

**NOW
AVAILABLE
FOR LEASE**



Blackwood Real Estate, Inc.
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BARON INDUSTRIAL PARK

19 Baron Park Road, Unit 101

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Fredericksburg, Virginia
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1,826 SF of Office Space

**AVAILABLE FOR
IMMEDIATE OCCUPANCY**

Notice of Disclaimer

The following information has been obtained from sources deemed to be reliable. No representation is made as to the accuracy of the information, and is submitted subject to changes of price information, prior sale, or withdrawal without notice. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchaser's investigations.

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.

Lease Rate: \$12.00 per square foot NNN or \$4,200.00 per month NNN.

**Taxes,
Insurance**

& CAM: \$1.20 per square foot. or \$420.00 per month.

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

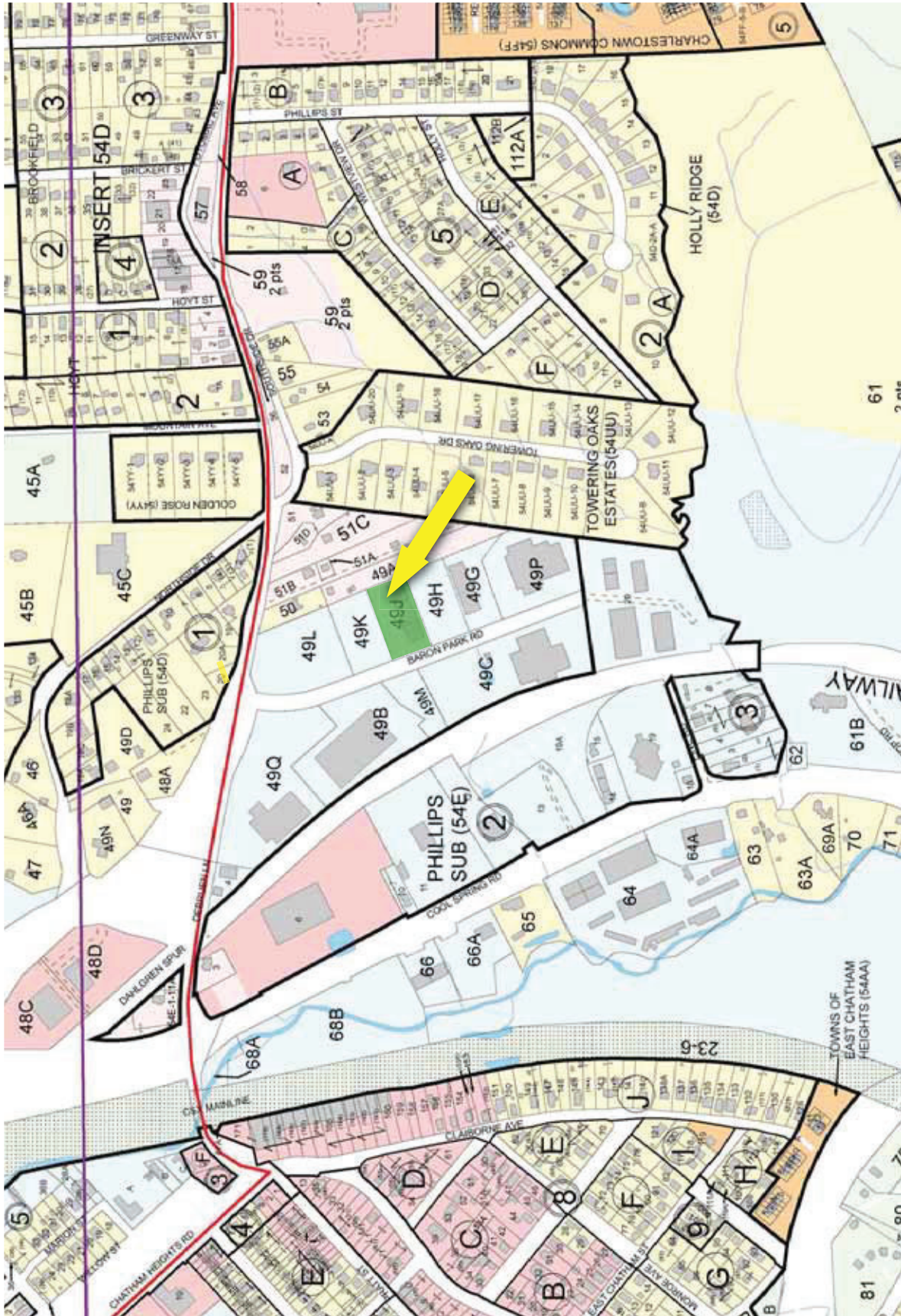
Deposit: Depending on tenant's financial strength. Minimum deposit is one (1) month's rent.

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

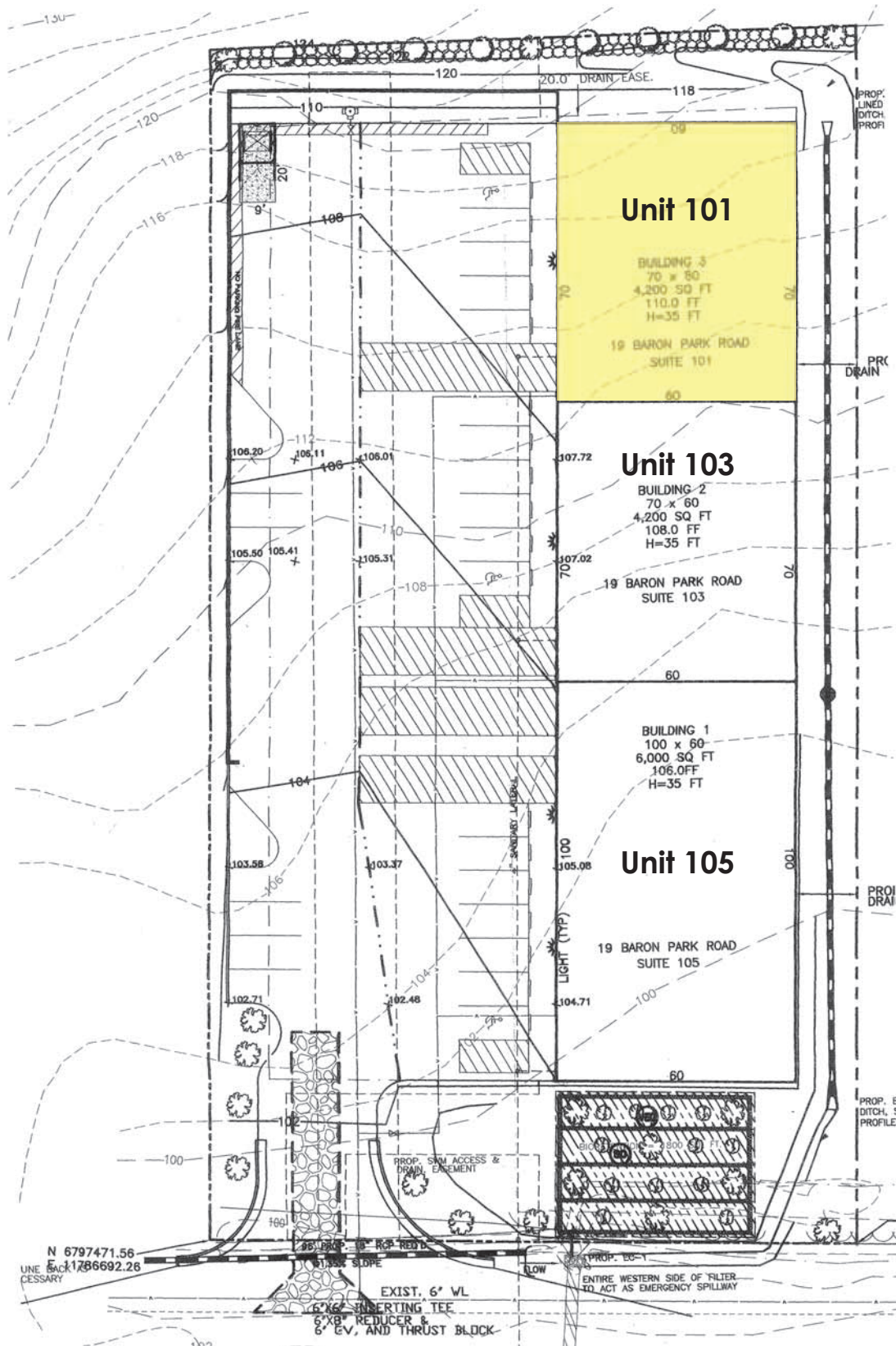
Area Map



Stafford County Tax Map



Building Floor Plan



Unit 101 Interior Photos



Exterior Photo

