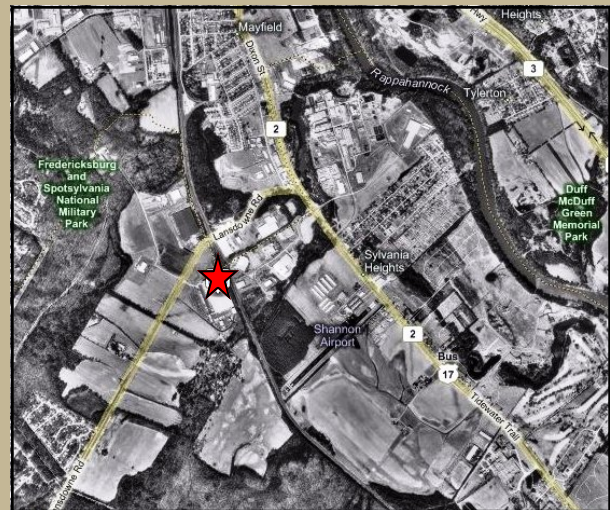


The Motisi Building & Warehouse

The Motisi Building is an innovative and high quality building that is conveniently located in the newly formed Lansdowne Business Park on Lansdowne Road in Spotsylvania County, Virginia. The Motisi Building is a flexible building that offers first class office, showroom, and warehouse space. This dynamic building is perfect for the business user requiring between 2,500 to 20,000 square feet of multi-use commercial space.

The warehouse portion of the Motisi Building totals 10,000 square feet that is divided into two separate suites of 5,000 sqft each. Each warehouse suite includes a storefront entrance lobby, men's and women's restroom facilities, oversize drive-in door and loading dock height door for shipping and receiving. **The office portion** of the Motisi Building totals 10,000 square feet on two floors of 5,000 square feet each. Each floor may be divisible into two separate tenant suites that will accommodate tenants requiring a minimum of 2,500 square feet of space.



LOCATION	3625 Lattimer's Knoll Court, Spotsylvania, VA
AVAILABLE BUILDINGS	Office/ Showroom 10,000 sqft total available space on two floors of 5,000 sqft each Warehouse 10,000 sqft total available space on 1 level
UTILITIES	On-site Electric, Water/Sewer, Fiber Optic Service
CONTACT	Russell Seymour, Director of Economic Development Spotsylvania County, Department of Economic Development 10304 Spotsylvania Avenue, Suite 440, Fredericksburg, VA 22408 (800) 972-2526 www.spotsylvania.org

