



# 19 Baron Park Road For Lease



*Presented by:*

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# 19 Baron Park Road For Lease

**Project:** Baron Industrial Park is an industrial development of industrial warehouse and flex buildings. Uses range from warehouse, manufacturing to office, and showroom.

**Location:** 19 Baron Park Road is located on the south side of White Oak Road approximately 1/4 mile east of the intersection of Cool Springs Road and White Oak Road in south Stafford County.

**Property:** The property, which is near the entrance to the Industrial Park, is a 14,400 square foot flex building sitting on 1.126 acres of land. The building is divided into three units. The property is zoned (M-1) Industrial, which is a general industrial zoning that has a wide range of permitted uses.

**Zoning:** M-1 Industrial

**Unit 101:** 4,200 square feet of flex space with the building fronting on Baron Park Road. The space is comprised of one 14' x 14' office together with one ADA compliant bathroom and a second bathroom roughed-in. The Shop space has one pedestrian door and one 10' x 14' roll up door. The entire space is heated with gas fired down draft heaters, three phase electric, ceiling height is sloping 24' to 22' front to back.

**Unit 103:** 4,200 square feet of flex space with the building fronting on Baron Park Road. The space is comprised of one 14' x 14' office together with two ADA compliant bathrooms. The Shop space has one pedestrian door and one 10' x 14' roll up door. The entire space is climate controlled, and it has three phase electric. The shop ceiling height is sloping 24' to 22' clear front to back.

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**Unit 105:** 7,100 square feet of flex space that fronts on Baron Park Road. It is comprised of 3,800 feet of Office space and 3,300 square feet of shop floor. Office is comprised of a reception area, one breakroom and six offices including an executive office with its own bathroom and shower. There are two bathrooms on the first floor, one for the shop and the other for the office. Shop space has two pedestrian doors and two 10' x 14' foot roll up doors. The office space is climate controlled and the shop space is heated with a gas fired down draft heater.

- Unit 105  
List of  
Features:**
- 3,800 feet of office plus mezzanine
  - Six offices
  - Breakroom
  - Reception area
  - Climate controlled office space
  - Three bathrooms, one for shop and two for the office
  - Ceiling is sloping 24' to 22' foot clear front to back
  - 3 phase electric

**Lease Rate:** \$7.00 per square foot

**Lease Terms:** A minimum of three (3) year.

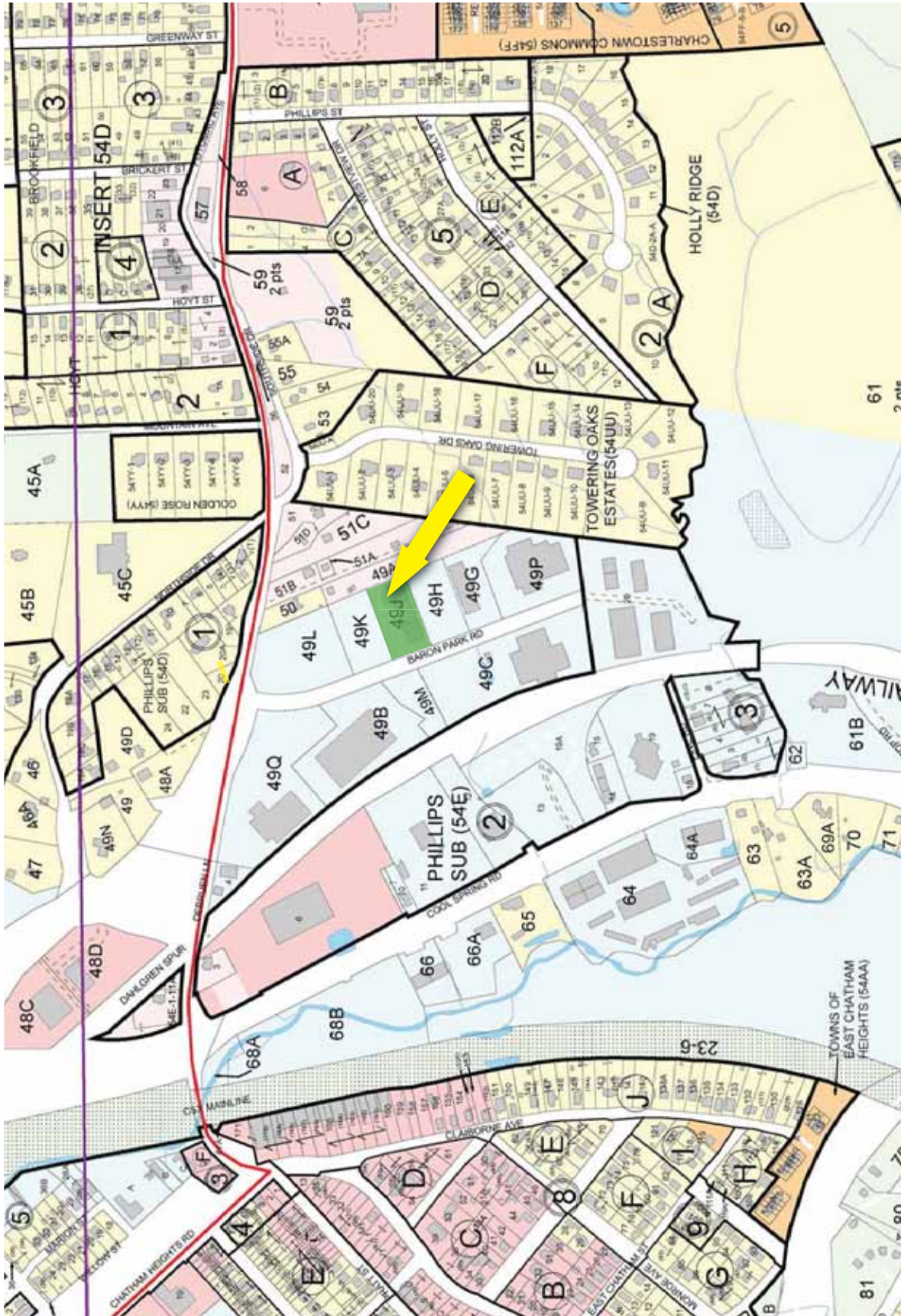
**Deposit:** Depending on tenant's financial strength. Minimum deposit is one (1) month's rent.

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

# Area Map



# Stafford County Tax Map





## Unit 101 Interior Photos



## Unit 103 Interior Photos



# Unit 105 Interior Photos





# Exterior Photos

