

FOR LEASE

3508 Shannon Park Drive

Fredericksburg, VA 22408



THALHIMER



SPECIFICATIONS

UNIT 106: 1,500 SF

| | |
|---|---------------------------------|
| \$1,975 /Month LEASE RATE | 208 Three Phase POWER |
| 10'x12' Grade Level DRIVE-IN DOOR | 16' CEILING HEIGHT |
| 12 Heavy Industrial ZONING | Immediately TIMING |

PROPERTY FEATURES

- Fully conditioned
- Hard to find small flex office
- Roll up door, small office, restroom, and warehouse
- Great location, convenient to South Stafford, Spotsylvania, and City of Fredericksburg
- Well kept, clean property

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PROPERTY AERIAL MAP



FLOOR PLAN

Suite 106

30'

Conditioned Warehouse

50'

Office

Roll Up Door

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