



FOR LEASE (16,500 SF & 3,000 SF)

LONGWOOD INDUSTRIAL

**11001 HOUSER DR. & 230 INDUSTRIAL DR.
FREDERICKSBURG, VA 22408**



**CUSHMAN &
WAKEFIELD**

THALHIMER

LONGWOOD INDUSTRIAL

11001 HOUSER DR. & 230 INDUSTRIAL DR.

Property Features

- Warehouse / Office space available
- Full Tractor Trailer access
- 12'x14' front ground level door
- 8'x10' rear loading dock door
- Access to lease fenced outdoor storage lots
- Located in Longwood Industrial Park, just off Courthouse Road in Spotsylvania

11001 Houser Dr. Building Size: 88,818 SF

230 Industrial Dr. Building Size: 63,000 SF

Space Available:

- 11001 Houser Dr.: 9,900 SF
 - 11001 Houser Dr.: 3,300 SF
 - 11001 Houser Dr.: 3,300 SF
 - 230 Industrial Dr.: 3,000 SF
- } 6,600 SF Combined

Lease Rate: \$15 - \$16 PSF NNN

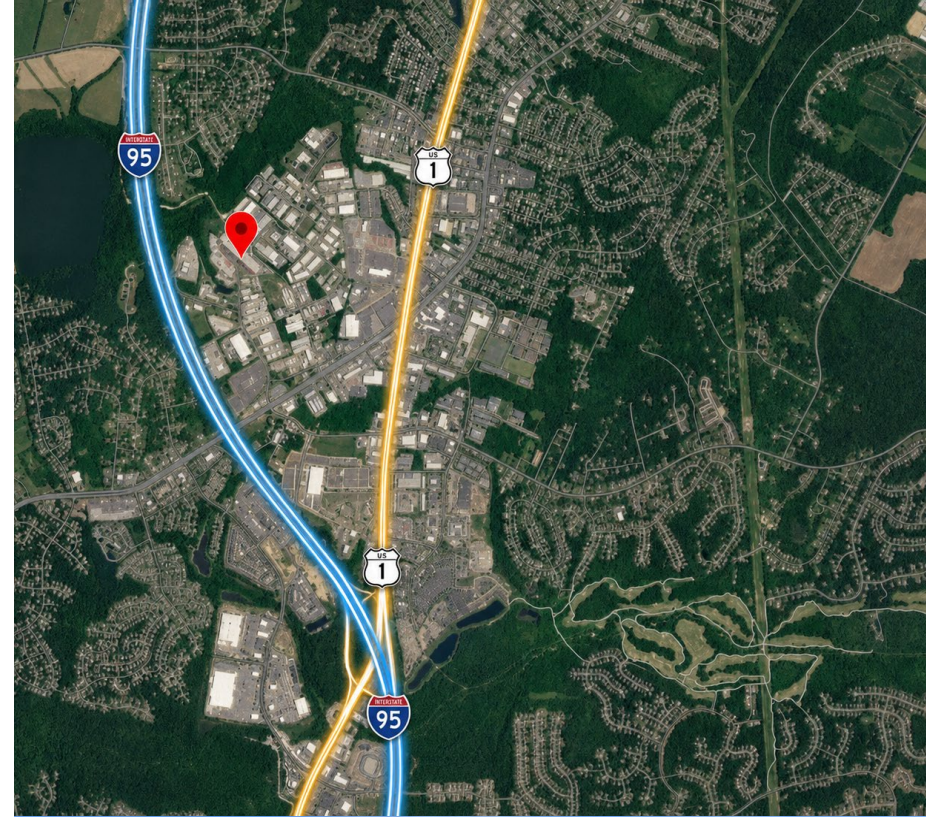
Clear Height: 22'

Loading: 1

Ground Level Door: 1

Zoning: I-1

Year Built: 1990



LONGWOOD INDUSTRIAL

11001 HOUSER DR.



16,500 SF AVAILABLE

SUITES 23-25, 26 & 27 | AVAILABLE SPACE

Units 23-25 are ideal for a single user seeking 9,900 SF of functional industrial space.

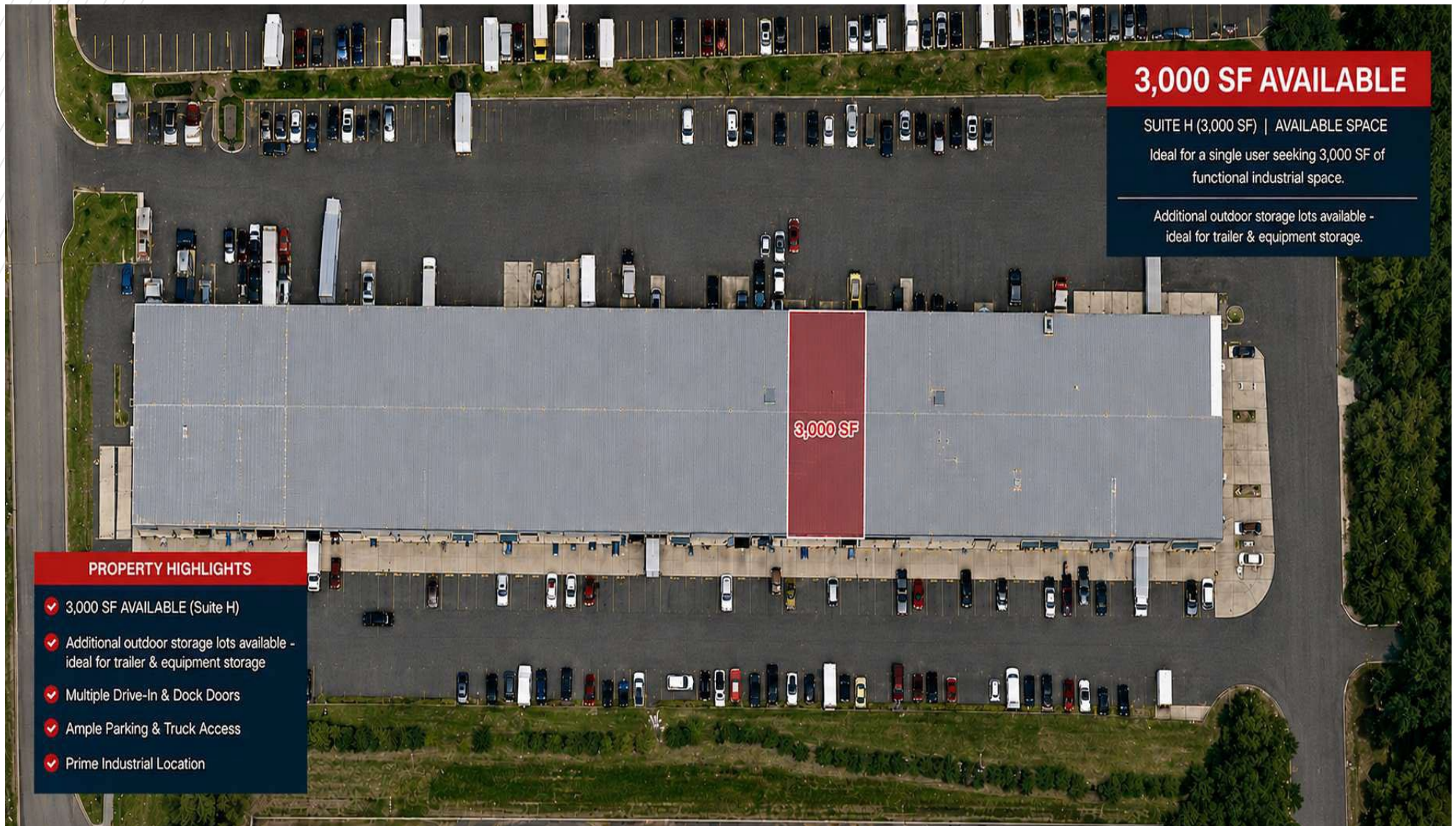
Suites 26 & 27 are separate units, also available (3,300 SF each). Additional outdoor storage lots ideal for trailer & equipment storage.

PROPERTY HIGHLIGHTS

- ✓ 16,500 SF AVAILABLE (Suites 23-25, 26 & 27)
- ✓ Suites 26 & 27 are separate units (3,300 SF each)
- ✓ Additional outdoor storage lots available - ideal for trailer & equipment storage
- ✓ Multiple Drive-In & Dock Doors
- ✓ Ample Parking & Truck Access
- ✓ Prime Industrial Location

LONGWOOD INDUSTRIAL

230 INDUSTRIAL DR.



3,000 SF AVAILABLE

SUITE H (3,000 SF) | AVAILABLE SPACE

Ideal for a single user seeking 3,000 SF of functional industrial space.

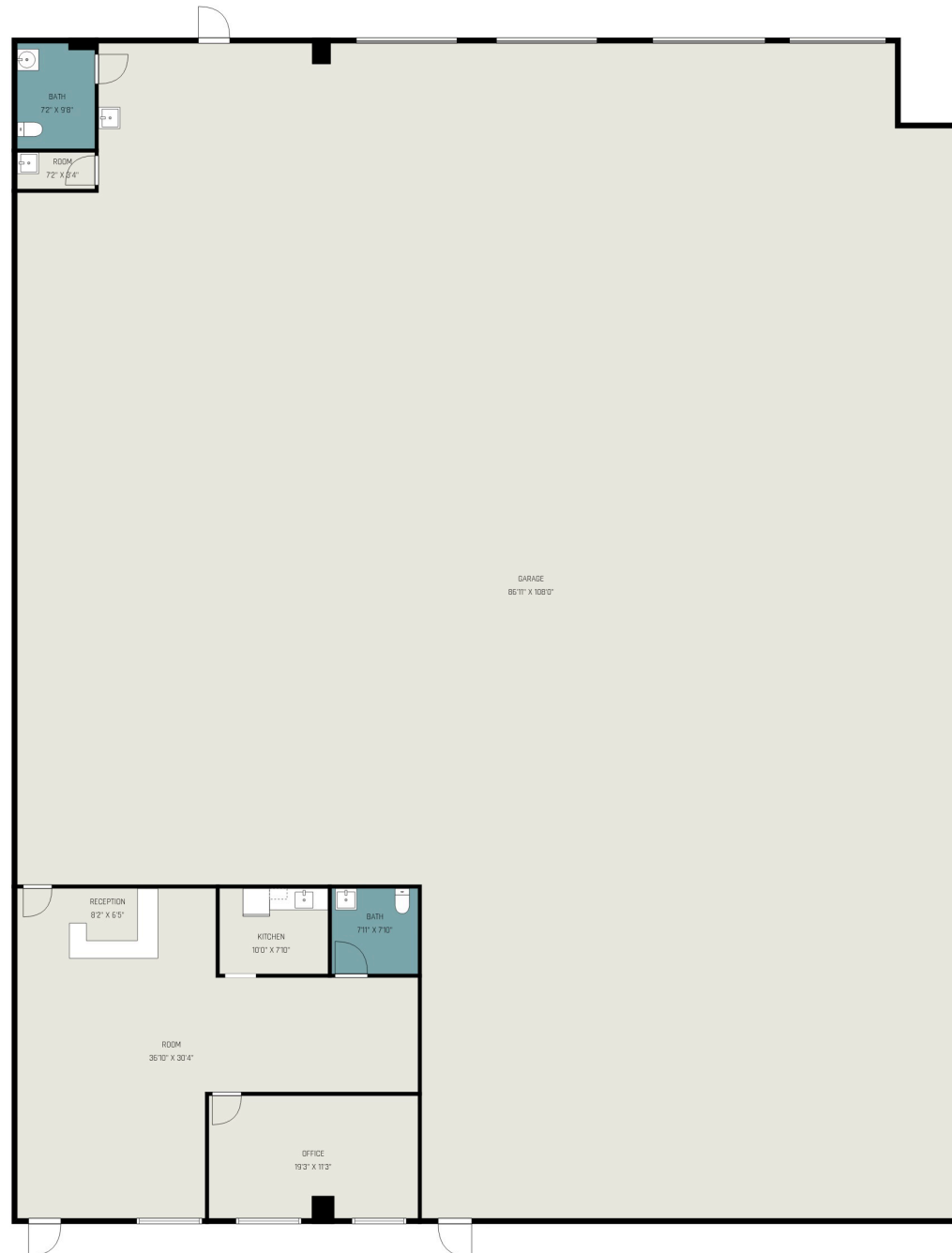
Additional outdoor storage lots available - ideal for trailer & equipment storage.

PROPERTY HIGHLIGHTS

- ✓ 3,000 SF AVAILABLE (Suite H)
- ✓ Additional outdoor storage lots available - ideal for trailer & equipment storage
- ✓ Multiple Drive-In & Dock Doors
- ✓ Ample Parking & Truck Access
- ✓ Prime Industrial Location

LONGWOOD INDUSTRIAL

11001 HOUSER DR. – UNIT 23-25 FLOOR PLAN





FOR MORE INFORMATION, CONTACT:

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