

FOR LEASE OR SALE
110 JULIAD COURT

FREDERICKSBURG, VIRGINIA 22406



THALHIMER

2,500 - 23,000 SF AVAILABLE

OFFICE TO FLEX CONVERSIONS

**Flex/Office
Building**

[illegible]

An aerial photograph of an industrial park. A large, rectangular building with a red roof is highlighted with a red outline. The map shows various streets including International Pkwy, Juliad Ct, Green Tree Rd, McWhirt Lp, and Celebrate Virginia Pkwy. Other buildings and parking lots are visible throughout the area. The text 'PROPERTY HIGHLIGHTS' is in the top left, and 'Office to Flex Conversions' is in the bottom right.



- ### 3-PHASE POWER

\$12.00 PSF NNN

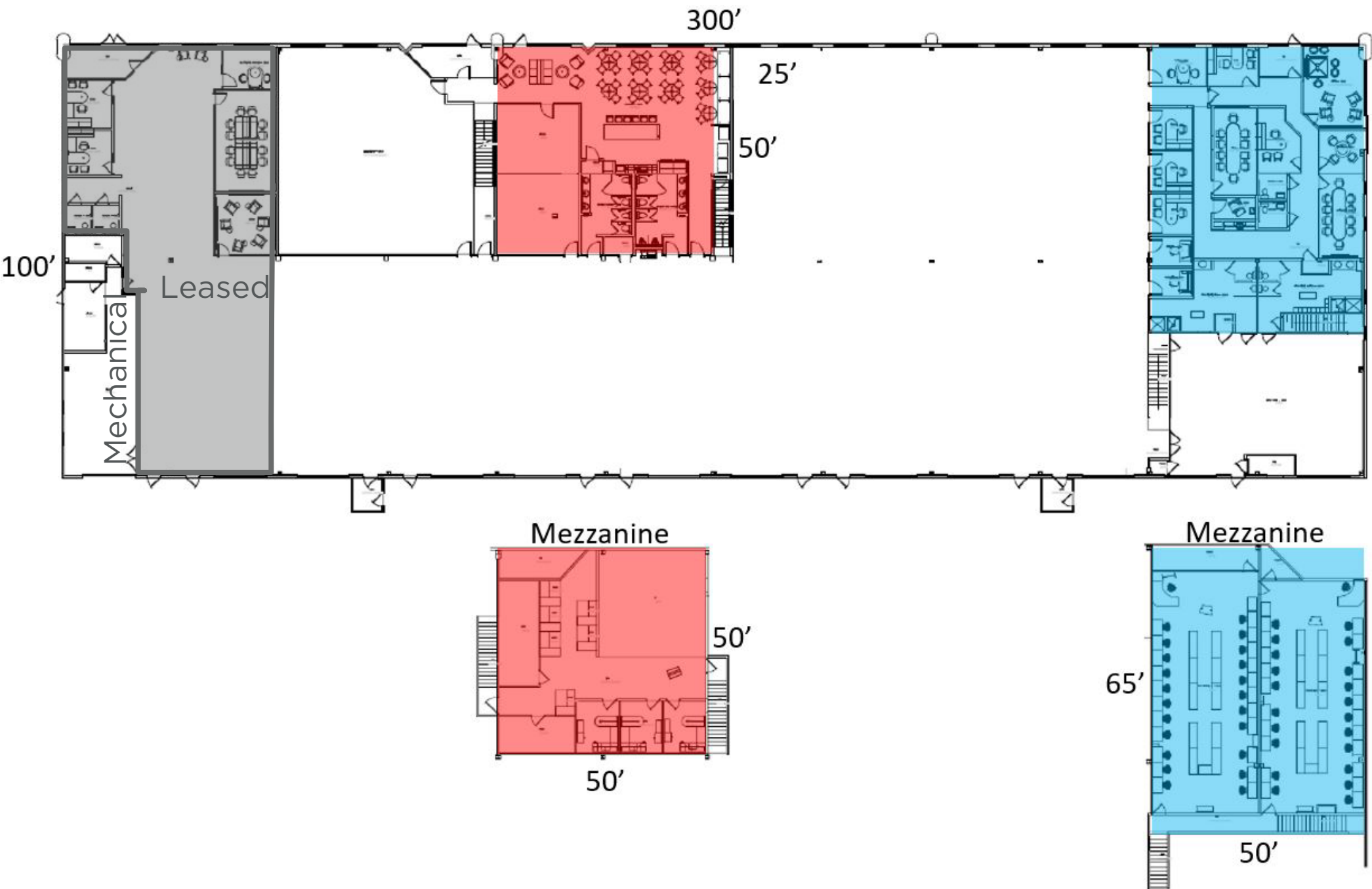
\$4,100,000

2,500 – 23,000 SF

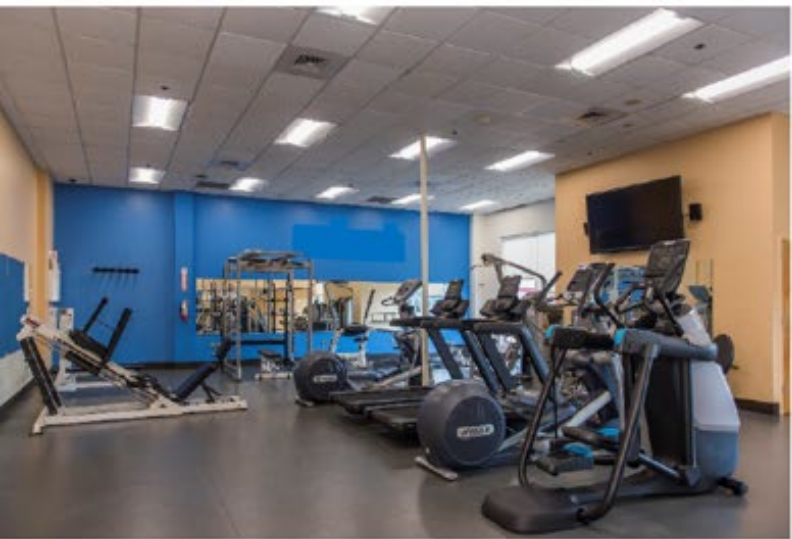
6.73 / 1,000 SF (202 SPACES)

CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY FLOORPLAN



PROPERTY PHOTOGRAPHY



Move-In Ready with
Great Amenities!



PROPERTY LOCATION

This aerial map illustrates the location of a property at 110 JULIAD CT., marked with a red square. The map is overlaid with numerous business logos and street names. Key streets include BANKS FORD PKWY., WARRENTON RD., PLANTATION DR., SWEN CIR., FALLS RUN DR., S GATEWAY DR., COMMERCE PKWY., POWELL LN., and CELEBRATE VIRGINIA PKWY. Major roads shown are ROUTE 17 and INTERSTATE 95, with EXIT 133 indicated. The map also features several residential areas: ENGLAND RUN NORTH APTS, FALLS RUN COMMUNITY, and VILLAGE AT ENGLAND RUN. Other notable locations include SPRING KNOLL PLAZA, CARTER'S CROSSING, and SILVER COLLECTION AT CELEBRATE. A variety of business logos are scattered across the map, including GEICO, Dominion Energy, Chick-fil-A, SONIC, Lowe's, Papa John's, Five Guys, Fitness1440, El Jimador Azteca, Starbucks, Kumon, Giant, Royal Farms, 7-Eleven, Wawa, Starbucks, Domino's, Wawa, Spring Knoll Plaza (Saithong Para Thai, Enterprise, Dollar General, Vinny's, MBA, Majest), Shops @ England Run (Big Lots, Goodwill, China Wong, Pawn, Taco Bell, Pancho Villa, Burger King), Carter's Crossing (Polaris, PetSmart, Paris Nails, Anytime Fitness, Target), and others like Hardee's, Dunkin' Donuts, IHOP, Waffle House, Holiday Inn Express, Wawa, Pohanka Honda, Freddy's, Chipotle, and Tanora. The map also shows a 'RT 17 COMMUTER LOT PARK N RIDE' and an 'INSURANCE AUTO AUCTION'.



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