

3591 for lease: 45,000 SF INDUSTRIAL IN GREATER FREDERICKSBURG, VA
lee hill drive



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OVERVIEW

3591 Lee Hill Drive is a freestanding industrial building with space for lease in a well-established business park. The building has appx 45,000 SF available for lease. The vacancy has a large warehouse, mezzanine level office space and 4 loading dock doors.

The property is located off Tidewater Trail/Route 2 just 1.6 miles from Plank Road. Only 4 miles to Interstate 95 via Exit 130.



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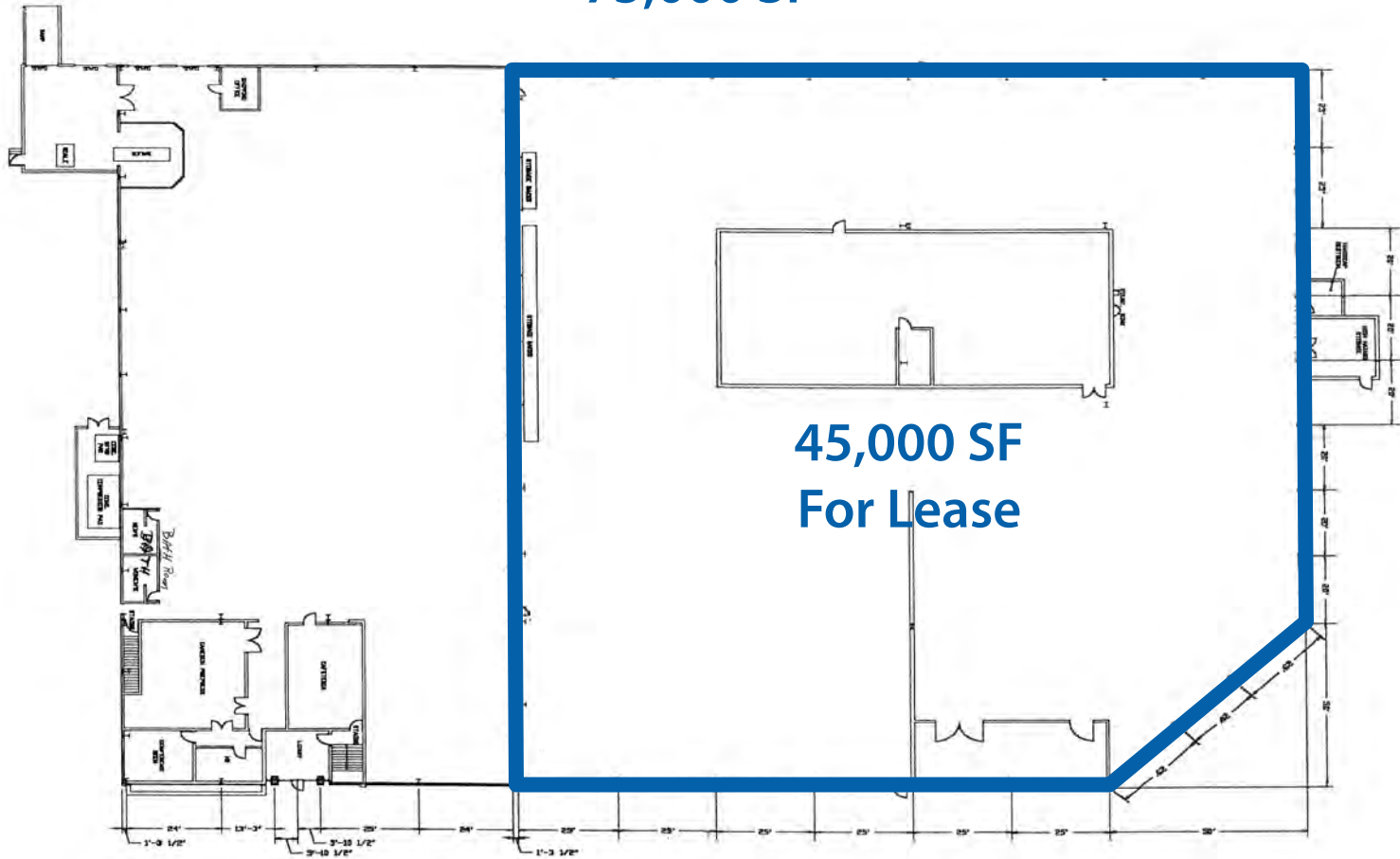
HIGHLIGHTS

- » 75,000 SF Industrial Building, 45,000 SF for Lease
- » Asking Rent: \$6/SF NNN
- » 4 Loading docks
- » Located off Tidewater Trail/Route 2
- » Just 1.6 miles from Plank Road
- » Approximately 4 Miles to Interstate 95 via Exit 130



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FLOOR PLAN
75,000 SF



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AERIAL

