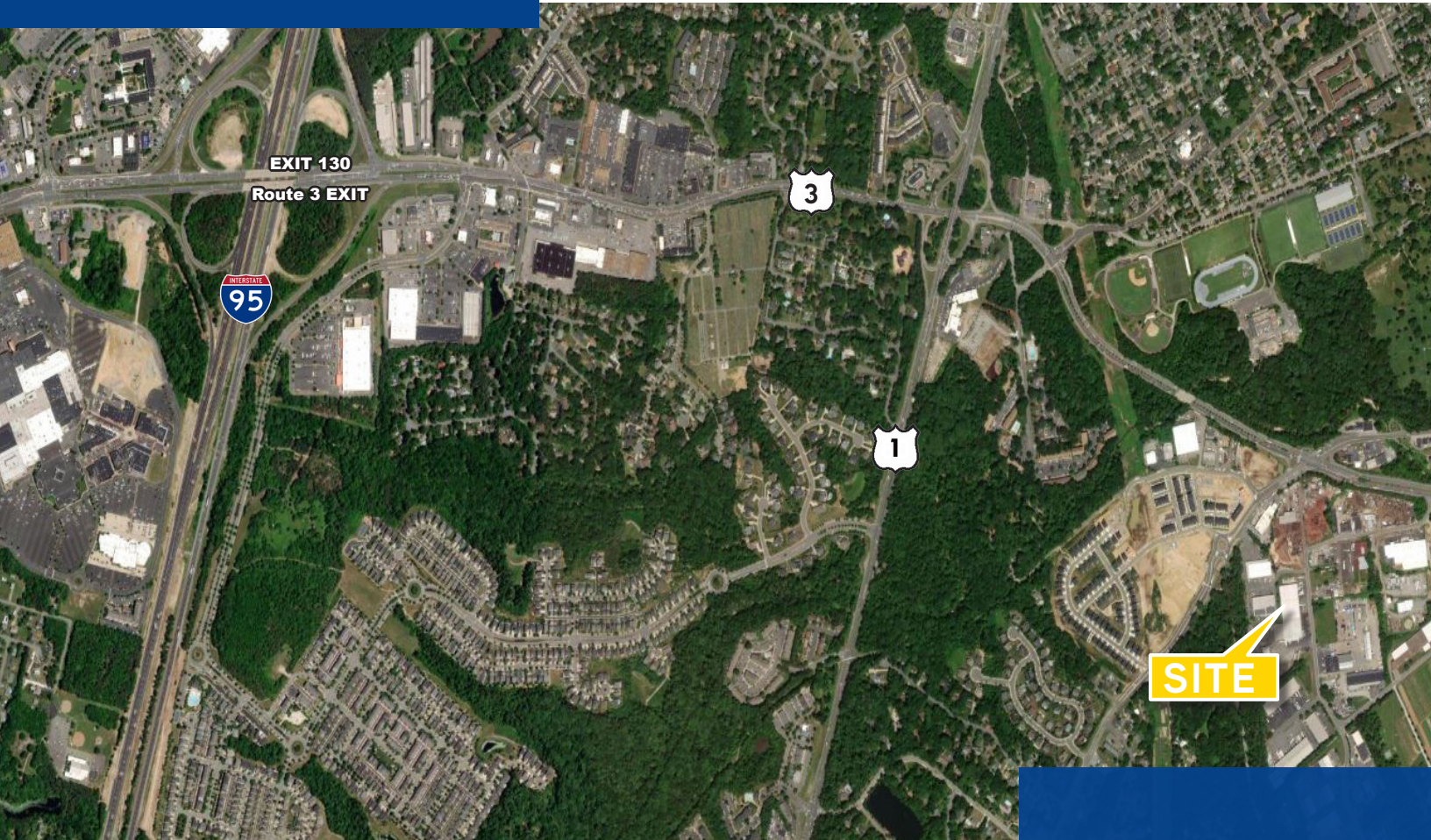
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