



COLDWELL BANKER  
COMMERCIAL  
ELITE

5 Miles

Emancipation Hwy (Route 1)

3.4 Miles

Massaponax Church Rd

SITE

Corridor Dr

# INDUSTRIAL LAND WITH SITE PLAN

## FOR SALE | ±3.79

8631 Corridor Drive, Fredericksburg, VA 22407

**PRICE:**

\$799,000  
(\$210,817/AC)

8631 Corridor Drive presents a rare opportunity to acquire ±3.79 acres of industrially zoned land in one of the fastest growing commercial and industrial corridors within the Fredericksburg, Virginia region. Zoned Industrial-1 (I-1), the property is cleared, rough graded, and offers utilities to the site, significantly reducing upfront development timelines and costs for a prospective purchaser. Strategically positioned with convenient access to Route 1 and Interstate 95, the property provides excellent regional connectivity throughout the Fredericksburg MSA, Northern Virginia, Richmond, and the broader East Coast distribution network.

The property is further enhanced by a fully completed conceptual site plan featuring an approximately 11,600 SF flex warehouse with a 28-foot building height, ±1.25 acres of fenced and graveled outside storage, and an additional 25-space employee and facility vehicle parking area. From a development standpoint, the site benefits from an efficient stormwater design requirement, only needing a small BMP infiltration basin that funnels into a nearby regional stormwater management facility, resulting in greater usable acreage and increased site efficiency for future development.

The Fredericksburg market continues to experience substantial growth driven by expanding residential communities, increasing industrial and logistics demand, continued retail and commercial expansion, and the ongoing influence of major data center developments throughout the region. Industrially zoned land opportunities with infrastructure already in place are becoming increasingly limited, making this offering especially attractive for owner-users, contractors, service providers, flex warehouse developers, and outside storage users seeking a strategic long-term location.

## KEY HIGHLIGHTS

- ±3.79 Acres of Industrial Land Zoned Industrial-1 (I-1)
- Cleared & Rough Graded Site with Utilities Available to the Property
- Fully Completed Conceptual Site Plan Already Prepared
- Conceptual Plan Includes a 11,600 SF Flex Warehouse, 28' clear building height, 1.25 acres of fenced & graveled outside storage & an additional 25 parking spaces for employee/facility vehicle.
- Efficient Stormwater Design with Only a Small BMP Infiltration Basin Required
- Nearby Regional Stormwater Management Facility Results in Greater Usable Acreage
- Rare Opportunity to Purchase Industrially Zoned Land in the Fredericksburg Market
- Excellent Access to Route 1 & Interstate 95
- Strategic Location Providing Connectivity Throughout Fredericksburg, Northern Virginia & Richmond
- Ideal Opportunity for Owner-Users, Contractors, Flex Developers, Logistics Users & Service-Related Businesses

## PROPERTY DEMOGRAPHICS

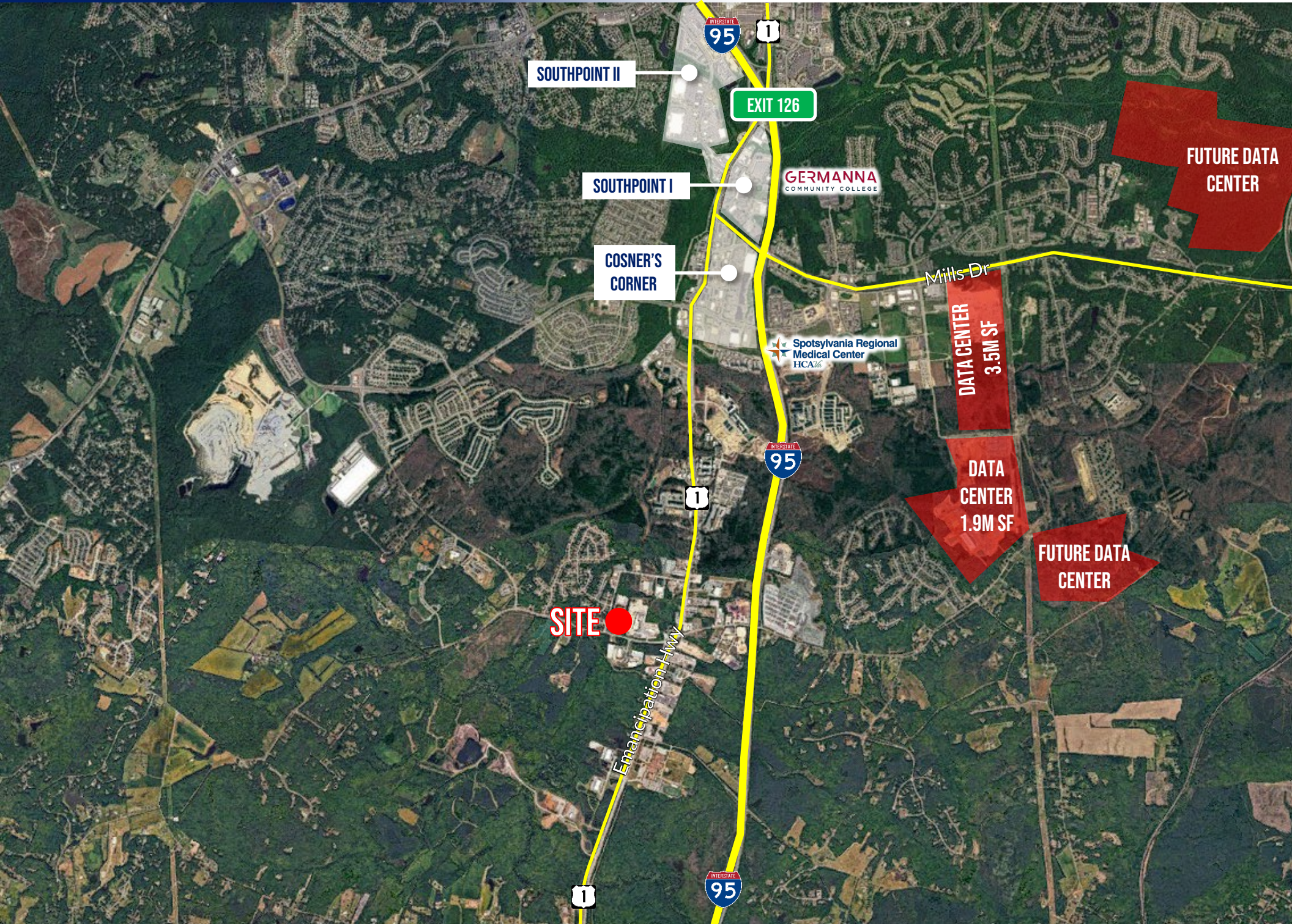
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	20,682	54,705	171,578
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	8,208	20,567	62,951
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$167,910	\$119,844	\$125,102

## PROPERTY DETAILS

▶ **Zoning:** Industrial-1 (I-1) in Spotsylvania County, Virginia. The purpose of the I-1 District is to provide areas for light industrial activity, including flex, warehouse, contractor, manufacturing, distribution, service, and related industrial uses.

▶ **Permitted by-right** uses under the I-1 zoning classification includes warehousing, wholesaling, light manufacturing, contractor offices and yards, flex industrial, assembly operations, equipment sales and service, research and development, distribution facilities, printing and publishing, vehicle and equipment repair, storage operations, office uses accessory to industrial operations, and other compatible light industrial uses.





SOUTHPOINT II

EXIT 126

SOUTHPOINT I

GERMANNA  
COMMUNITY COLLEGE

COSNER'S  
CORNER

Spotsylvania Regional  
Medical Center  
HCA

Mills Dr

DATA CENTER  
3.5M SF

DATA CENTER  
1.9M SF

FUTURE DATA  
CENTER

FUTURE DATA  
CENTER

SITE

Emancipation Hwy

INTERSTATE  
95

INTERSTATE  
95

INTERSTATE  
95

1

1

1

OFFERING MEMORANDUM

# INDUSTRIAL LAND WITH SITE PLAN

8631 CORRIDOR DRIVE, FREDERICKSBURG, VA 22407

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Managing Director

 443.340.5966 (Mobile)

 [ccoleman@cbecommercial.com](mailto:ccoleman@cbecommercial.com)

<https://cbcelite.com>



**COLDWELL BANKER**  
**COMMERCIAL**  
**ELITE**

Owner is a Licensed Real Estate Agent

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it, and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.