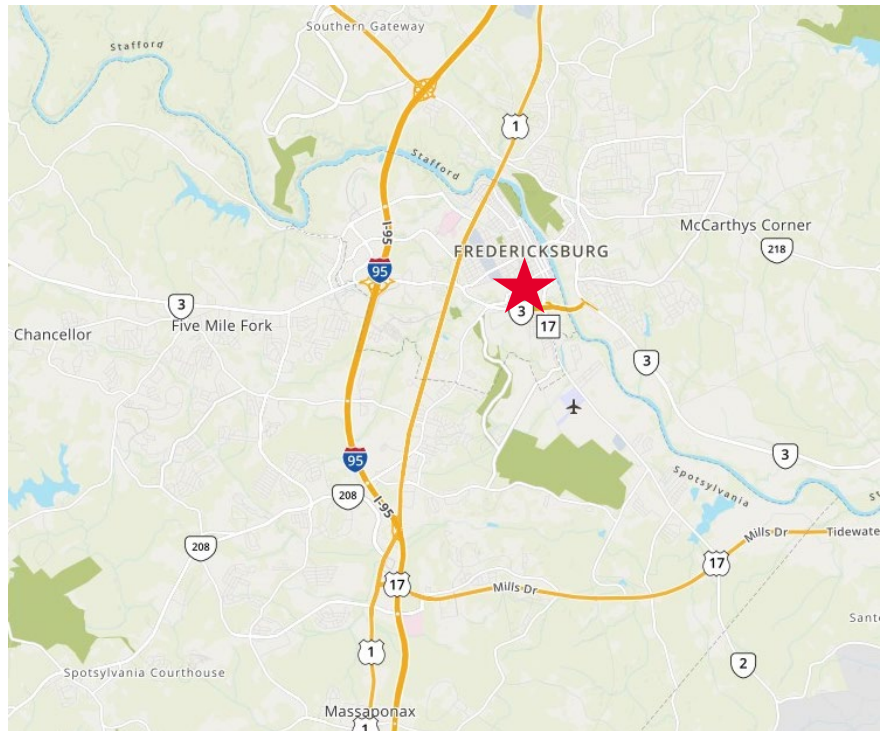




Property Features

- 10 Acres; can be subdivided
- Utilities available
- 900 linear square feet of road frontage on Route 3
- Zoned I2
- Located off Route 3 in the Battlefield Industrial Park
- Conveniently situated about three miles from Interstate 95 at Exit 130



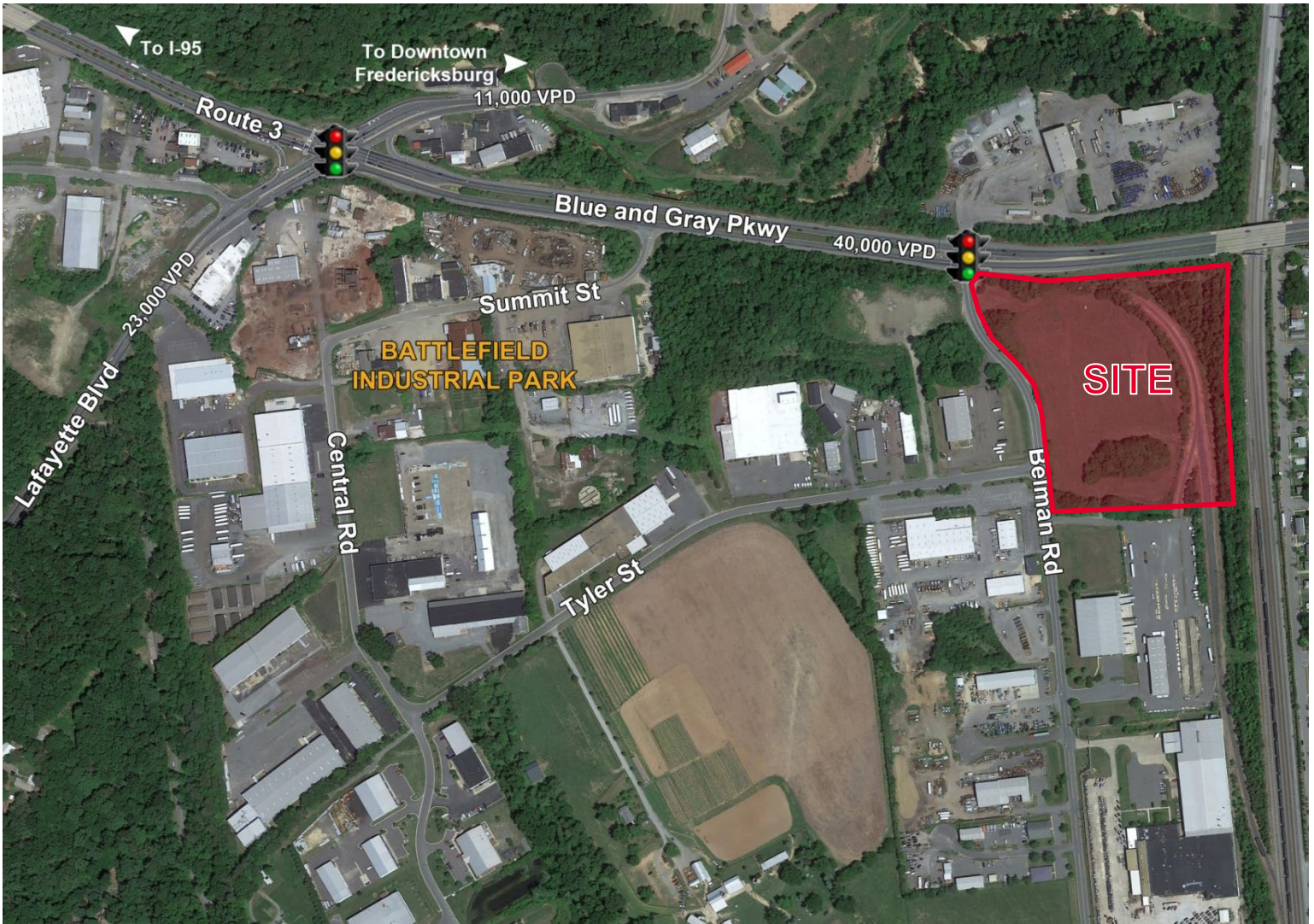
Specifications

Total Size	10 Acres
Asking Price	\$4,995,000
Timing	Available immediately

For more information, contact:

VIRGIL NELSON, CCIM
 540 322 4150
 virgil.nelson@thalhimer.com

Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com



- BATTLEFIELD INDUSTRIAL PARK is HUBZone qualified
- It is home to over 60 businesses within 300 acres
- A very convenient industrial area close to downtown Fredericksburg, just off Route 3

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

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