

## FOR LEASE Longwood Four

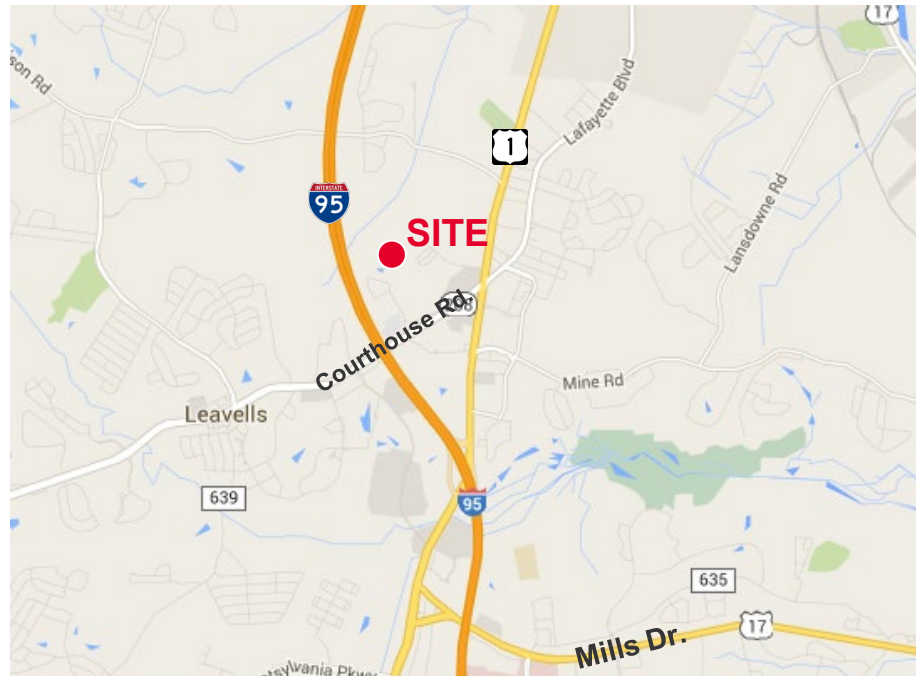
11000 Houser Drive | Fredericksburg, VA 22408

**BUILD-TO-SUIT**



### Property Features

- Build-to-suit warehouse / flex space designed for distribution center space
- Pad ready site with all engineering, storm water management and utilities in place
- Each space is 3,000 SF with 12' x 14' front drive-in door, 8' x 10' loading dock door, bath, heat and glass-front door
- High ceilings, 3-phase power, fully sprinklered
- At the end of Houser Dr in Four Mile Fork



### Specifications

Available SF	49,000 SF in 3,000 SF increments
Lease Rate	\$7.95 PSF NNN
Timing	Approximately 6 months from lease signing

For more information, contact:

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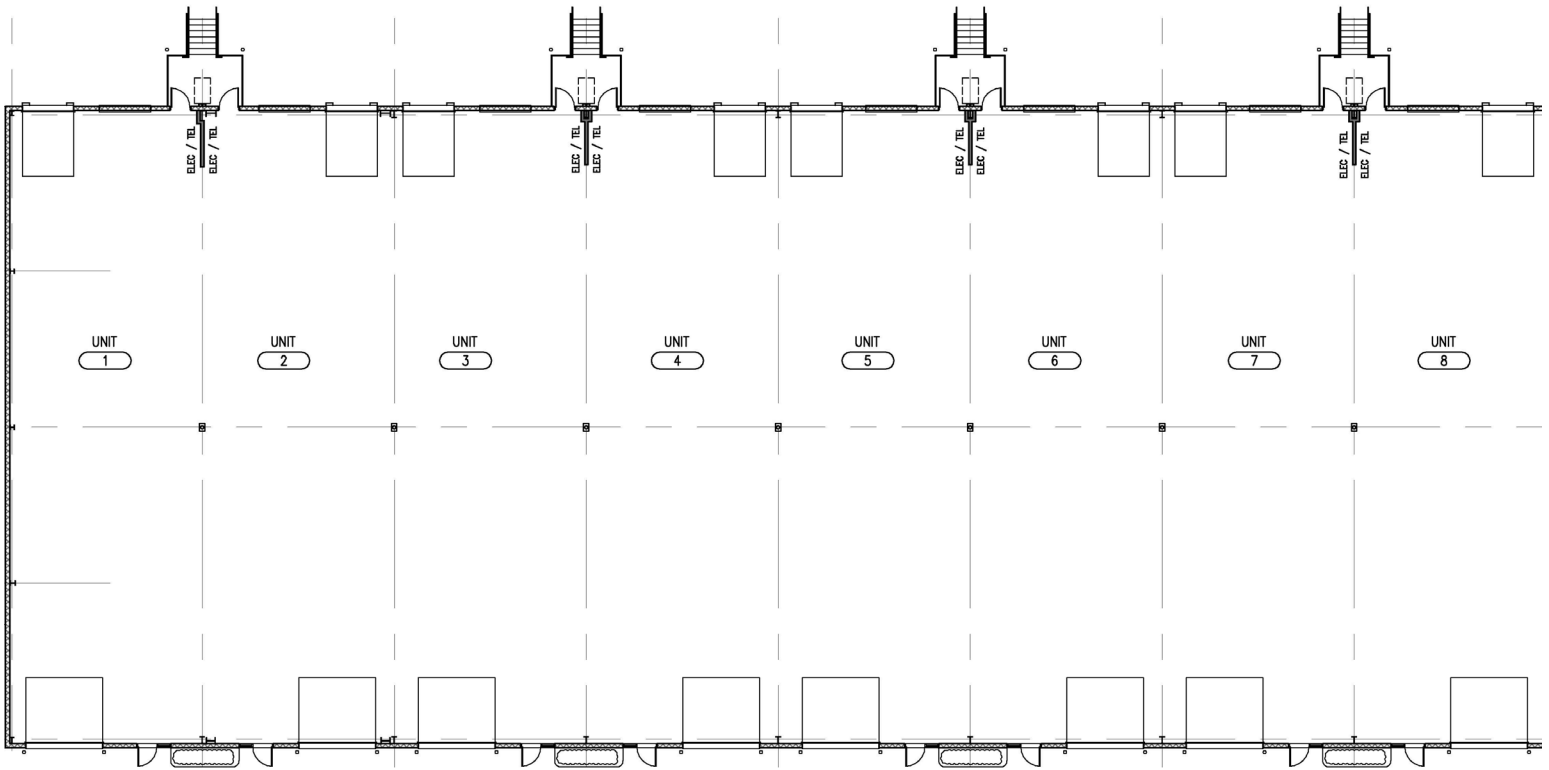
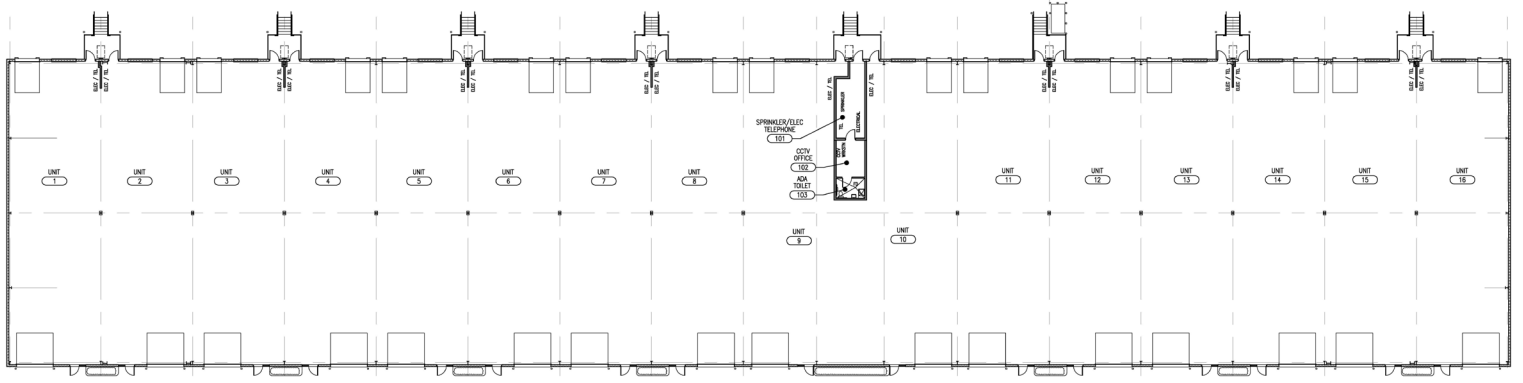
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**FOR LEASE**  
**Longwood Four**

11000 Houser Drive | Fredericksburg, VA 22408

**Build-To-Suit: 3,000 SF Per Unit**



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8' x 10' dock door, bath, heat and glass-front door.

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