FOR LEASE

McK Business Park

3010 Mine Road / Fredericksburg, VA 22408

CUSHMAN & WAKEFIELD | THALHIMER

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Industrial Available

32,000 – 45,000 SF

PROPERTY HIGHLIGHTS

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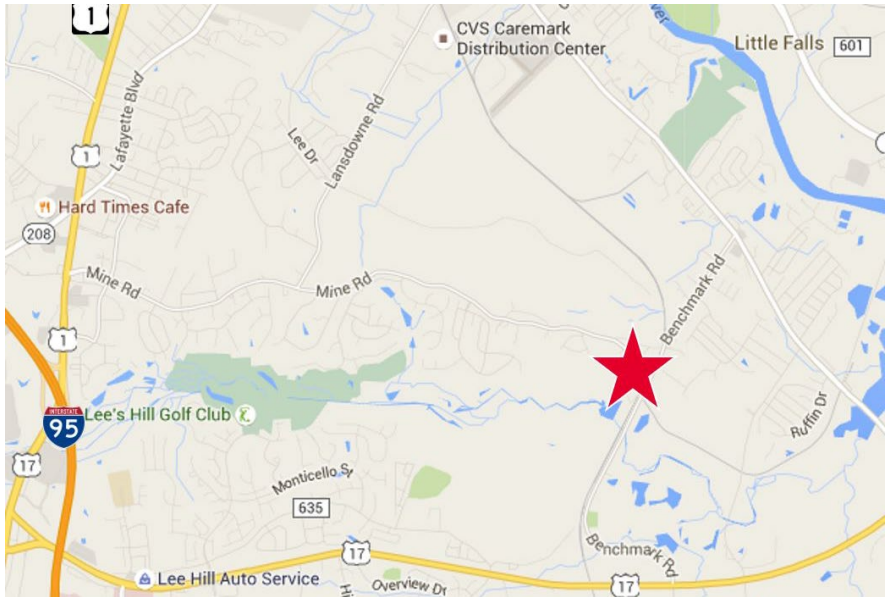
PROPERTY FEATURES

- Total SF available: 77,000 SF (now) – 167,000 SF (Feb. 2027)
- Units available with docks and drive-in doors
- Zoned I2 heavy industrial
- Access to I-95 and Route 301

CURRENT AVAILABILITIES

Unit	SF	Lease Rate	Timing
G1	45,000	$10.00 PSF NNN ($0.80)	Immediate
B	32,000	$10.00 PSF NNN ($0.80)	Immediate
G2	45,000 –90,000	$10.00 PSF NNN ($0.80)	Feb. 2027



PROPERTY
SITE PLAN

Spaces range from manufacturing to distribution to shop. NNN = $0.80 PSF. Located at the intersection of Benchmark Road and Mine Road, it is convenient to the Route 2 corridor, Lee's Hill and Massaponax. McK Business Park also provides excellent access to I-95 and Route 301.

BUILDING NUMBER & ADDRESS	TOTAL SF	DOCKS	CLEAR HEIGHT	DRIVE-IN DOORS	POWER (AMPS)	PRODUCTION/ WAREHOUSE FACILITY SF	OFFICE SF	BUILT
BUILDING B 3000 Mine Road	32,000 SF	3	24'	1	1,200	32,000	800	1970
BUILDING G 3018 Mine Road	45,000 SF	2	24'	1	4,000	45,000	0	1978

**Additional options may be available; Inquire with broker*

FLOOR PLANS

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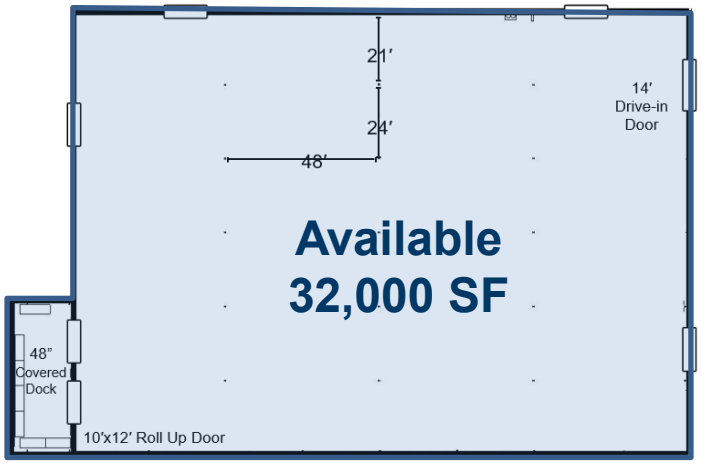
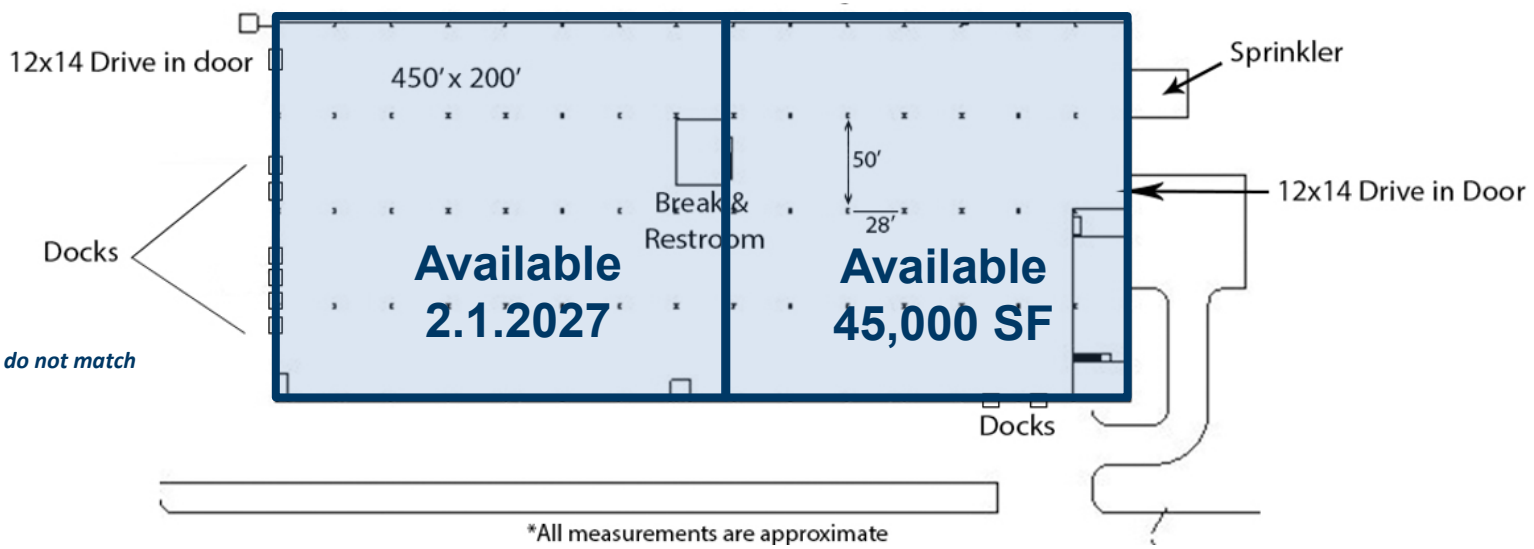
Building B
32,000 SF



Building G
45,000 SF
24' Clear



**Please Note: Scales do not match*

PROPERTY
AERIAL MAP

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