

# MCK Business Park & Office Space



## Warehouse Space:

Primary Type: Manufacturing/ Warehouse  
Divisible To: 16,782 SF  
Maximum Contiguous: 16,782 SF  
Clear Ceiling Height: 20 ft.  
Office Space 8%

Formerly known as General Products, now re-named MCK Business Park, we have one building for lease.

NOTE: LEASE RATE \$3.50 PER SQ FT PLUS \$0.67 CAM CHARGES (\$4.17 PER SQ FT TOTAL)

Building "E" - 16,782 sq ft now available

We have three drive-in doors. As part of this building, we have office space totaling approximately 1,400 sq ft available. Office space is air conditioned (factory space is not).

Located in Spotsylvania County, Virginia, one of the fastest growing counties in the nation, this property is situated midway between Washington, DC, and Richmond, Va - 50 miles either way.



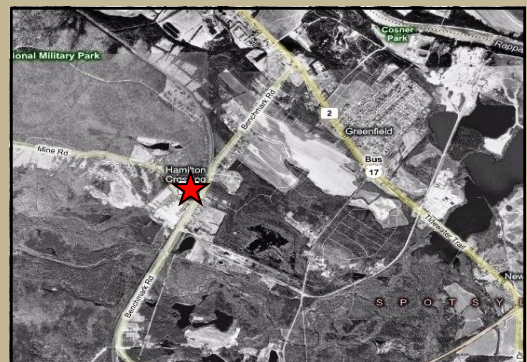
## Office Space:

Primary Type: Office  
Divisible To: 4,875 SF  
Maximum Contiguous: 4,875 SF

- Great for small start-up business (as individual offices)
- On-site parking
- Convenient to downtown Fredericksburg, Va

REDUCED RATE - 2nd floor office building for lease. Lease charge of \$1.00 per sq ft per month (\$12.00 annually). Twelve month minimum lease with one month deposit up-front.

This office complex is part of a multi-building site which also houses manufacturing concerns. As such, an on-site cafeteria (hot meals) is available for the use of employees for all companies here.



LOCATION 3010 Mine Road, Spotsylvania, VA

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