



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

4910 QUALITY DRIVE

\$10.21 SF/yr (NN)

4910 Quality Drive
Fredericksburg, VA 22408

AVAILABLE SPACE
2,350 SF

FEATURES

- Prime Location in Spotsylvania Industrial Park
- Convenient Location to I-95, Rt 1, Rt 3, Rt 17
- Build to Suit Options

AREA

Located in the Spotsylvania Industrial Park in the Four Mile Fork area. From Route 1 S take right onto Industrial Drive. Take right onto Industrial Court, left on Quality. Building located on corner of Industrial Court and Quality Drive.



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**COLDWELL BANKER COMMERCIAL
ELITE**

990 Bragg Rd, Fredericksburg, VA 22407
540.786.1402



LEAS

4910 QUALITY DRIVE

4910 Quality Drive, Fredericksburg, VA 22408



OFFERING SUMMARY

Available SF: 2,350 SF 2nd Floor

Lease Rate: \$10.21 SF/yr (NN)

Building Size: 16,000 SF

Zoning: I1

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PROPERTY OVERVIEW

Located in the well-established Spotsylvania Industrial Park, this multi-Tenant Industrial Building offers versatile potential for a variety of business types. The available 2,350 SF second-floor suite with walk-up access is currently configured into two large open areas, perfect for collaborative work environments, creative studios, light fitness or yoga instruction, training centers, or light assembly operations. Additional features include a small kitchenette area with sink, counter and cabinets and two private restrooms, providing practical functionality for day-to-day operations.

Zoned Light Industrial I-1, the space is ideally suited for offices, call centers, art, creative or photography studios, research and development, showroom or display spaces, instructional facilities, and service-oriented businesses such as IT or repair shops. The second-floor walk-up access is especially advantageous for businesses that value privacy, light foot traffic, or a quiet workspace away from ground-level activity.

The Landlord will paint any unfinished areas and install standard commercial flooring, such as carpet or LVP, to suit Tenant's needs. Alternatively, a flooring allowance can be provided for customized finishes. Tenant is responsible for utilities and prorated real estate tax pass-throughs.

Conveniently located with quick access to major thoroughfares including Route 95, Route 1 & 17, this is a functional, adaptable space in a strategic location for growing businesses.



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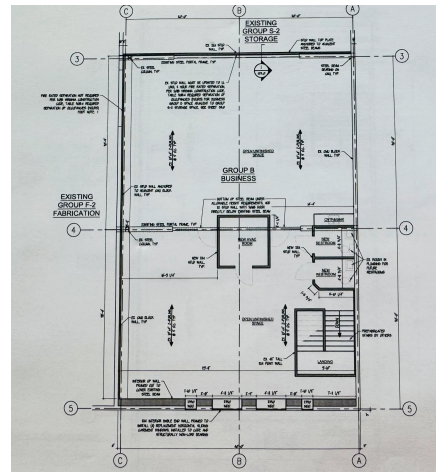
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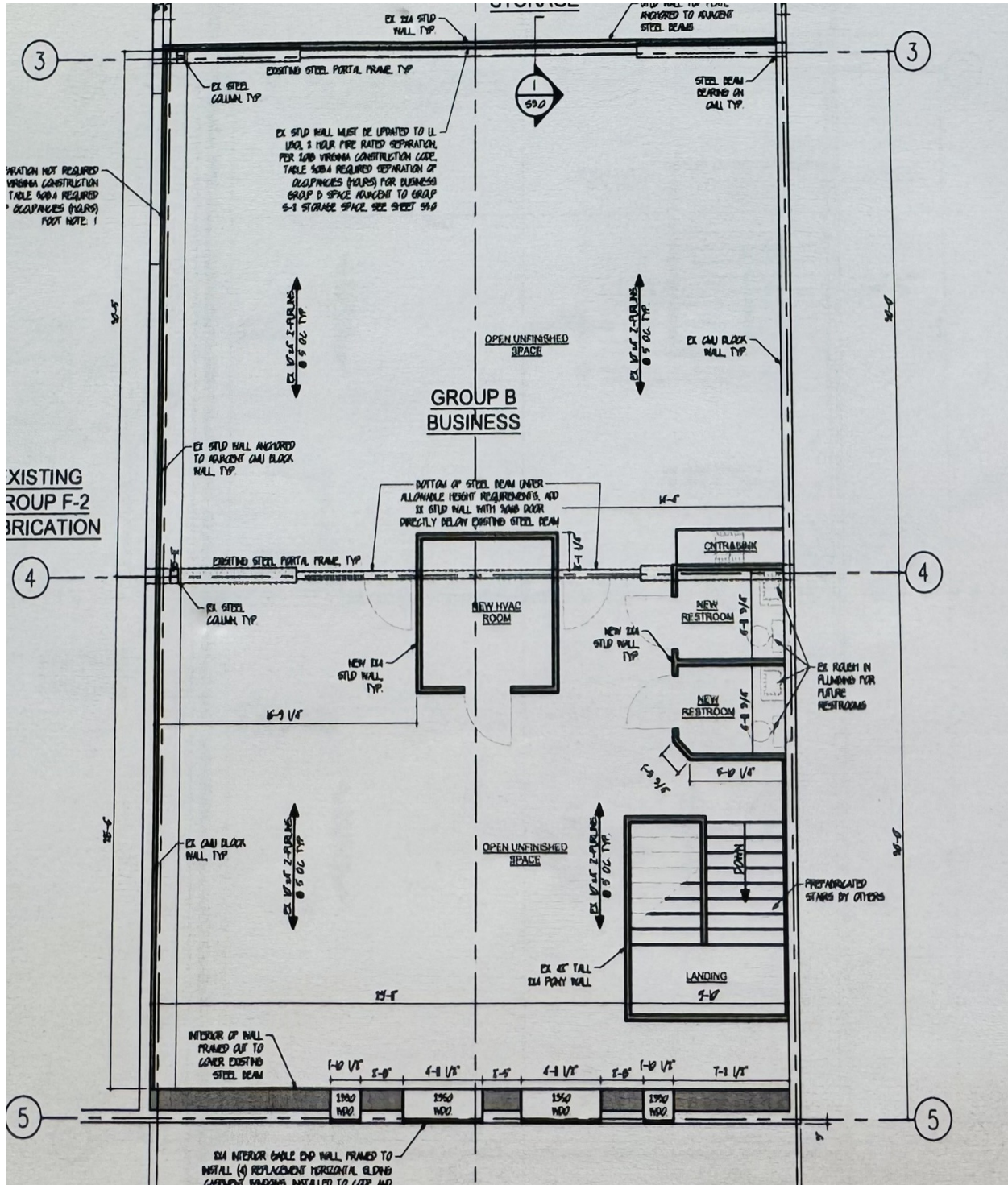
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4910 QUALITY DRIVE-2ND FL PLAN

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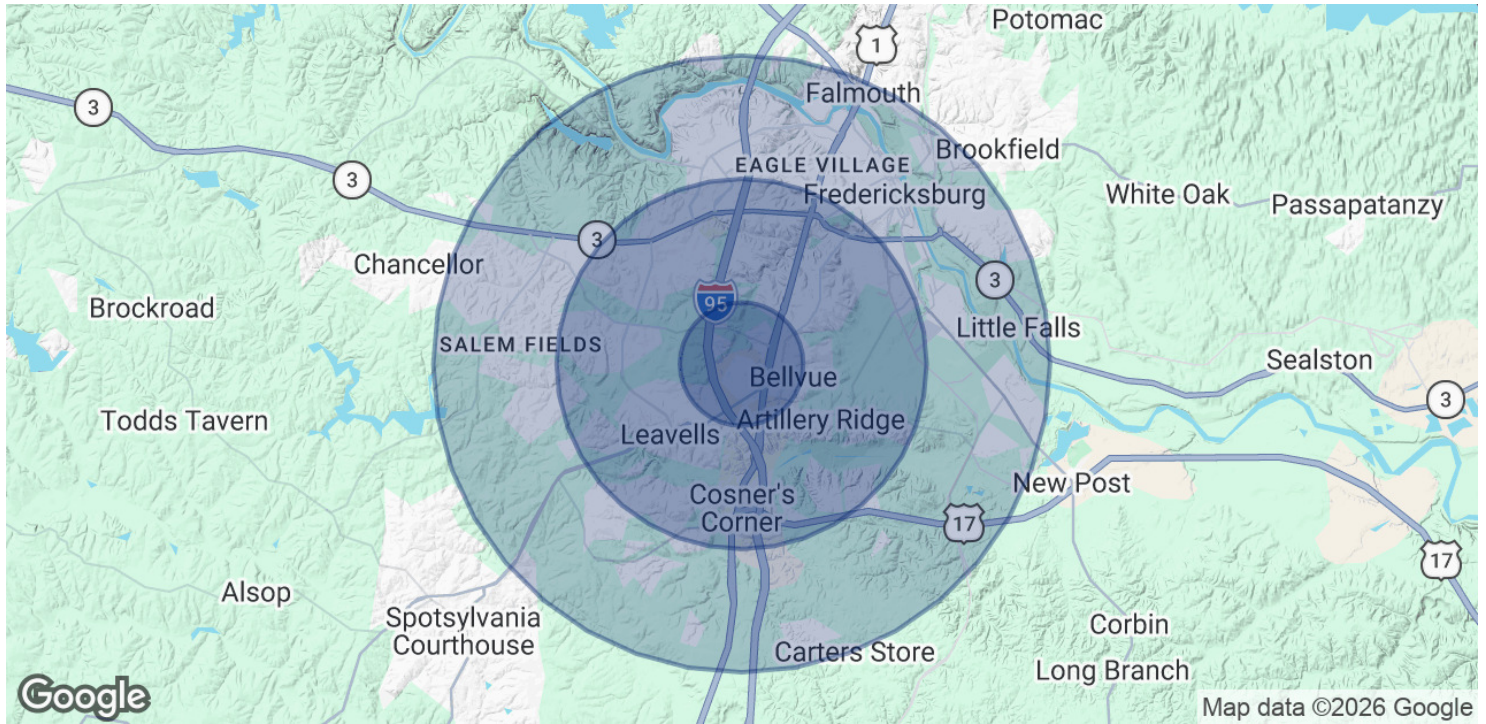
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,805	45,557	111,872
Average age	36.9	36.0	34.1
Average age (Male)	36.2	34.0	32.5
Average age (Female)	37.1	37.5	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,802	16,815	40,158
# of persons per HH	2.7	2.7	2.8
Average HH income	\$82,599	\$80,056	\$80,934
Average house value	\$277,599	\$299,278	\$331,475

* Demographic data derived from 2020 ACS - US Census

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