

FOR LEASE **OFFICE**



311 CENTRAL ROAD
FREDERICKSBURG, VIRGINIA 22401

SEVERAL SUITES AVAILABLE



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS

- One 2,200 office suite available
- Two single room offices also available
- Zoned I2
- 3 Phase power on site
- Located off Route 3 / Plank Road; about three miles from Interstate 95 at Exit 130

Total Size: 26,608 SF

Available Spaces: 2,200 SF Unit = \$7.95 PSF, NNN (\$1.25)
150 SF Units = \$395/Month

Timing: Available Immediately

UTILITIES:

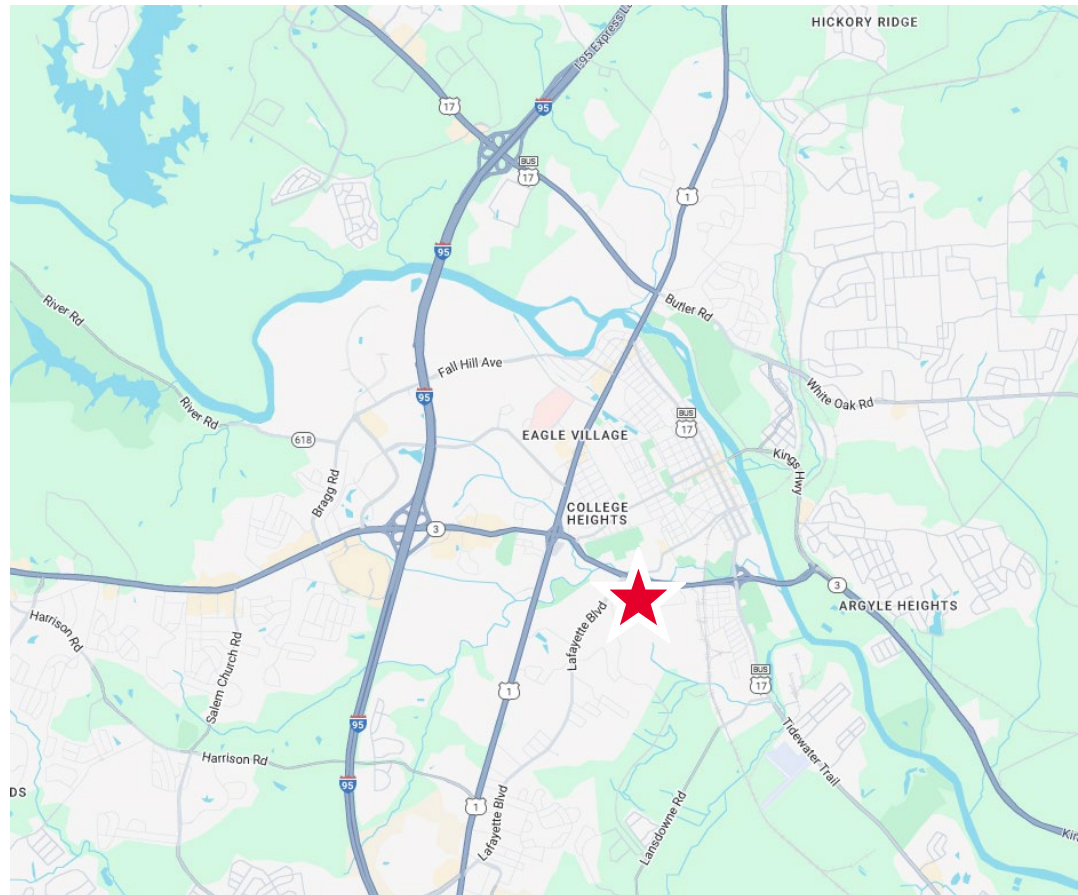
Electric Provider: Dominion Virginia Power

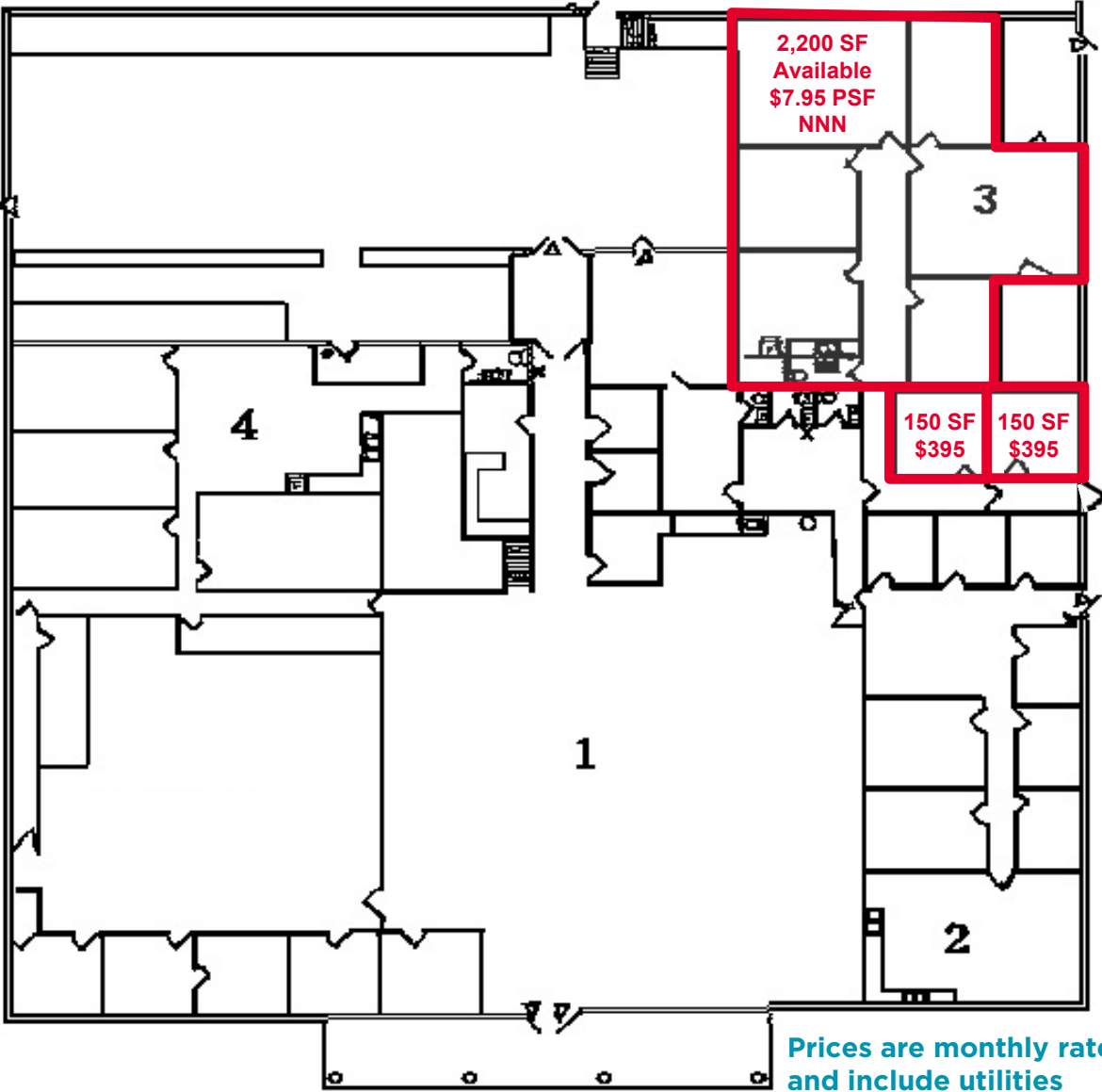
Natural Gas Provider: Columbia Gas of Virginia

Water Provider: City of Fredericksburg

Sewer Provider: City of Fredericksburg

Telecommunications Provider: Verizon / Cox





Prices are monthly rates
and include utilities
and janitorial.

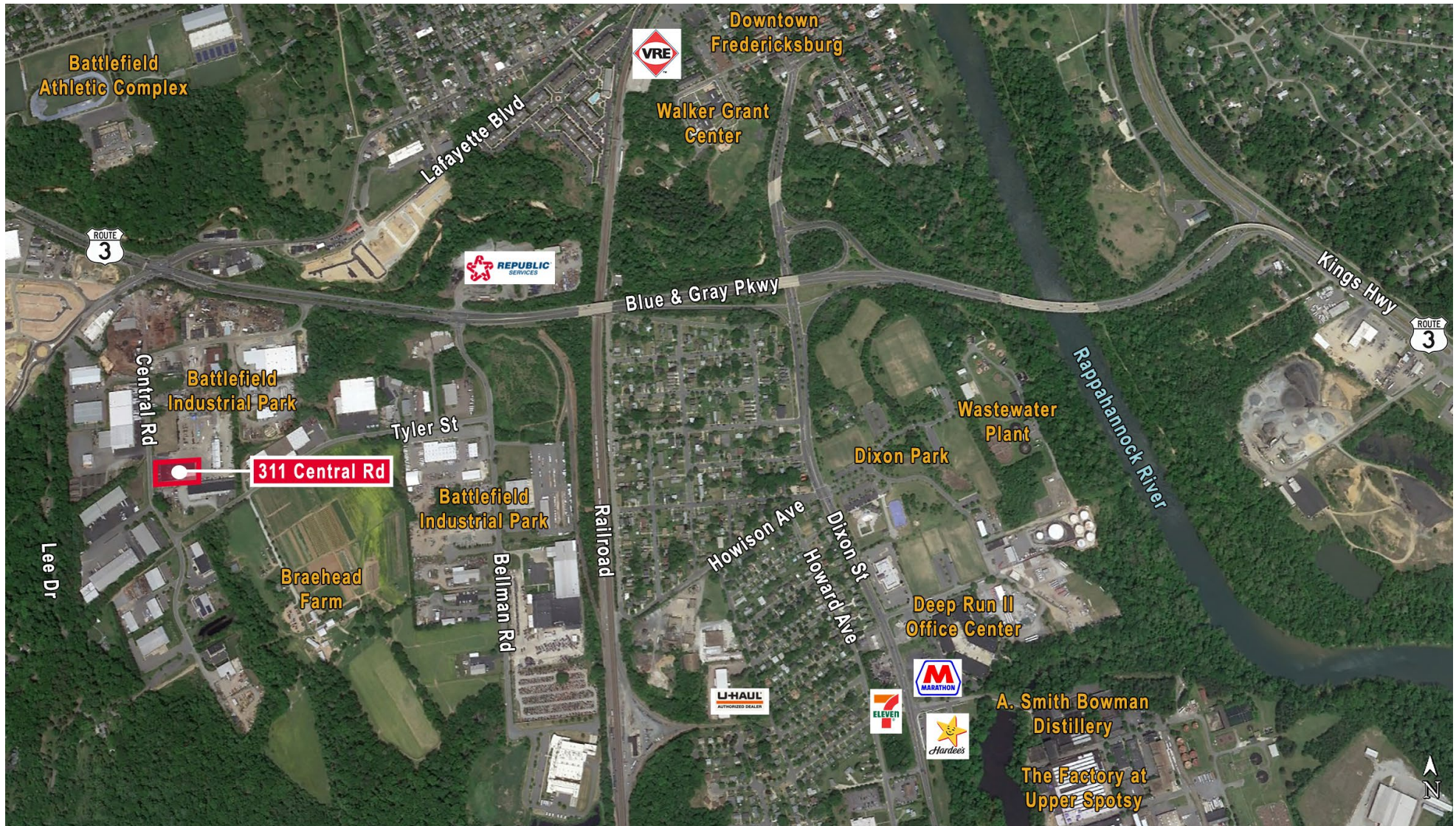


FLOORPLAN

BATTLEFIELD INDUSTRIAL PARK is a HUB Zone.

It is home to over 60 businesses within 300 acres.

A very convenient industrial area close to downtown Fredericksburg, just off Route 3.



AERIAL

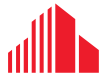
CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

THALHIMER

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