



Four Mile Fork Business Center

4735 Jefferson Davis Hwy. • Fredericksburg, VA
FOR LEASE



Presented by:

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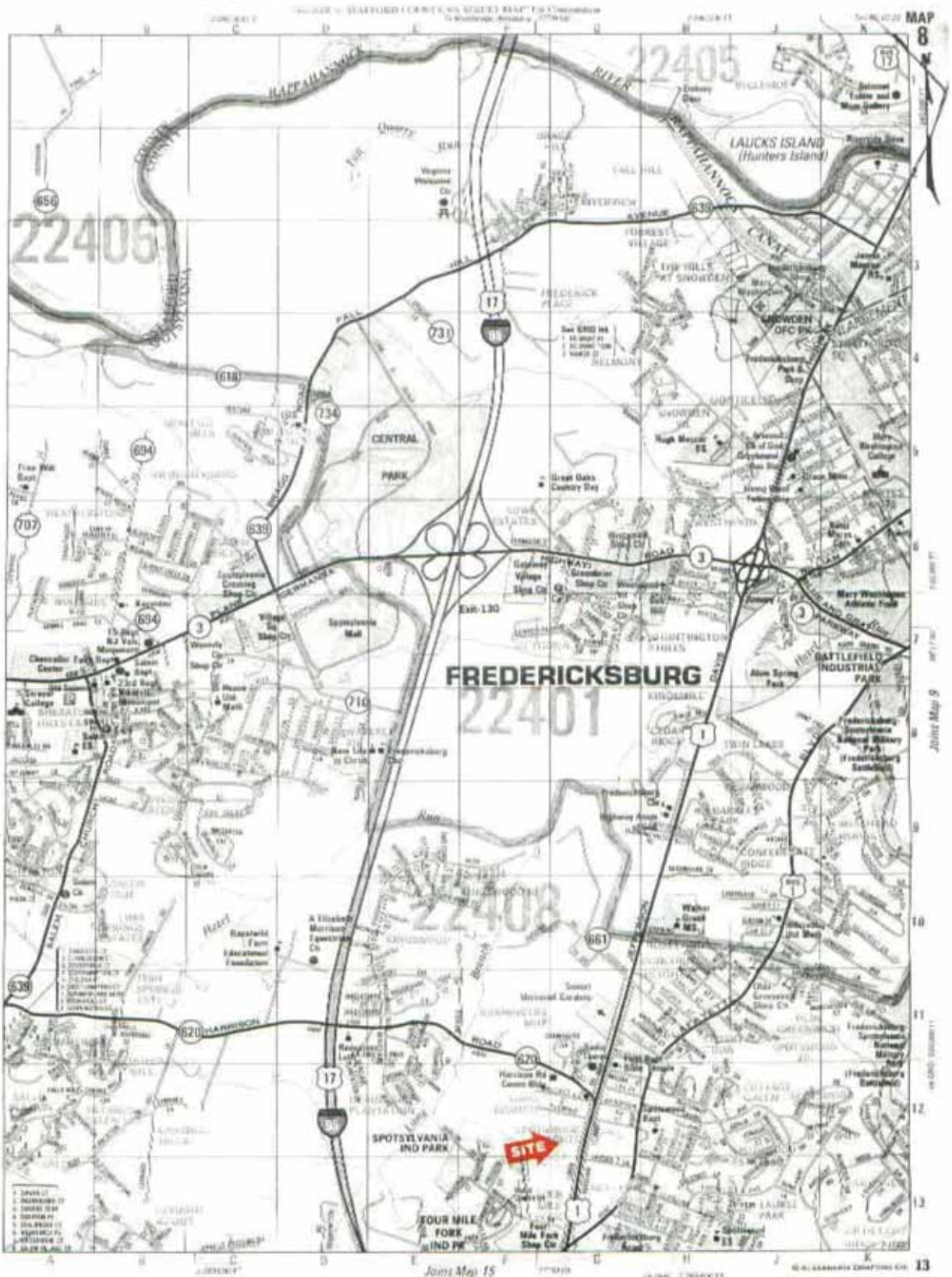
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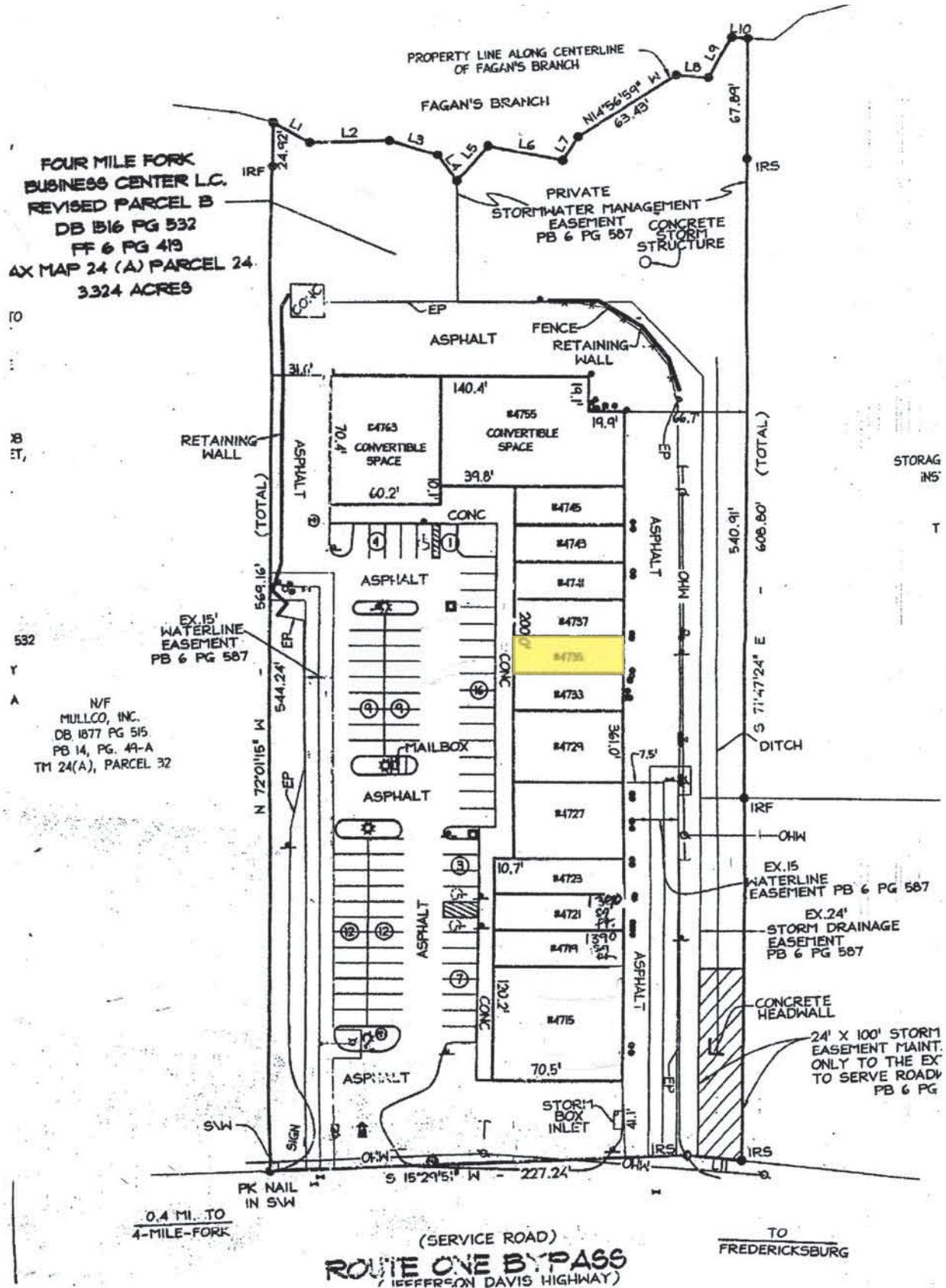
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- Project:** Four Mile Fork Business Center is a mixed-use retail/commercial flex building. Uses for this project includes retail, retail showroom, warehouse and office.
- Location:** This property is well located on the west side of Route One at its intersection with Lassen Lane in Spotsylvania County. The property fronts on the Route One service lane providing good visibility and customer convenience.
- Traffic Count:** 28,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count - 2017.
- Property:** Unit 4735 consists of 1,200 square of space and has standard building improvements. Standard building improvements include 16' clear span, steel construction with masonry, store front glass, metal roof, automatic sprinklers system, heat pumps in office/retail area, gas heat in storage/warehouse area, rear loading area with 10' overhead drive through doors and ample parking. A typical 1,200 square foot unit is divided into 340 square feet of office at the front with the balance of the space in warehouse. The office space has 8' drop ceilings with AC and heat. One unisex bathroom is provided for each unit.
- Timing:** 4735 is available April 1, 2020.
- Terms:** 1,200 square foot unit is \$1,200.00 a month NNN, plus monthly taxes, and condo fee.
Real estate taxes are approximately \$110.00 per month. These figures are based on tax records. Condominium dues are \$168.44 per month.
- Utilities:** All utilities are available to the space including natural gas.

Area Map



Unit Location



Exterior Photos

