



COLDWELL BANKER
COMMERCIAL
ÉLITE

INTERSTATE BUSINESS PARK WAREHOUSE

FOR LEASE | 4,500 SF

500 Interstate Business Park, Fredericksburg, VA 22405

PRICE:
\$3,500/Month

Secure your operation in one of Fredericksburg's most accessible light industrial corridors at 500 Interstate Business Park. This 4,500 square foot warehouse presents a move-in-ready opportunity for businesses seeking functional space with immediate access to Interstate 95 and the broader Fredericksburg market. With an open warehouse floor, dedicated office space, a kitchenette, and multiple grade-level loading doors, the property is well-configured for a wide range of industrial, distribution, contractor, and flex-use tenants.

Situated within Interstate Business Park in the heart of a rapidly growing commercial and residential node, this property benefits from exceptional regional connectivity and a strong surrounding business community. The area is experiencing active new development, supporting long-term demand and a steady flow of businesses to the corridor.

Well-maintained with LED lighting, polished concrete floors, and a clean, updated interior, 500 Interstate Business Park offers a cost-effective solution for businesses ready to establish or expand their Fredericksburg footprint.

PROPERTY FEATURES

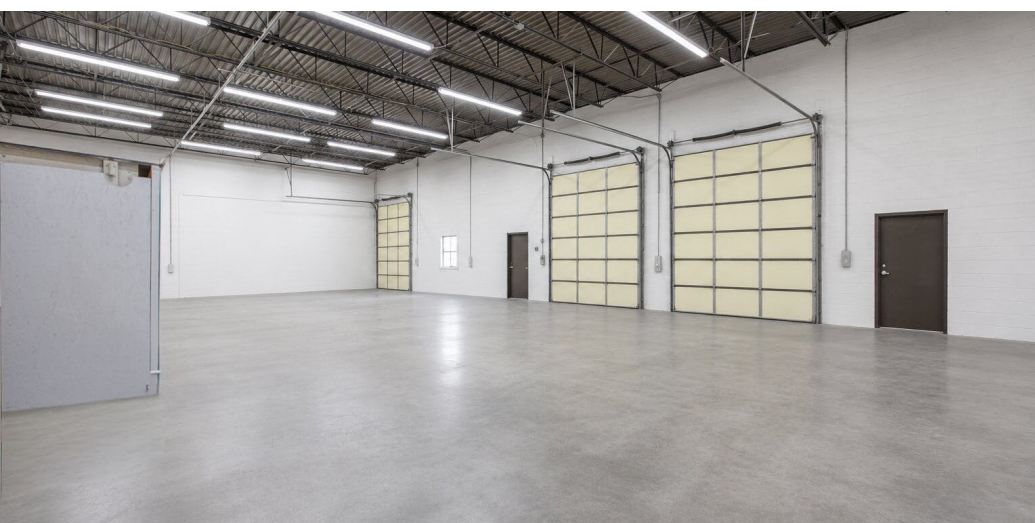
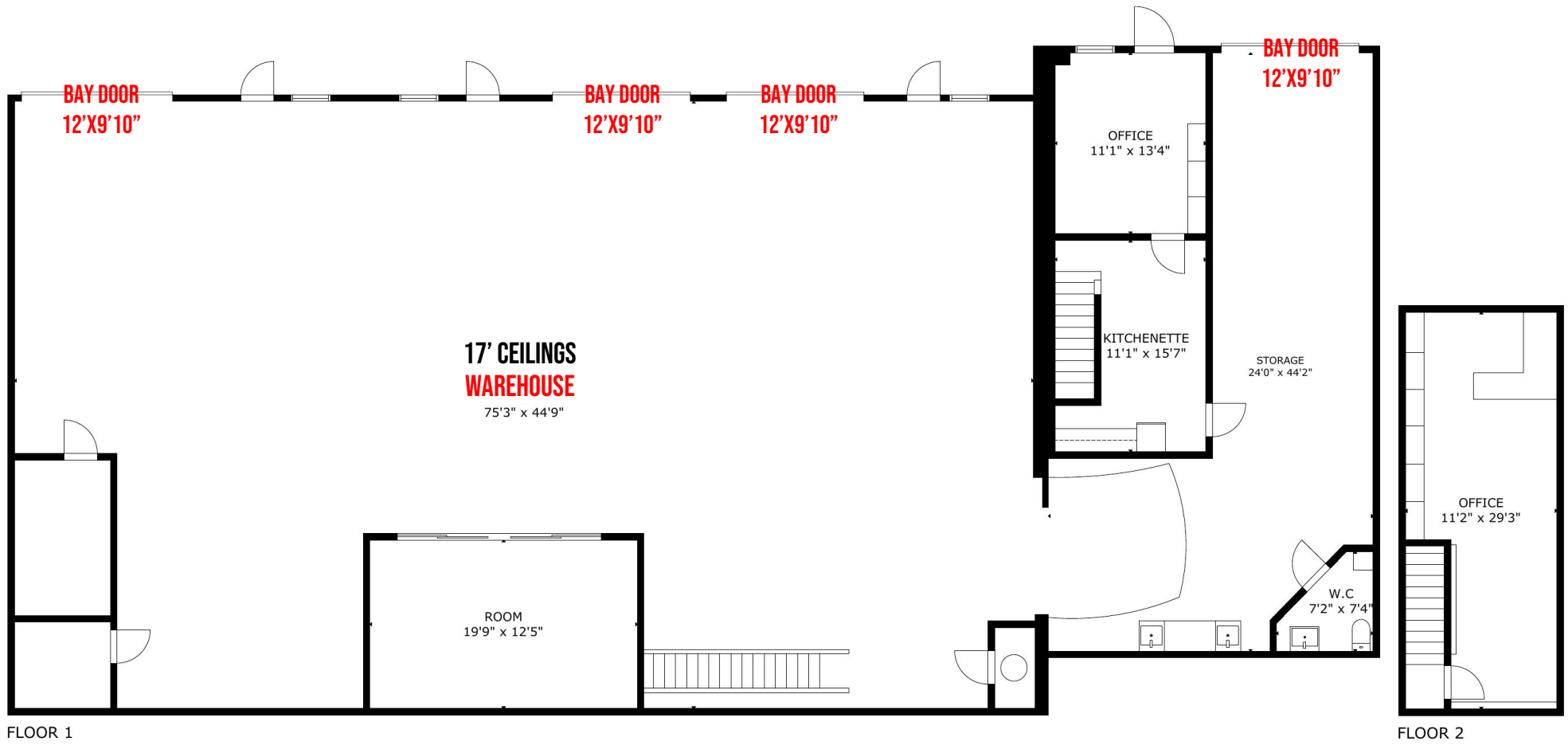
- 4,500 SF available
- \$3,500 per month
- Light Industrial (M-1) zoning
- HVAC included
- 4 bay doors
- Private office space, kitchenette, and dedicated storage
- LED lighting and polished concrete floors throughout
- 17' ceiling

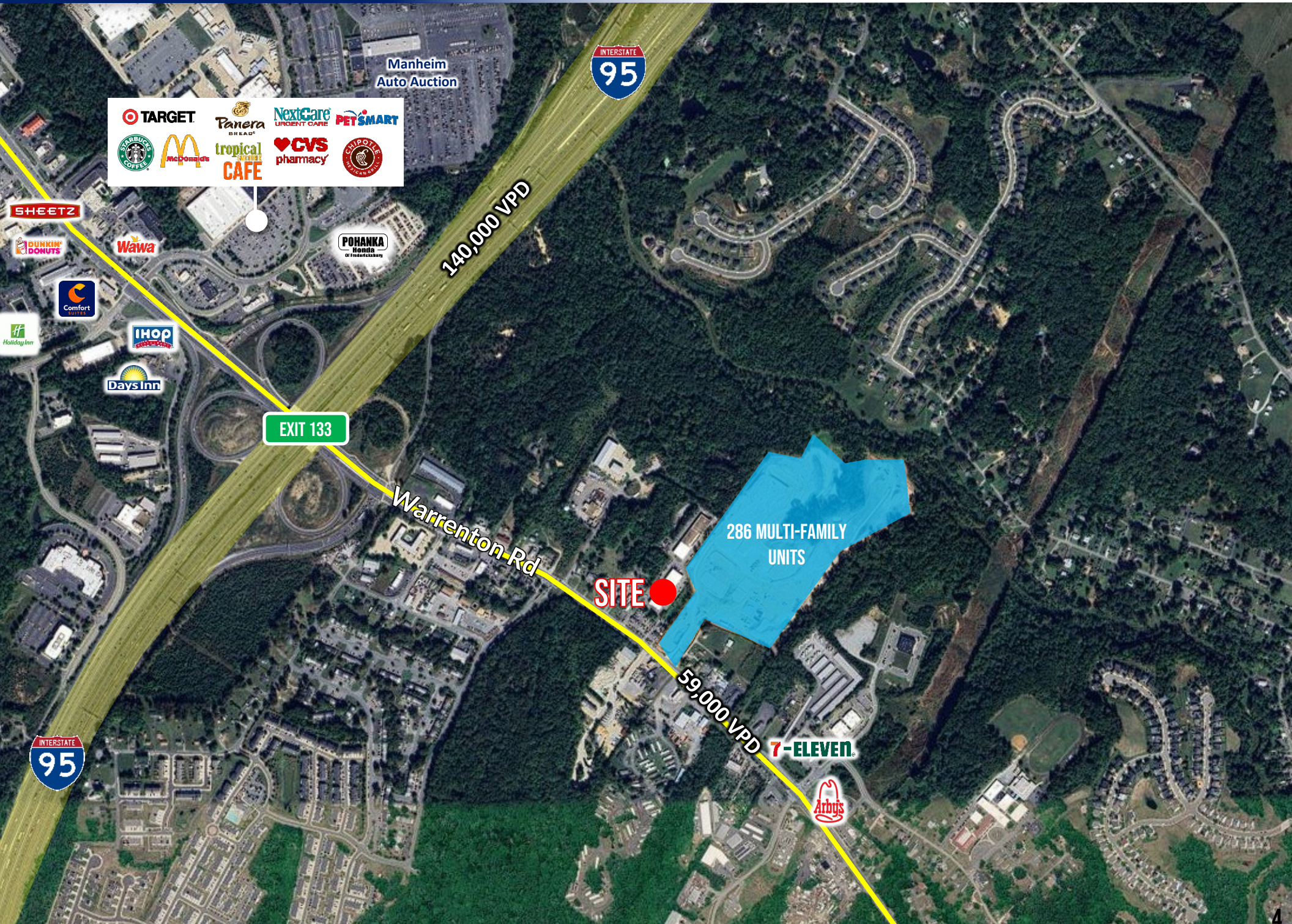
PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	20,682	54,705	171,578
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	8,208	20,567	62,951
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$167,910	\$119,844	\$125,102

KEY HIGHLIGHTS

- Prime location within Interstate Business Park with immediate access to Interstate 95 and the Fredericksburg regional road network
- Multiple grade-level loading doors supporting efficient day-to-day operations
- Functional layout featuring open warehouse, private office, kitchenette, and dedicated storage
- Well-maintained, move-in-ready condition with minimal upfront investment required
- Positioned in a high-growth corridor surrounded by active residential and commercial development
- Competitive lease rate offering exceptional value for the Fredericksburg industrial market
- Immediate availability for qualified tenants





Manheim
Auto Auction



TARGET
Starbucks
McDonald's
Panera Bread
NextCare URGENT CARE
PET SMART
tropical CAFE
CVS pharmacy
TROPICAL ICE CREAM

140,000 VPD

SHEETZ

DUNKIN' DONUTS

Wawa

POHANKA
Hotels
OF THE COLUMBIAN

Comfort

IHOQ

Days Inn

EXIT 133

Warrenton Rd

286 MULTI-FAMILY
UNITS

SITE

59,000 VPD

7-ELEVEN



Arby's

OFFERING MEMORANDUM

INTERSTATE BUSINESS PARK WAREHOUSE

500 INTERSTATE BUSINESS PARK, FREDERICKSBURG, VA 22405

FOR MORE INFORMATION PLEASE CONTACT:



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**COLDWELL BANKER
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Owner is a Licensed Real Estate Agent