



DEEP RUN BUILDING C
11905 BOWMAN DRIVE
FREDERICKSBURG, VA 22408

FOR LEASE 3,008 SF



**CUSHMAN &
WAKEFIELD**

THALHIMER

DEEP RUN BUILDING C

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Property Features

- Suite 506: 3,008 SF Available For Lease
- Flex warehouse with 1 loading dock with ramp and showroom
- Attractive brick exterior with high interior ceilings
- Excellent location accessible from all major Fredericksburg corridors
- 8 minutes from exit 130 and 5 minutes from downtown Fredericksburg
- Lease Rate: \$16.00 PSF

Building Size: 42,216 SF

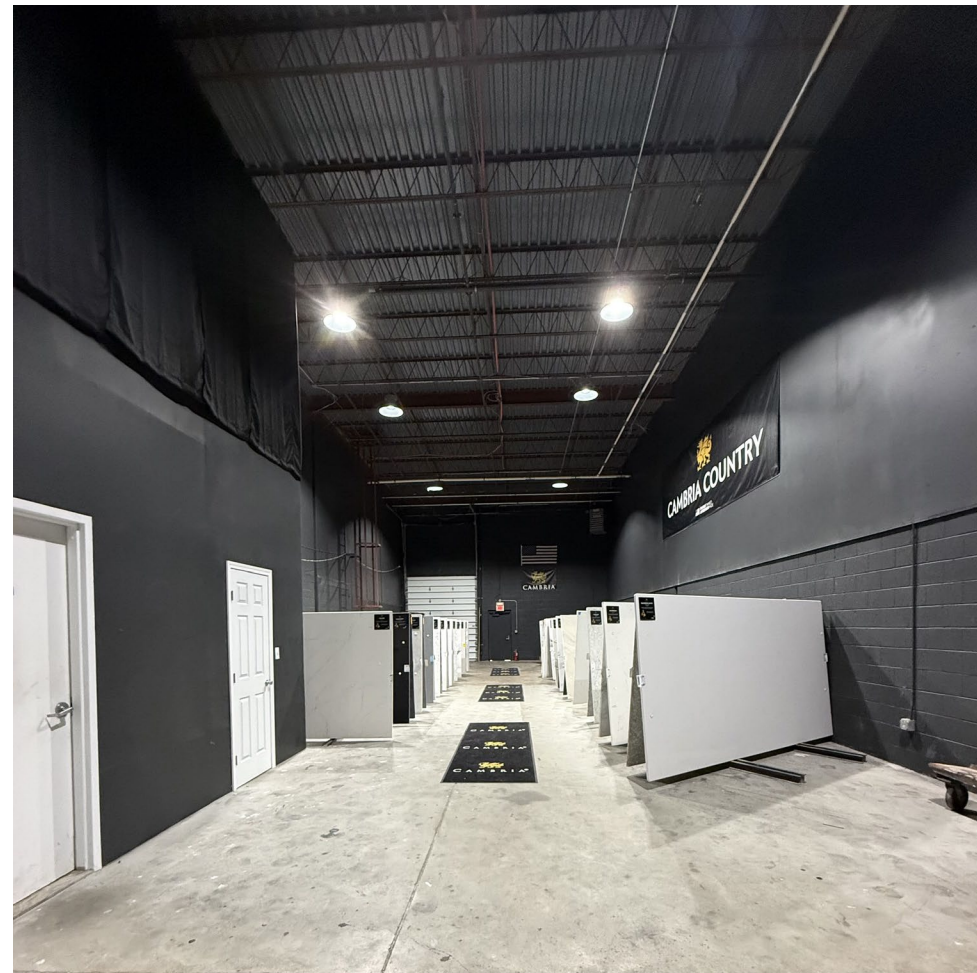
Zoning: O2

Parking: 3.06/1,000 SF

Year Built: 2005

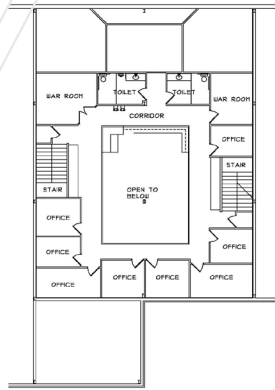
Docks: 1

Clear Height: 24'

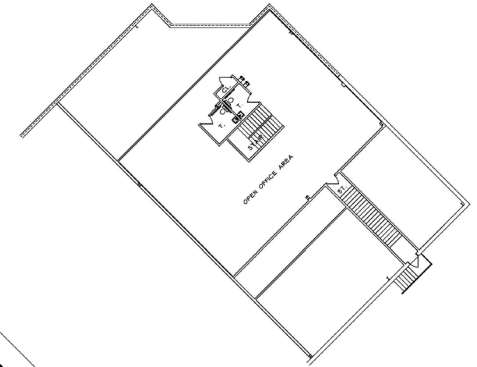


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AVAILABLE
3,008 SF



DEEP RUN BUILDING C

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5,278

POPULATION
WITHIN 1 MILE



48,321

POPULATION
WITHIN 3 MILES



109,195

POPULATION
WITHIN 5 MILES



\$134,890

AVG. INCOME
WITHIN 1 MILE



\$132,440

AVG. INCOME
WITHIN 3 MILES



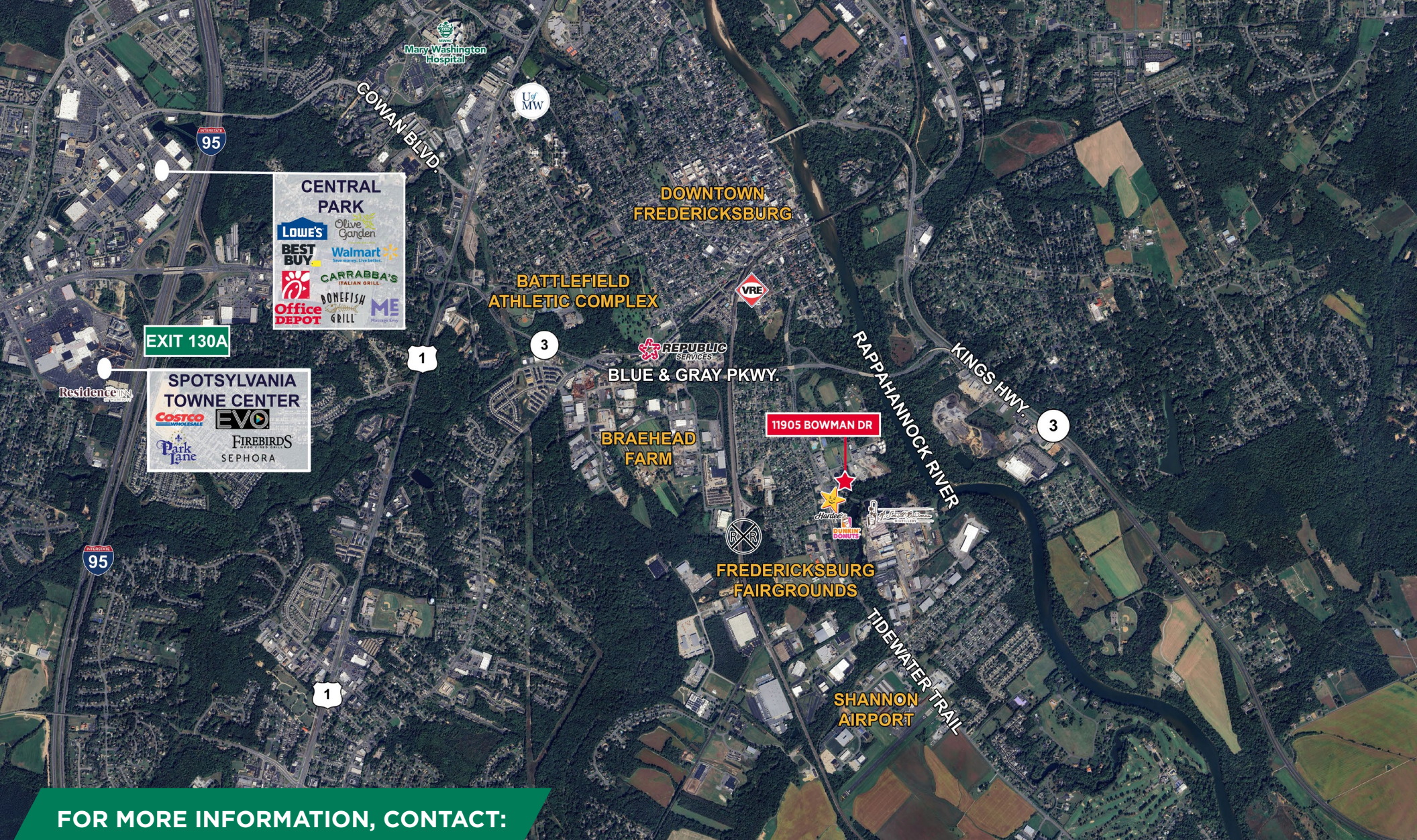
\$132,023

AVG. INCOME
WITHIN 5 MILES



Nearby Neighbors





WILSON GREENLAW, CCIM, SIOR
First Vice President
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