

Massaponax Business Center

PROPERTY DESCRIPTION

5 New Office/Flex Buildings located on 5.36 acres in an ideal location just off of Route 1 and minutes from I-95 Massaponax Exit. It is in the Jackson Gateway District of Spotsylvania County-the primary location for new office, industrial and commercial development. Developer will “build to suit” interior construction for tenant occupancy beginning 2nd quarter 2008.

Lease Information

Available for Lease: Yes
Available for Sale: No

Flex Specifications

Total Square Feet: 54,112 SF in 5 Buildings
Sq. Ft. of Individual Buildings: 9,856-12,000 SF
(Full Buildings Available)
Multi-Tenant: Yes
Average Unit Size: 1,640 SF
Number of Stories: 1
Zoning: C-3
Construction Type: Steel Frame with Masonry & Glass Exterior
Floor Type: Concrete Slab on Grade
Heating and Air Conditioning: All Electric, Individual Unit with Tenant Control
Ceiling Height: Clear Height 15’-0”;
Office Ceiling 9’-0”

- *Individual business entrance and ample front door parking
- *Multiple units can be combined for individual tenants
- *One, at grade, overhead door rear of each unit, additional rear parking
- *Lighted monument sign at entrance
- *Buildings and grounds professionally managed
- *Turnkey tenant build out available

PROPERTY TYPE

Office/ Flex

ZONING

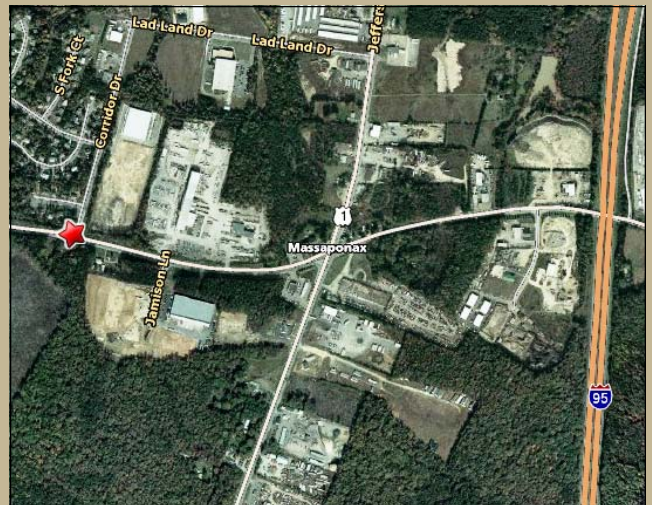
C-3

ACREAGE AVAILABLE

0

SQUARE FEET AVAILABLE

54,112



LOCATION

5302 Massaponax Church Road, Spotsylvania, VA

CONTACT

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