

# Building 202 Freedom Court

## PROPERTY DESCRIPTION

### **WAREHOUSE / MULTI USE SPACE**

- \*All build outs & changes to existing space will be at Tenants Expense w/ Owner Approval
- \*Available for Immediate Occupancy

**Lease Terms-** Minimum 1 Year, 1 Month Security Deposit & Personal Guarantee Rate -\$4.50 per sqft. + Real Estate Taxes (2007 = \$3352.00) + Elec. & Water / Sewer

**Dimensions-** Length 90' x Width 120' = 10,800 sqft.  
Ceiling Height -18'-20'

**Layout-** No Existing Office Space/ Open Warehouse/ Build Outs Available w/ Owner Approval  
Restrooms (1) Bathroom (1) Mop Sink Door Schedule – (2) Man Doors, (1) At Grade Dock Door 12'x14' (1) Dock Height Door 8'x10'

**Electrical-** 200 AMP Service (Virginia Dominion Power)

**Gas-** On site and stubbed to building exterior

**Water / Sewer-** Spotsylvania County

**HVAC-** Roof top units to provide adequate heating and cooling

**Parking-** Limited Parking Available (5-10 Spaces)

**Outside Storage-** No outside yard space available

## PROPERTY TYPE

Flex

## ZONING

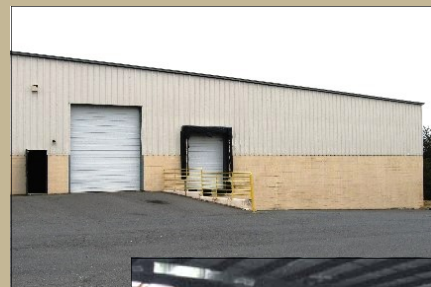
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## ACREAGE AVAILABLE

.89

## SQUARE FEET AVAILABLE

10, 800



## LOCATION

202 Freedom Court, Spotsylvania, VA

## CONTACT

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