

Deep Run Business Center

LOCATION

Spotsylvania County/Fredericksburg, Virginia on U.S. Routes 2 and 17. Immediate southeast of downtown Fredericksburg. 30 minutes from the Naval Surface Warfare Center and Space Command in Dahlgren, VA. One-half mile from Shannon Airport and minutes from I-95.

BUILDING SPACE 37,500 sq. ft.
SQUARE FEET AVAILABLE 5,160 sq. ft.

FEATURES

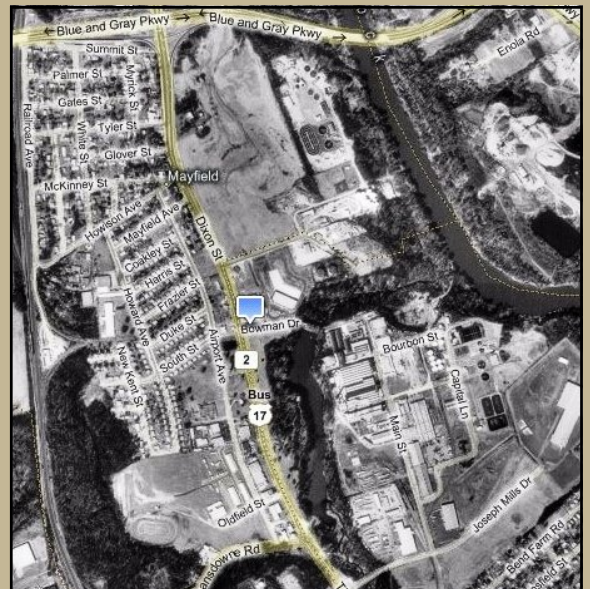
Impressive exterior combines two-tone brick and glass creating a dynamic business image. Screened service court keeps loading dock from view. High bay capacity with dock height doors opening into service court. Landscaping and sprinkler system.

DESCRIPTION

Three distinctive single story office/warehouse structures. Suitable for research and development, service center, show-room warehouse, distribution, and light manufacturing. Two-tone brick and glass construction. 6 inch concrete slab for 3000 P.S.I. 100 ft. truck maneuvering area.

TRANSPORTATION

- Commuter Rail - 2 mile
- Interstate 95 - 5 miles
- Airports - Commercial - 50 miles
- General Aviation - one-quarter mile



ZONING C-3

UTILITIES On-site Electric, Water/Sewer, Gas, Fiber Optic Service

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