

FOR SUBLEASE

11903 Gin Alley

Fredericksburg, VA



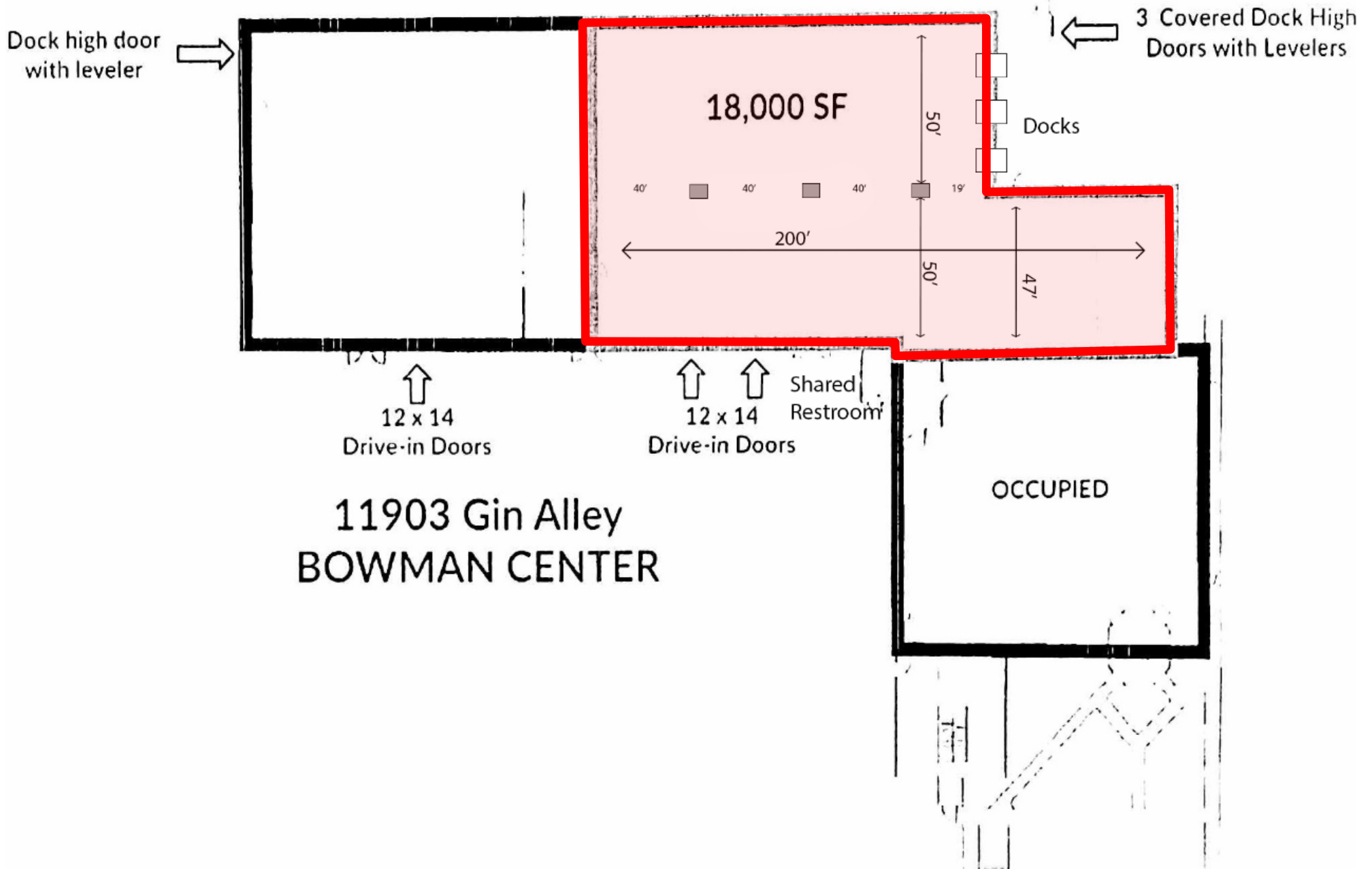
SPECIFICATIONS

\$9.00 LEASE RATE	18,000 SF SPACE AVAILABLE	2 DRIVE-IN DOORS
AVAILABLE IMMEDIATELY TIMING		3 COVERED DOCKS W/ LEVELERS

PROPERTY FEATURES

- Located at Spotsylvania County Office and Industrial Park
- Power is 1,200 amps / 3 Phase
- 27' Clear with 29' to beams
- Sublease through June 30, 2024
- CAM & NNN included in rent

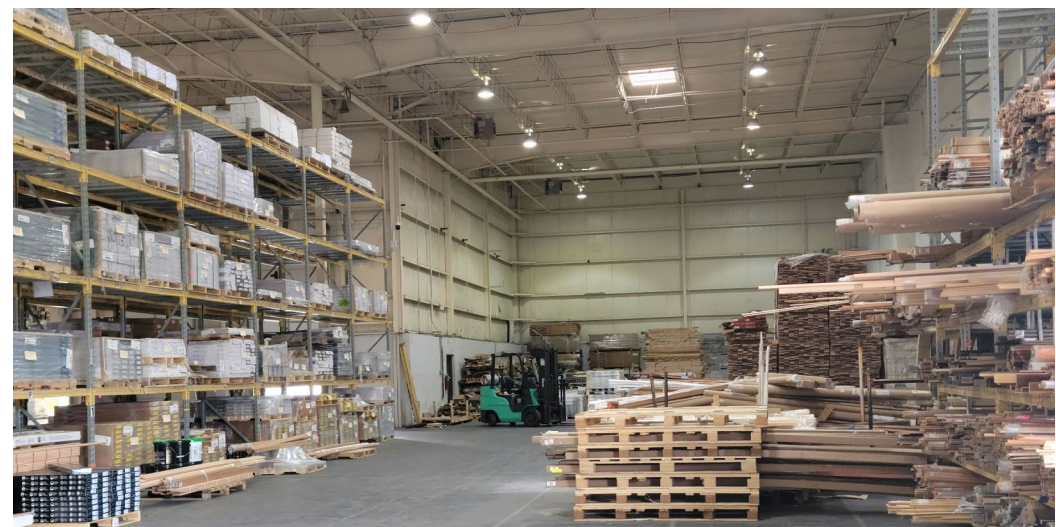
FLOOR PLANS



PROPERTY PHOTOGRAPHY



Hard to Find Hi Bay Space



PROPERTY AERIAL MAP



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