

FOR LEASE

McK Business Park

3010 Mine Road / Fredericksburg, VA. 22408



**CUSHMAN &
WAKEFIELD**

THALHIMER

VIRGIL NELSON, CCIM

Senior Vice President

540 322 4150

virgil.nelson@thalhimer.com

WILSON GREENLAW, CCIM, SIOR

First Vice President

540 322 4156

wilson.greenlaw@thalhimer.com

Industrial Available

15,000 – 135,000 SF

PROPERTY HIGHLIGHTS

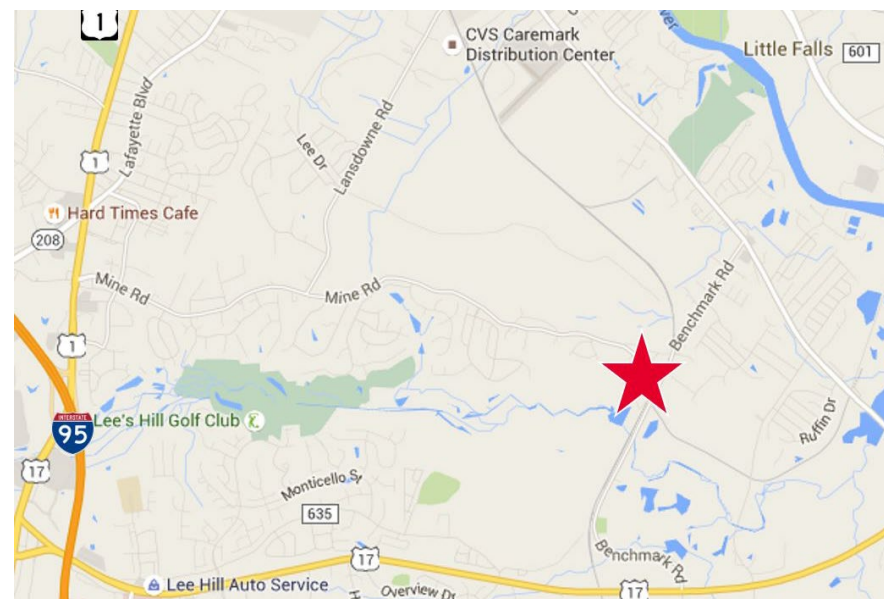


PROPERTY FEATURES

- Total SF available: 135,000 SF
- Multiple configurations available from 14,400 to 135,000 SF
- Units available with docks and drive-in doors
- Outdoor storage available
- Zoned I2 heavy industrial
- Access to I-95 and Route 301

CURRENT AVAILABILITIES

Unit	SF	Lease Rate	Timing
B	32,000	\$6.95 PSF NNN (\$0.80)	Now
C	14,400	\$6.95 PSF NNN (\$0.80)	Now
F	24,000	\$6.95 PSF NNN (\$0.80)	Aug. 2025
G	45,000	\$6.95 PSF NNN (\$0.80)	Oct. 2024
H	44,650	\$6.95 PSF NNN (\$0.80)	Jun. 2024



PROPERTY SITE PLAN

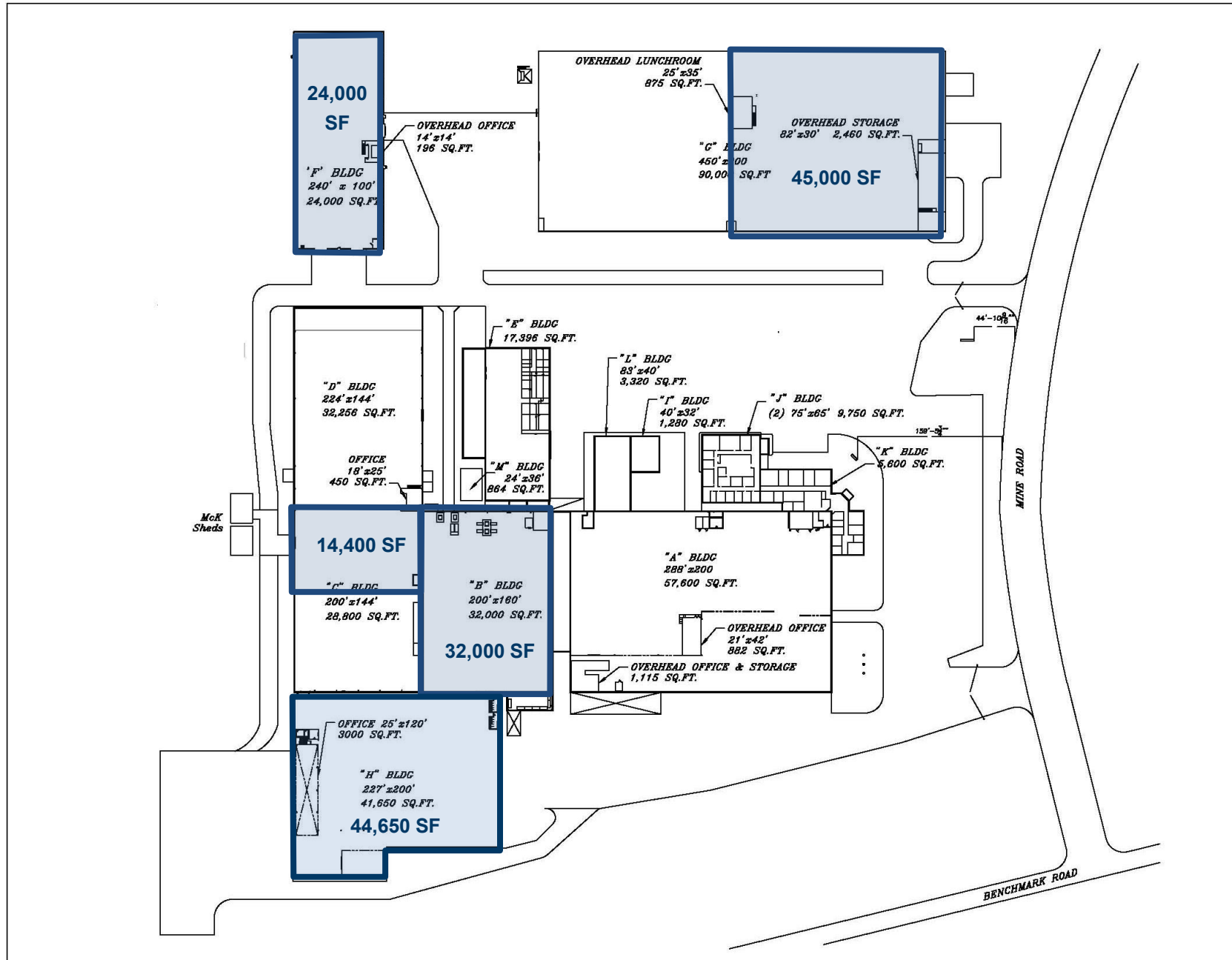
Spaces range from manufacturing to distribution to shop. NNN = \$0.80 PSF. Additional acreage available on-site. Located at the intersection of Benchmark Road and Mine Road, it is convenient to the Route 2 corridor, Lee's Hill and Massaponax. McK Business Park also provides excellent access to I-95 and 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	2	19'	3	1,800	32,000	0	1970
BUILDING C 3004 Mine Road	14,400 SF	0	24'	1	1,200	14,400 (Storage Only)	0	1969
BUILDING F 3006 Mine Road	24,000 SF	1	24'	3	1,600	24,000	196	1978/ 1990
BUILDING G 3018 Mine Road	45,000 SF	2	24'	1	4,000	45,000	0	1978
BUILDING H 3000 Mine Road	44,650 SF	11	28'	0	800	41,650	3,000	1987

*Additional options may be available; Inquire with broker

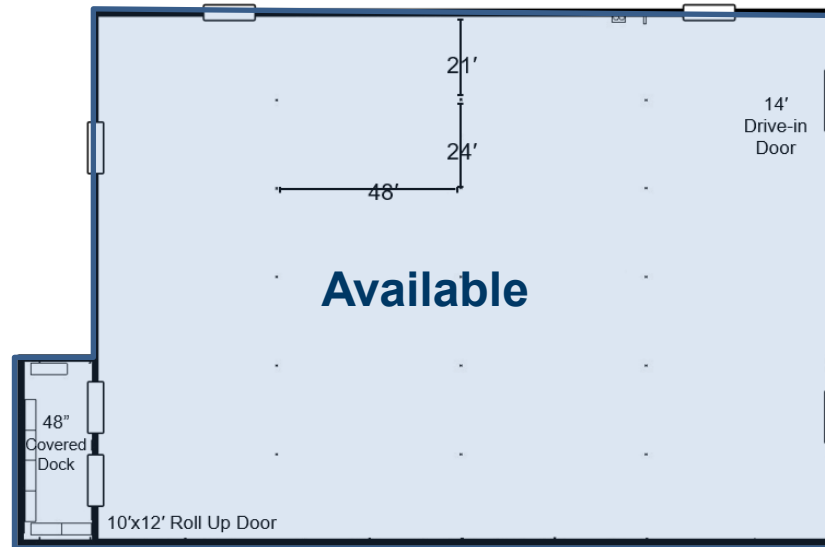
FLOOR PLANS



FLOOR PLANS

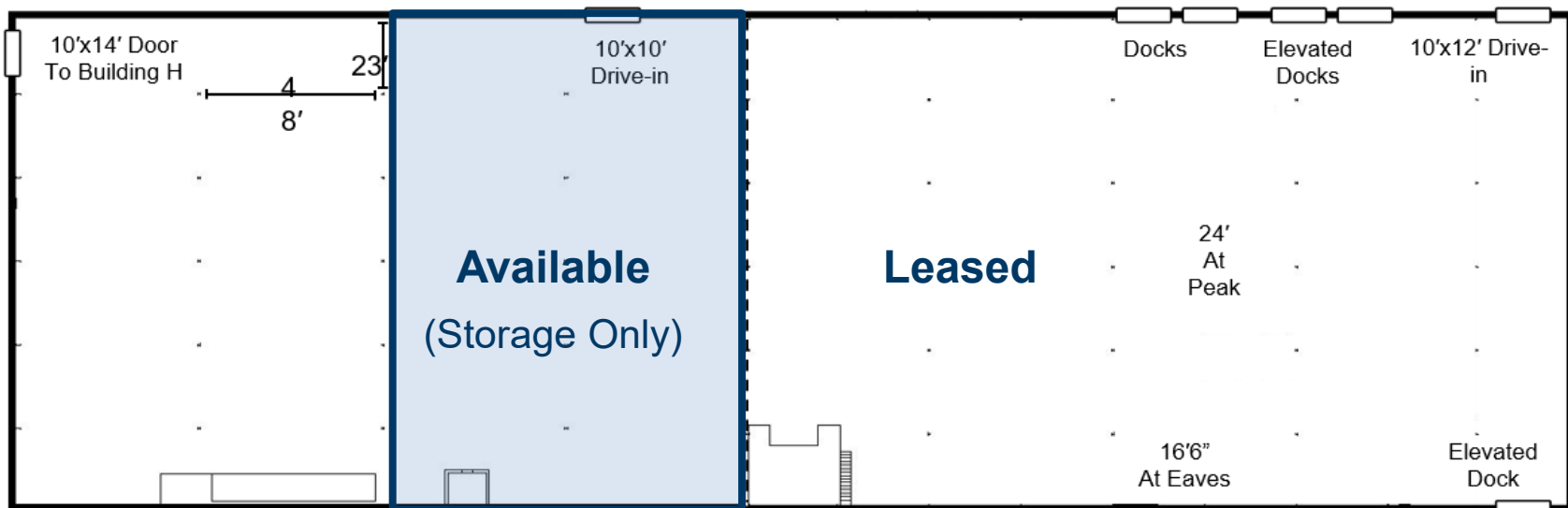
Building B

32,000 SF
19' Clear



Building C

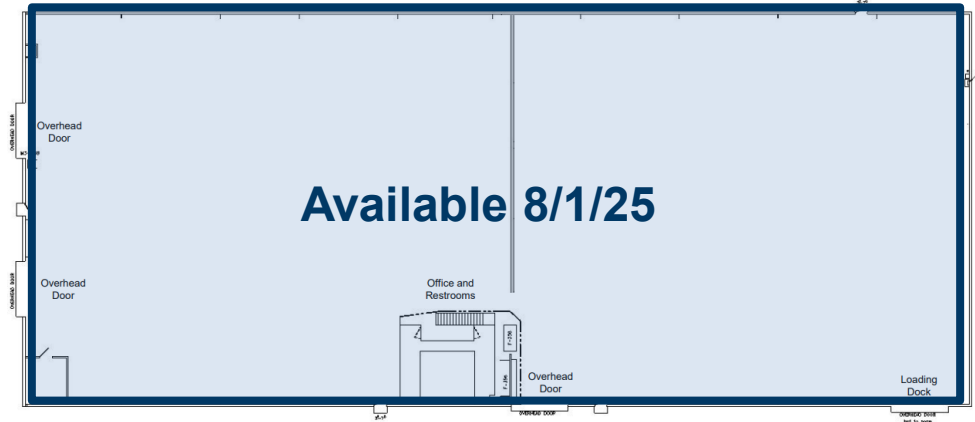
14,400 SF
24' Clear



FLOOR PLANS

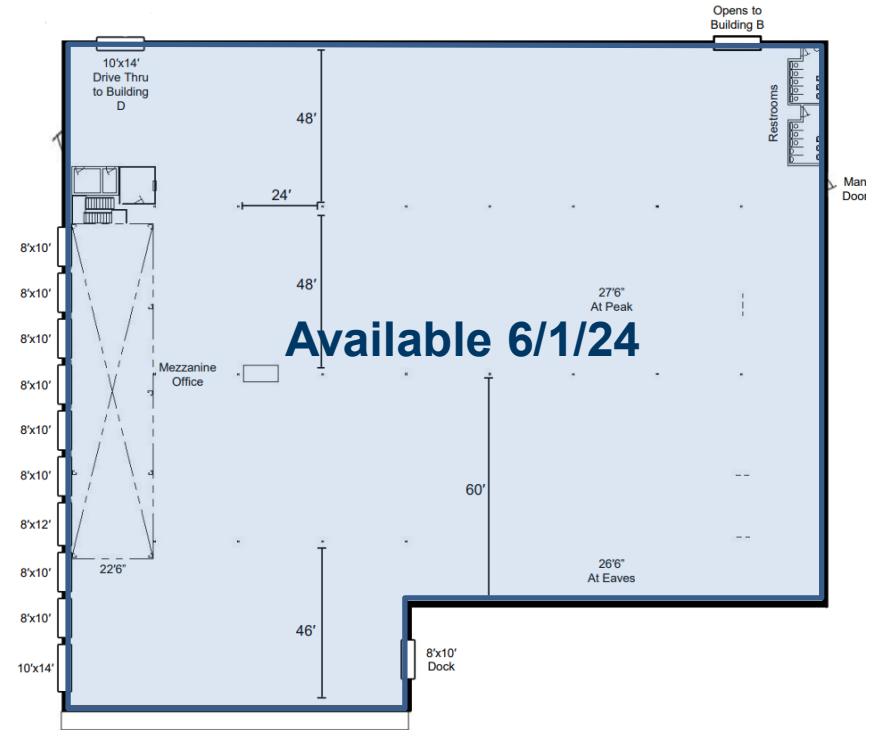
Building F

24,000 SF
24' Clear



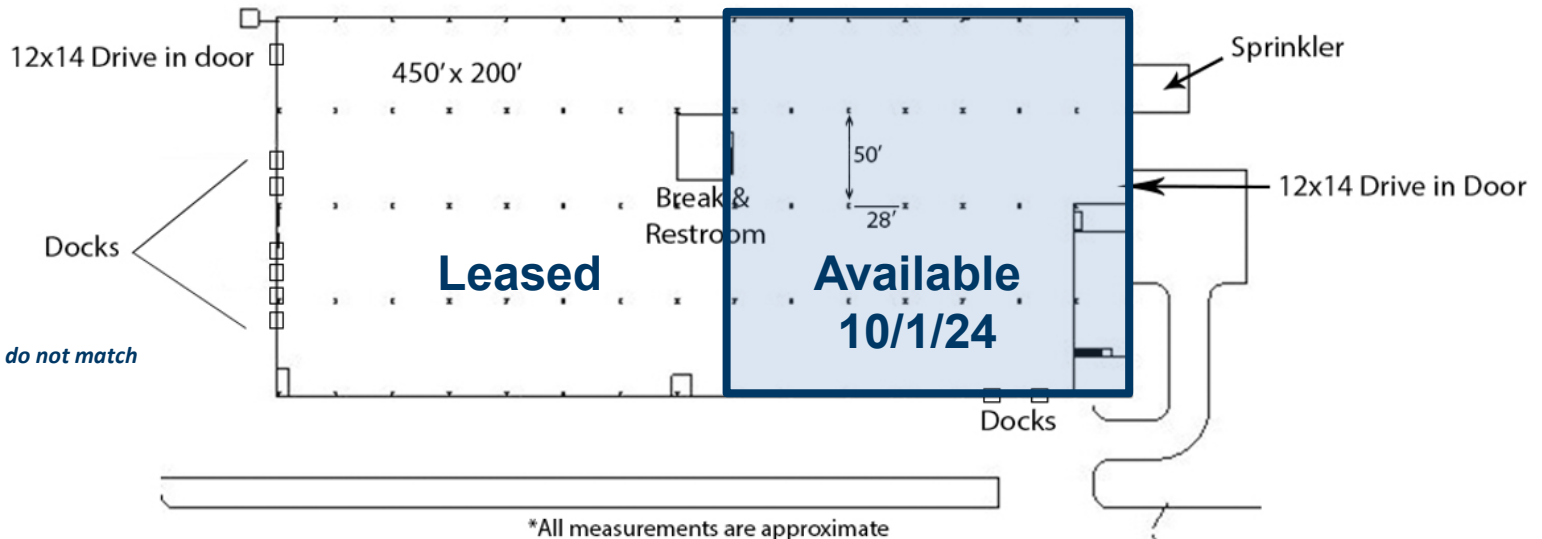
Building H

44,650 SF
28' Clear



Building G

45,000 SF
24' Clear



PROPERTY AERIAL MAP



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virgil.nelson@thalhimer.com

WILSON GREENLAW, CCIM, SIOR
First Vice President
540 322 4156
wilson.greenlaw@thalhimer.com

1125 Emancipation Hwy. Suite 350
Fredericksburg, VA 22401
www.thalhimer.com

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