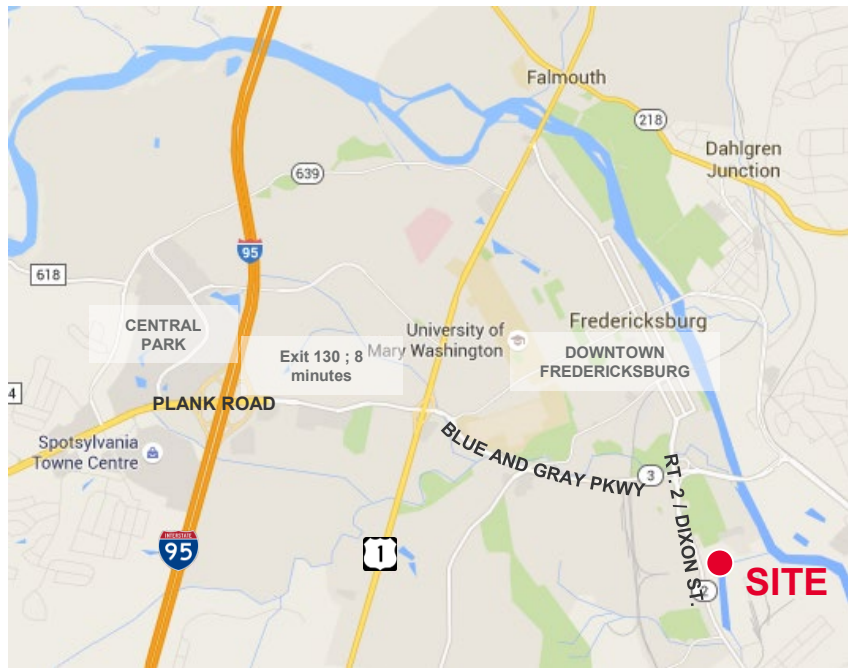




**GREAT FLEX FOR \$10 PSF!**

**Property Features**

- One space available; Suite 505
- Hi-ceiling flex with 24' clear and docks
- Attractive brick exterior with high interior ceilings
- Excellent location accessible from all major Fredericksburg corridors
- 8 minutes from exit 130 and 5 minutes from downtown Fredericksburg

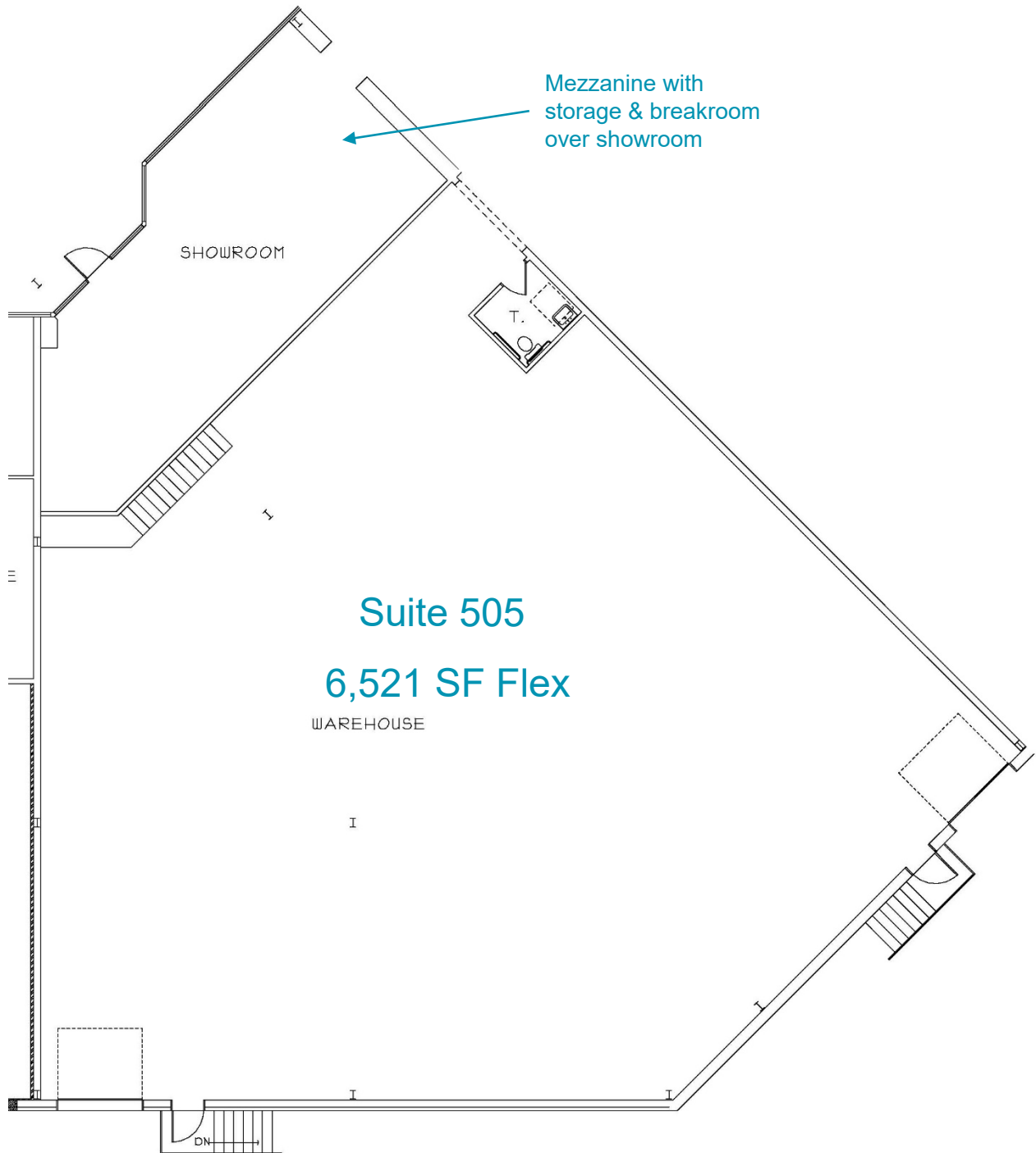


Specifications		
Available SF	505:	6,521 SF – Hi-Bay Flex w/ Docks
Lease Rate (NNN)	505:	\$10.00 PSF Flex/ Warehouse
NNN Fees		\$1.50 PSF
Zoning		O2

For more information, contact:

**WILSON GREENLAW, CCIM**  
 540 322 4156  
 wilson.greenlaw@thalhimer.com

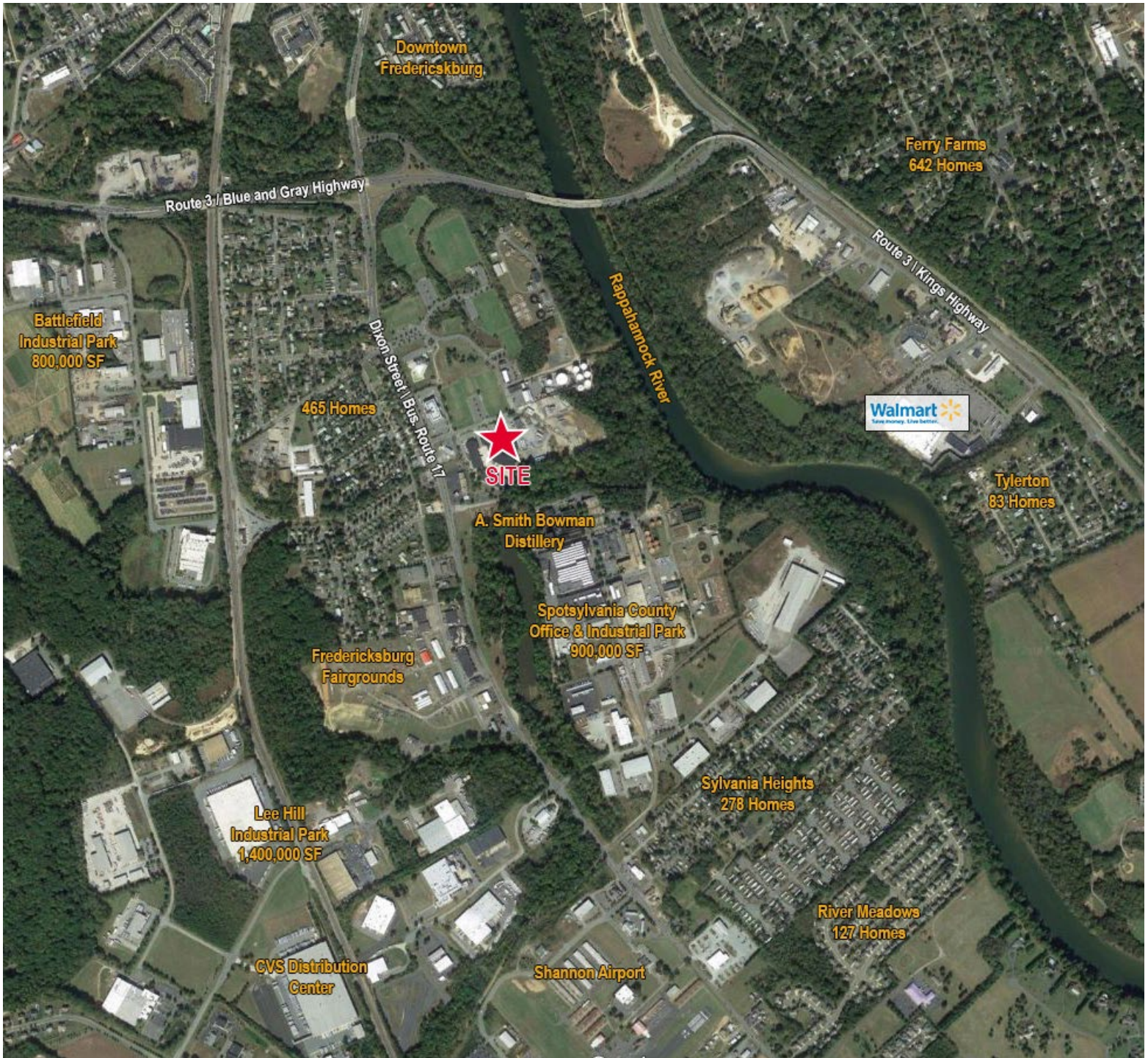
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 www.thalhimer.com



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