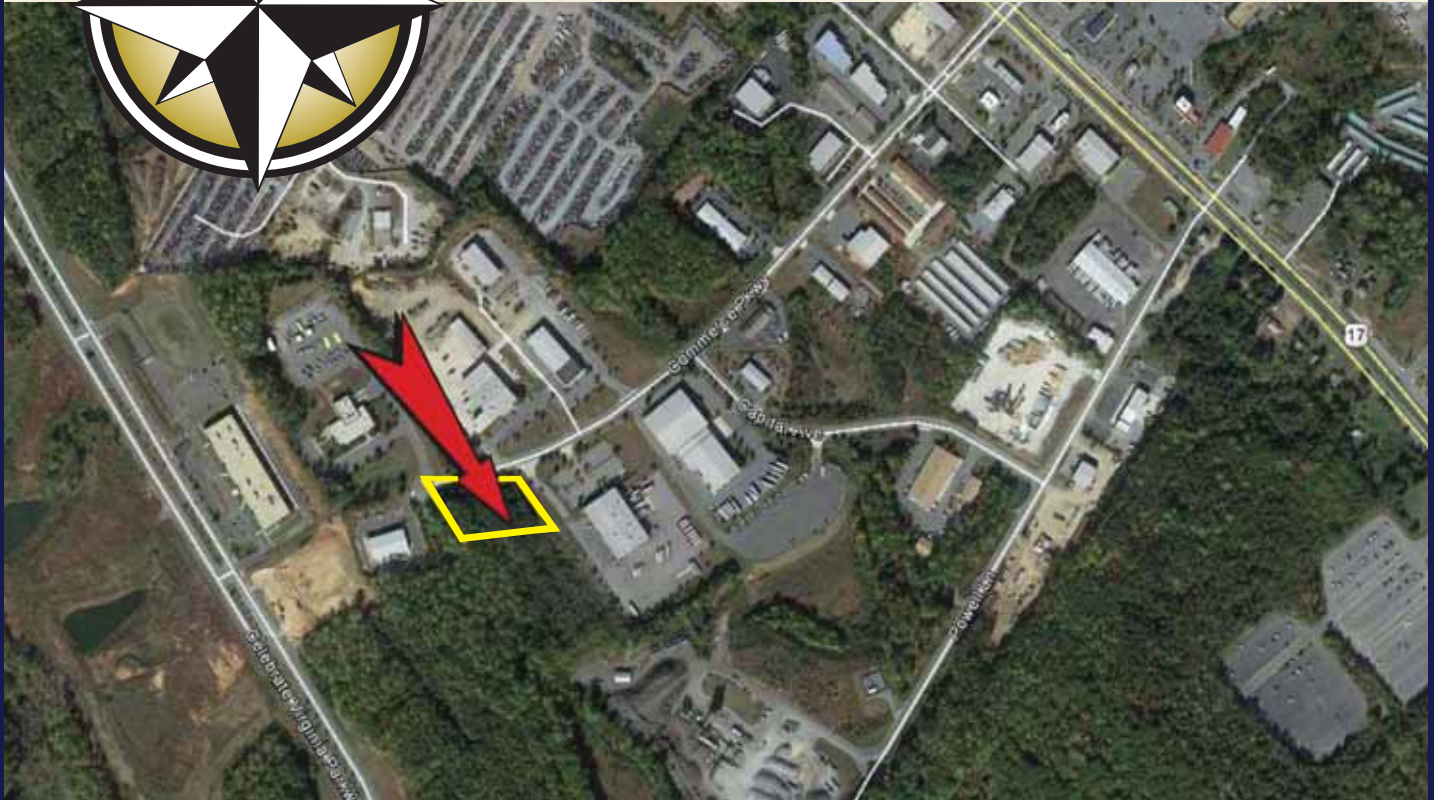




Heritage Commerce Park

63 Commerce Parkway, Fredericksburg, VA 22406

Industrial Land for Sale



Presented by:

David K. Blackwood

Blackwood Real Estate, Inc.

Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

10950 Pierson Drive, Suite 600 • Fredericksburg, Virginia 22408

(540) 710-8800 Phone • (540) 710-6743 Fax

david@blackwoodrealestate.com

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Heritage Commerce Park

63 Commerce Parkway, Fredericksburg, VA 22406

Industrial Land For Sale

Project: Heritage Commerce Park is a mixed use industrial park. Uses range from sales and service, manufacturing and distribution to warehouses.

Location: Heritage Commerce Park is located on the south side of Route 17, approximately 1.1 miles west of the intersection of Route 17 and Interstate 95 in south Stafford County. The property is located in the Falmouth Magisterial District next to the Coca-Cola distribution facility and across the street from Carter CAT (Caterpillar Dealer).

Property: The property comprises 1.97 acres of Industrial land that is zoned M-1 (Industrial). The M-1 zone is a general industrial zone, which has a wide range of permitted uses. This property has approximately 260 feet of frontage along Commerce Parkway.

Use: This property is well suited for warehouse and distribution as well as small warehouses for lease or sale.

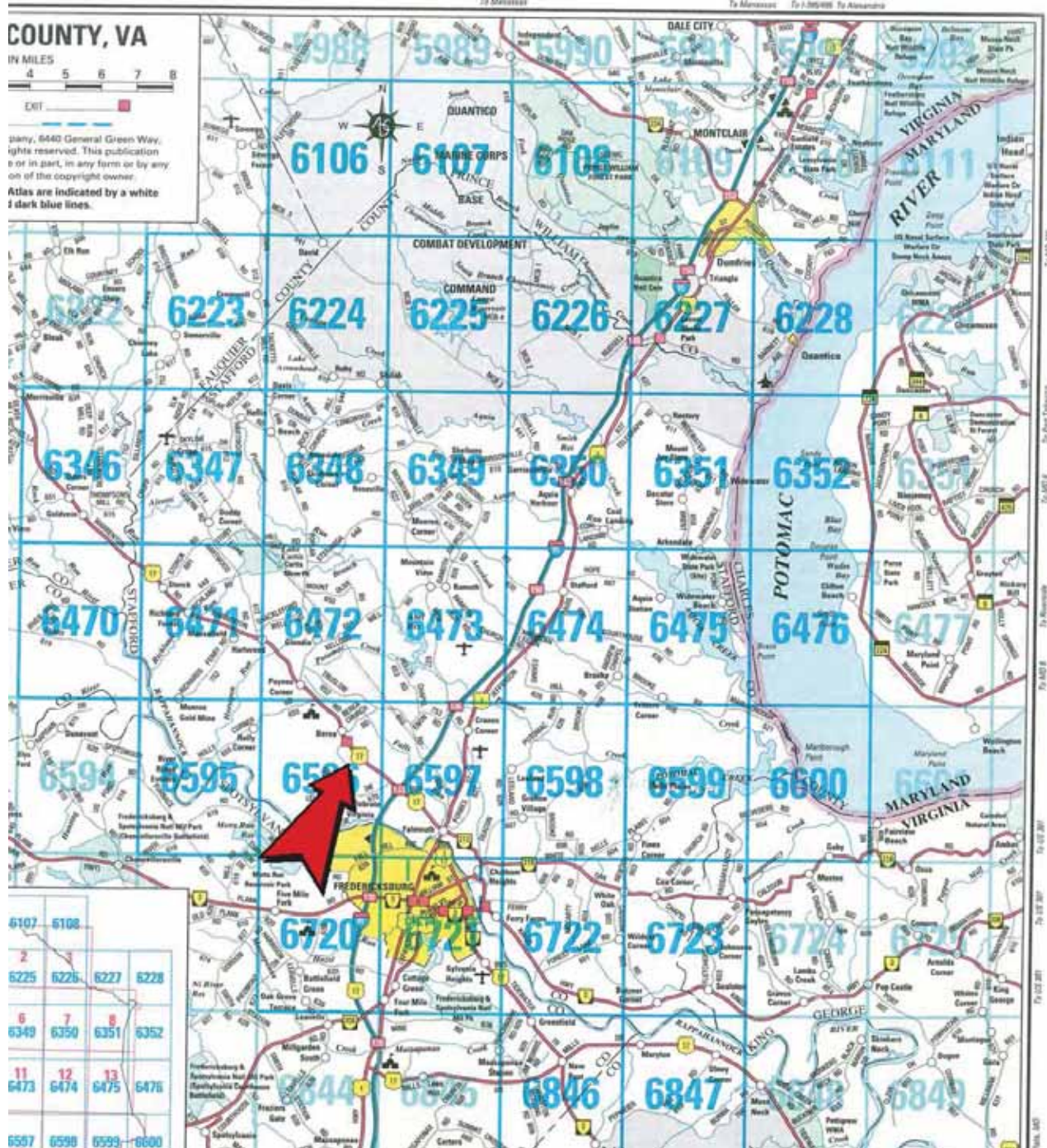
Price: The land is priced at \$700,000.00. Price includes the engineering, using seller's engineer, and seller will grade the site to purchaser's site plan.

Terms: Cash

Utilities: All utilities can be made available to the site including natural gas.

Map Location

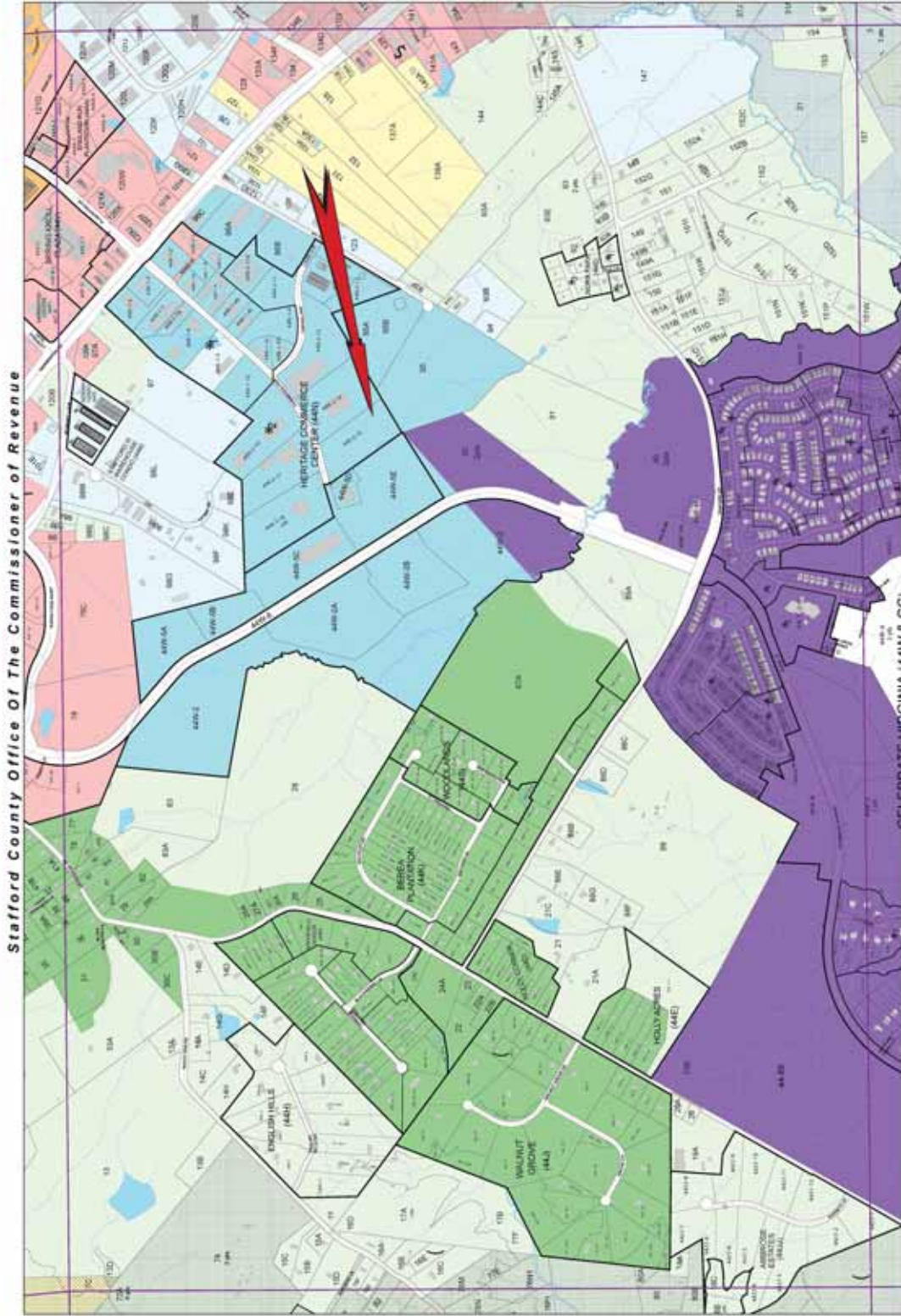
Contents and Key to Abbreviations. Take a few minutes to familiarize yourself with this time-saving information.



Map Location



Tax Map



Stafford County Office Of The Commissioner of Revenue



Tax Map 44South

STAFFORD COUNTY, GEORGIA
 THE COMMISSIONER OF REVENUE
 1000 W. STATE STREET, SUITE 100
 STAFFORD, GEORGIA 30282
 (770) 336-2200
 WWW.STAFFORDCOUNTYGA.GOV

- Zoning**
- 41 Single-Family Detached
 - 42 Single-Family Detached
 - 43 Single-Family Detached
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- Other Symbols**
- 101 Water
 - 102 Wetlands
 - 103 Flood Hazard
 - 104 Flood Hazard
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 - 200 Flood Hazard

1:4,800
 Only used for 44S and 44N zones
 Other zones are 2428 symbols



Tax Map 44South

Aerial Map Location



Plat Map

PLAT BOOK 34 PAGE 185

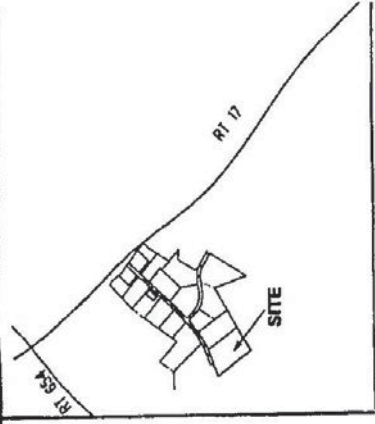
COLUMBIA GAS
LOT 18
TAX MAP 44, PARCEL 96D
#980018473
PB 32, PG 108
10.0000 ACRES

PHASE 11
PB 21, PG 18-23

EXISTING TEMPORARY
TURNAROUND EASEMENT
PB 21, PG 25

EXISTING WATER
EASEMENT
PB 21, PG 25

EXISTING 20' TURNAROUND
EASEMENT
PB 32, PG 108



COCCA-COLA ENTERPRISES, INC.
TAX MAP 44N-2-14A
LOT 14A
980025627
PB 32, PG 247

MULBERRY CORPORATION
TAX MAP 44N-2-15
LOT 15A
3.7374 ACRES
ZONED: M-2
DB 1153, PG 659
PB 32, PG 247

LOT 15A-1
6.1678 ACRES

2.4304 ACRES
OUT OF TAX MAP 44A, PARCEL 96
ZONED: M-2

MULBERRY CORPORATION
TAX MAP 44, PARCEL 96
#980018473
DB 1153, PG 659

124.9796 ACRES (RESIDUE AFTER BOUNDARY LINE ADJUSTMENT)

JK. STONE CORPORATION
TAX MAP 44, PARCEL 95
#980018475
DB 1153, PG 659
PB 32, PG 247

SUBDIVIDERS & OWNERS ADDRESS
MULBERRY CORPORATION
C/O WACHOVIA BANK
CREO MANAGEMENT GROUP
1401 MAIN STREET, SUITE 342

CERTIFICATE OF TITLE

...PROVE THAT HEREBY CORPORATION ADMITS TITLE TO



