

**FOR LEASE OR SALE**

**110 Juliad Court**

Fredericksburg, VA 22406



**2,500 – 30,000 SF AVAILABLE**

**JAMIE SCULLY, CCIM**

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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

1125 Emancipation Hwy. | Suite 350

Fredericksburg, VA 22401 [www.thalhimer.com](http://www.thalhimer.com)

**Flex / Office Building**

# PROPERTY HIGHLIGHTS



Office to Flex  
Conversions



## FEATURES

- Zoned M1
- Fully-conditioned space with 18' ceilings
- 12' x 14' Roll-up doors to be added
- Excess parking available
- Façade signage opportunities
- Just off International Pkwy. & Rt. 17 (Warrenton Rd.)
- Easy access to I-95 at Exit 133B



2,500 – 30,000 SF  
AVAILABILITY



3 – PHASE POWER  
ELECTRIC



\$12.00 PSF NNN  
LEASE RATE (NNN is estimated to be \$4.00 in 2024)



\$3,900,000  
ASKING PRICE

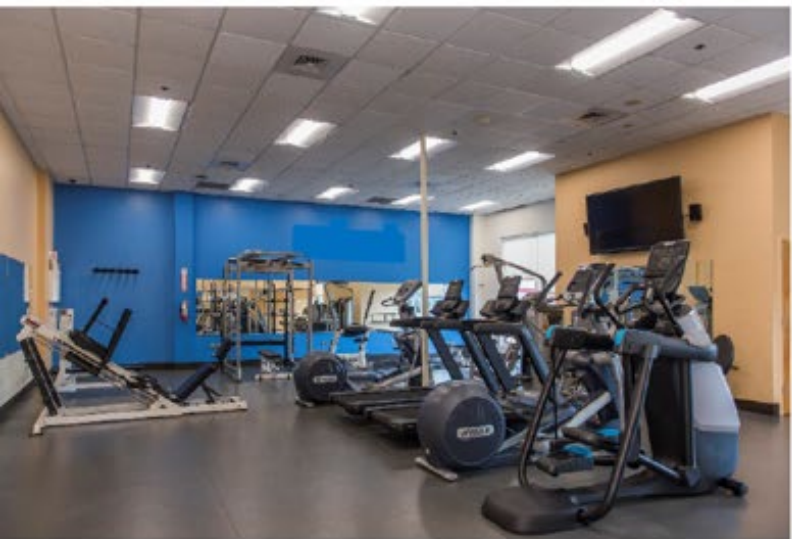


6.73 / 1,000 (202 SPACES)  
PARKING

# FLOOR PLAN



# PROPERTY PHOTOGRAPHY



Move-In Ready with  
Great Amenities!

# PROPERTY AERIAL



GEICO

Dominion Energy

110 JULIAD CT.

Chick-fil-A

SONIC

17

LOWE'S

Dominion Energy

Wawa

PIZZA PAPA JOHN'S  
FIVE GUYS  
BURGERS and FRIES  
FITNESS1440

El Jimador  
Starbucks  
Giant  
KUMON

INSURANCE AUTO AUCTION

ROYAL FARMS

7-ELEVEN

BOB'S PLACE

CELEBRATE VIRGINIA PKWY.

COMMERCE PKWY.

POWELL LN.

WARRENTON RD.

PLANTATION DR.

SWITEN CIR.

17

RT 17 COMMUTER LOT PARK N RIDE

FALLS RUN DR.

MAPCO

Waffle House

MCLANE

Holiday Inn Express & Suites

Hardee's

Wawa

DUNKIN' DONUTS

IHOP

CARTER'S CROSSING

Polaris PET SMART

TARGET PARIS NAILS

ANYTIME FITNESS

S GATEWAY DR.

MANHEIM

ENGLAND RUN NORTH APTS

FALLS RUN COMMUNITY

VILLAGE AT ENGLAND RUN

SHOPS @ ENGLAND RUN

BIG LOTS! Goodwill RAPPANNOCK

CHIN & WONG CHINESE RESTAURANT PAWN

TACO BELL PANCHO VILLA MEXICAN RESTAURANTS BURGER KING

Freddy's STEAKBURGERS

POHANKA Honda Of Fredericksburg

Panera BREAD CHIPOTLE MEXICAN GRILL

95

EXIT 133



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