



FOR LEASE 3,000 - 9,900 SF

LONGWOOD INDUSTRIAL

230 INDUSTRIAL DR.

11001 HOUSER DR.

FREDERICKSBURG, VA 22408



**CUSHMAN &
WAKEFIELD**

THALHIMER

LONGWOOD INDUSTRIAL

230 INDUSTRIAL DR.
11001 HOUSER DR.

Property Features

- Warehouse/office space available
- Tractor Trailer access
- Includes 12'x14' front ground level door, 8'x10' rear loading dock door, and office with heat pump
- Located in Longwood Industrial Park, just off Courthouse Road in Spotsylvania
- Spaces have access to lease fenced outdoor storage lots

Building Size: 54,000

Space Available:

- 230 Industrial Dr.: 3,000 SF
- 230 Industrial Dr.: 7,000 SF
- 11001 Houser Dr.: 3,300 SF (available 8/1/26)
- 11001 Houser Dr.: 3,300 SF (available 9/1/26)
- 11001 Houser Dr.: 9,900 SF (available 12/31/26)

Lease Rate: \$15.00 PSF NNN (\$1.82 PSF)

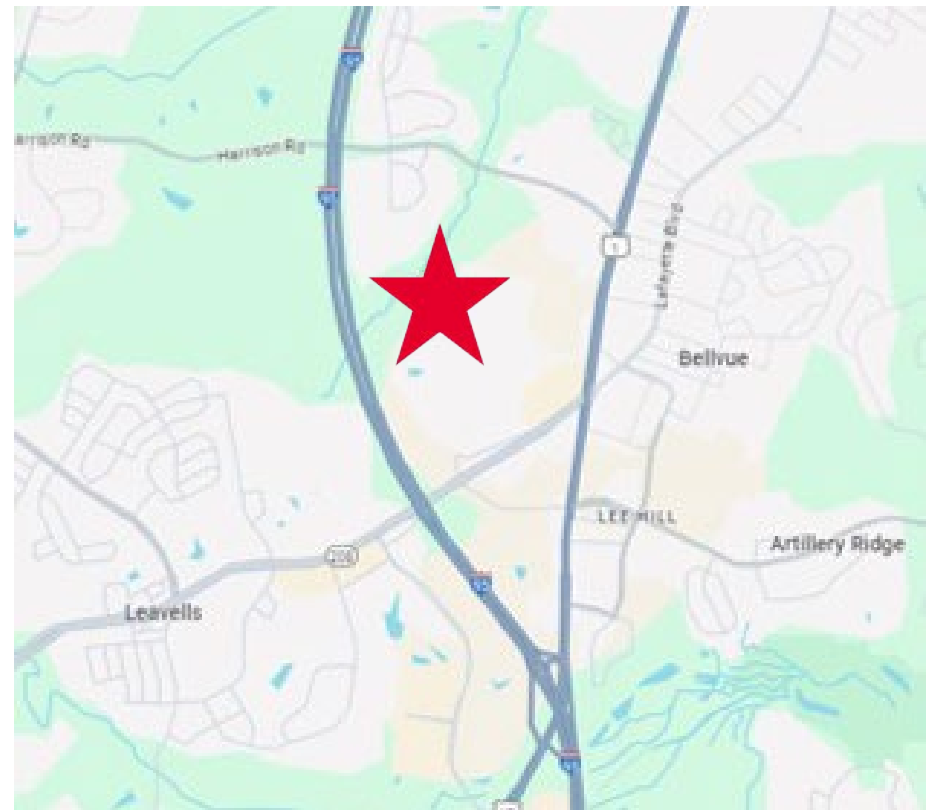
Clear Height: 22'

Loading: 1

Ground Level Door: 1

Zoning: I-1

Year Built: 1990





FOR MORE INFORMATION, CONTACT:

VIRGIL NELSON, CCIM

Senior Vice President

540 322 4150

virgil.nelson@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Thalhimer

1701 Fall Hill Avenue

Suite 203

Fredericksburg, VA 22401

thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER