

FOR LEASE
109 JULIAD COURT
FREDERICKSBURG, VA 22406



5,860 SF FLEX OFFICE SPACE AVAILABLE

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THALHIMER

PROPERTY HIGHLIGHTS



FEATURES

- Zoned M1
- Clear height 18'
- One 16' drive-in door
- Just off International Pkwy. & Rt. 17 (Warrenton Rd.)
- Easy access to I-95 at Exit 133B



5,860 SF TOTAL

AVAILABILITY

- 3,456 SF of Office
- 2,404 SF of Warehouse



\$14.00 PSF NNN (Estimated \$3.00)

LEASE RATE



3.04 / 1,000 (65 SPACES)

PARKING



AVAILABLE IMMEDIATELY

TIMING



PROPERTY FLOOR PLANS

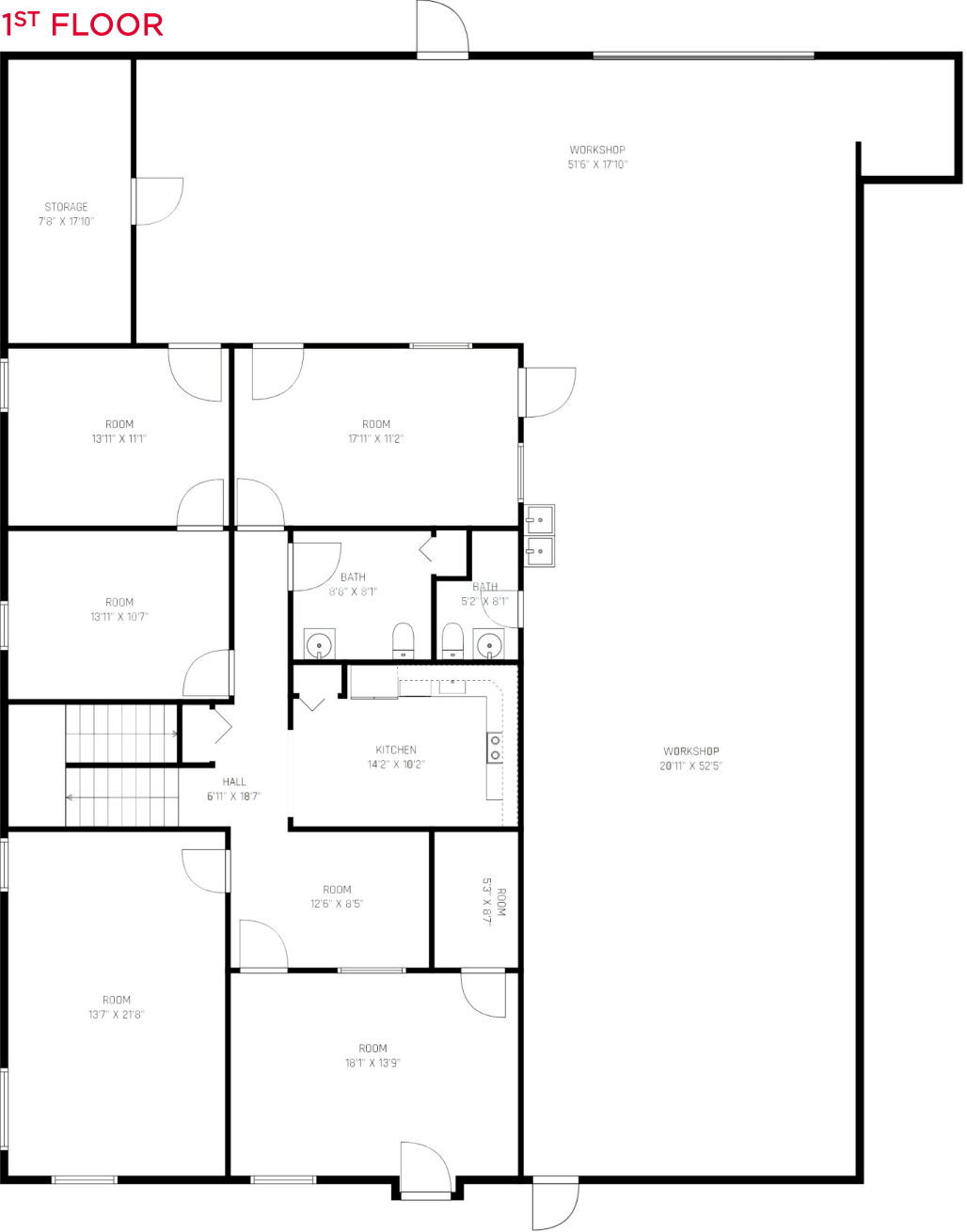
[VIRTUAL TOUR](#)



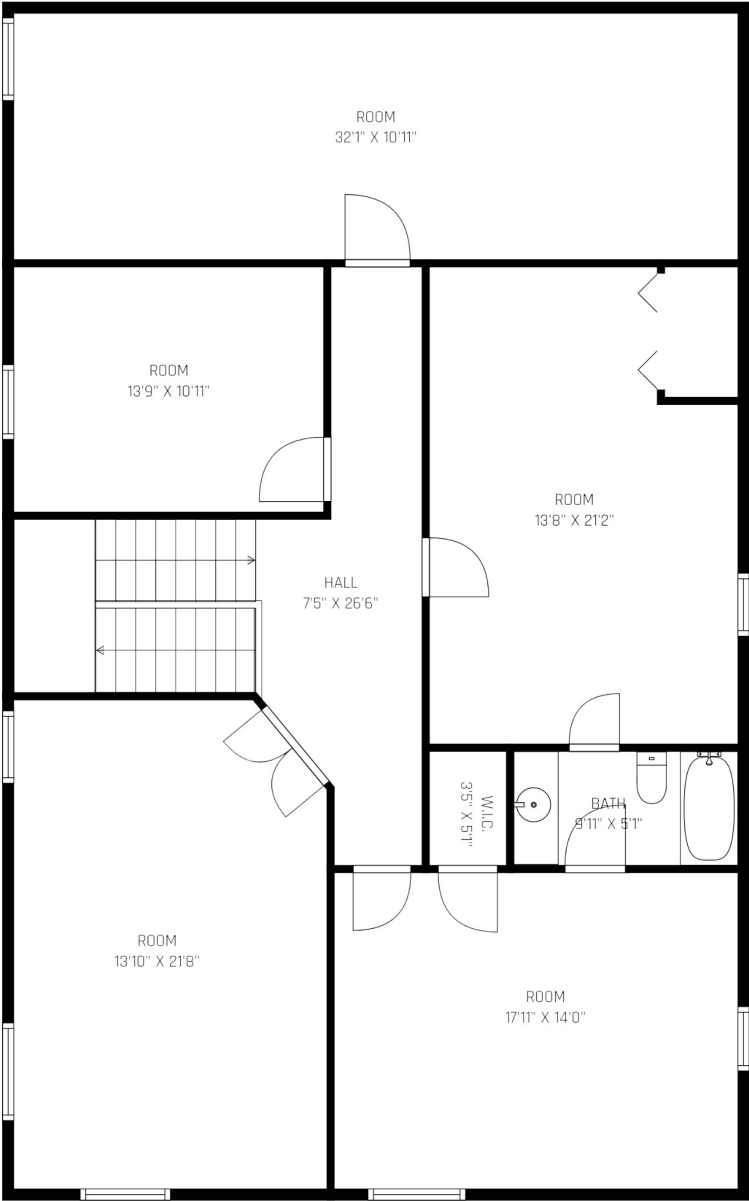
[VIDEO TOUR](#)



1ST FLOOR



2ND FLOOR



LOCATION OVERVIEW



THALHIMER



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