

FOR LEASE

59,981 SF INDUSTRIAL CAMPUS

4900

Ondura Drive

FREDERICKSBURG, VA 22407



**NEW UPGRADES
UNDERWAY**

SPECIFICATIONS

Size:	36,357 SF
Rate:	\$9.50-\$12.00 NNN
IOS:	See Page 3
Zoning:	I-1
Available:	30 Days

PROPERTY OVERVIEW

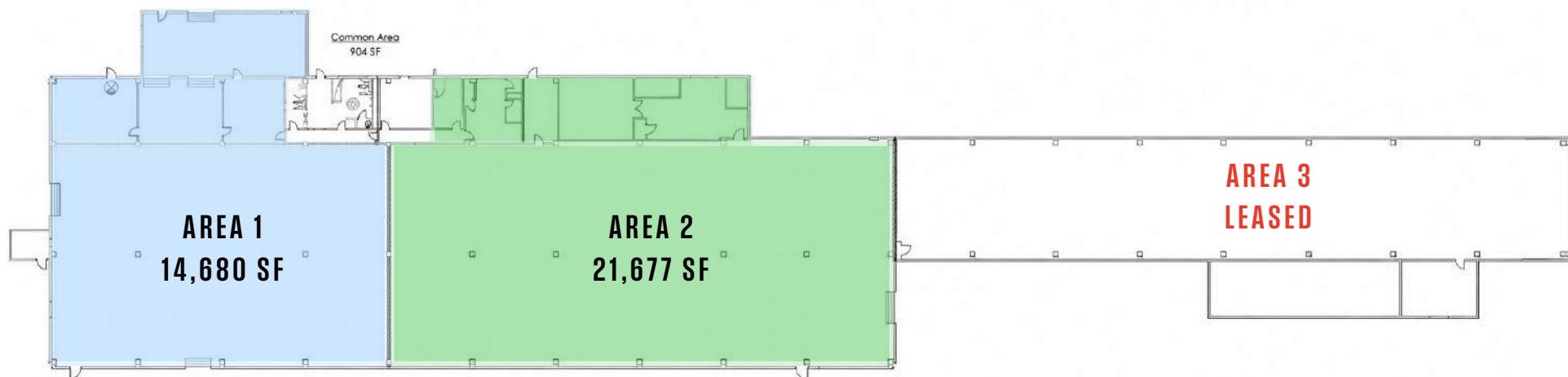


Johnson Realty Advisors presents 4900 Ondura Drive. This property offers 36,357 SF of industrial warehouse space with additional office space on a 19.66-acre industrial campus in Spotsylvania County. The property features 2 overhead cranes (10 ton and 20 ton), multiple loading doors, and approximately 2 acres of immediate IOS, with additional IOS planned for Fall 2027. Convenient access to Jefferson Davis Highway, Spotsylvania Parkway, and I-95 makes the property well positioned for industrial operations and regional distribution.



- 36,357 SF Industrial Warehouse on 19.66 Acre Industrial Campus
- Immediate IOS Availability with Additional Expansion Planned
- 23'-28' Clear Heights In the Warehouse
- On-Site Office Space Available for Users
- Excellent access to Jefferson Davis Hwy (0.23 mi), Spotsylvania Pkwy (0.8 mi), and I-95 (0.93 mi)

PRICING



AREA 1

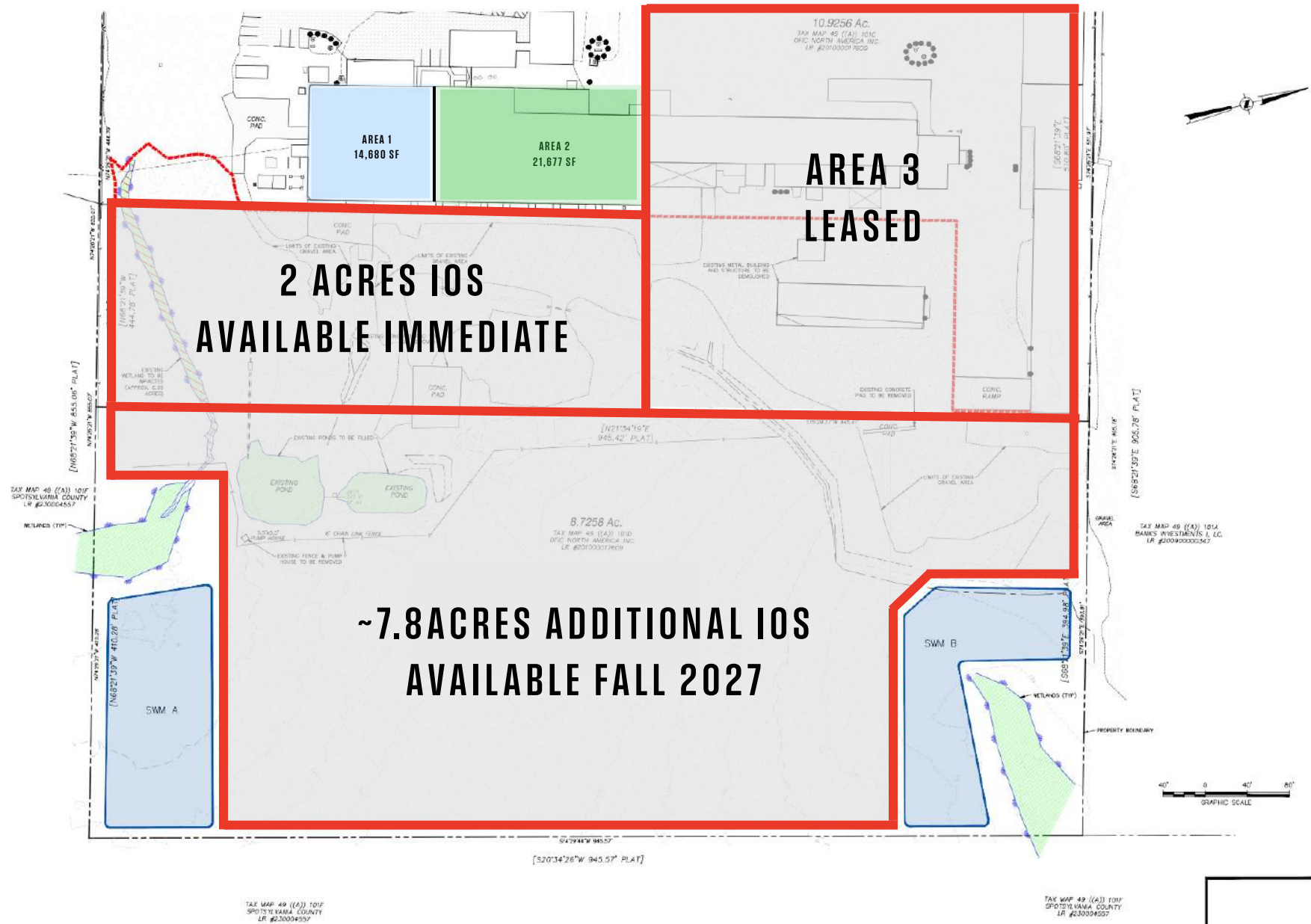
Size:	14,680 SF
Base Rent:	\$12.00 PSF
NNN:	\$1.00 PSF
Available:	30 Days

AREA 2

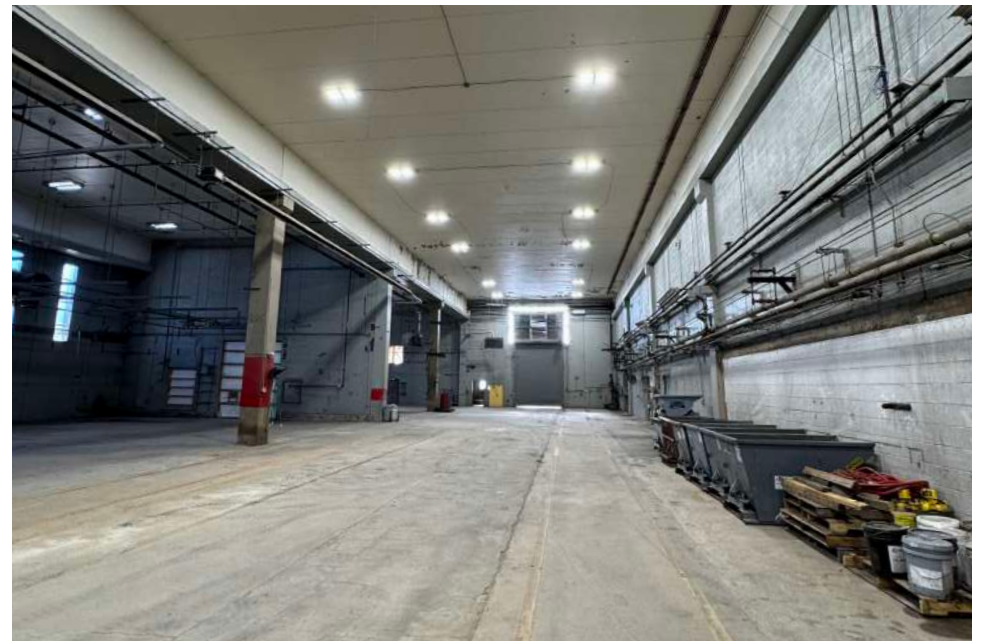
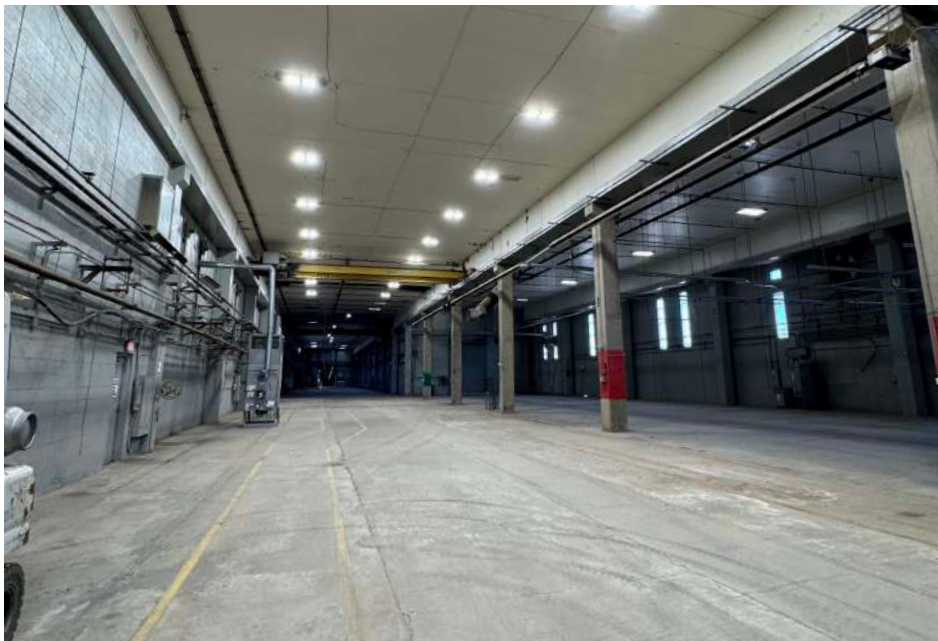
Size:	21,677 SF
Base Rent:	\$10.50 PSF
NNN:	\$1.00 PSF
Available:	30 Days

AREA 1 & 2

Size:	36,357 SF
Base Rent:	\$9.50 NNN
NNN:	\$1.00 PSF
Available:	30 Days



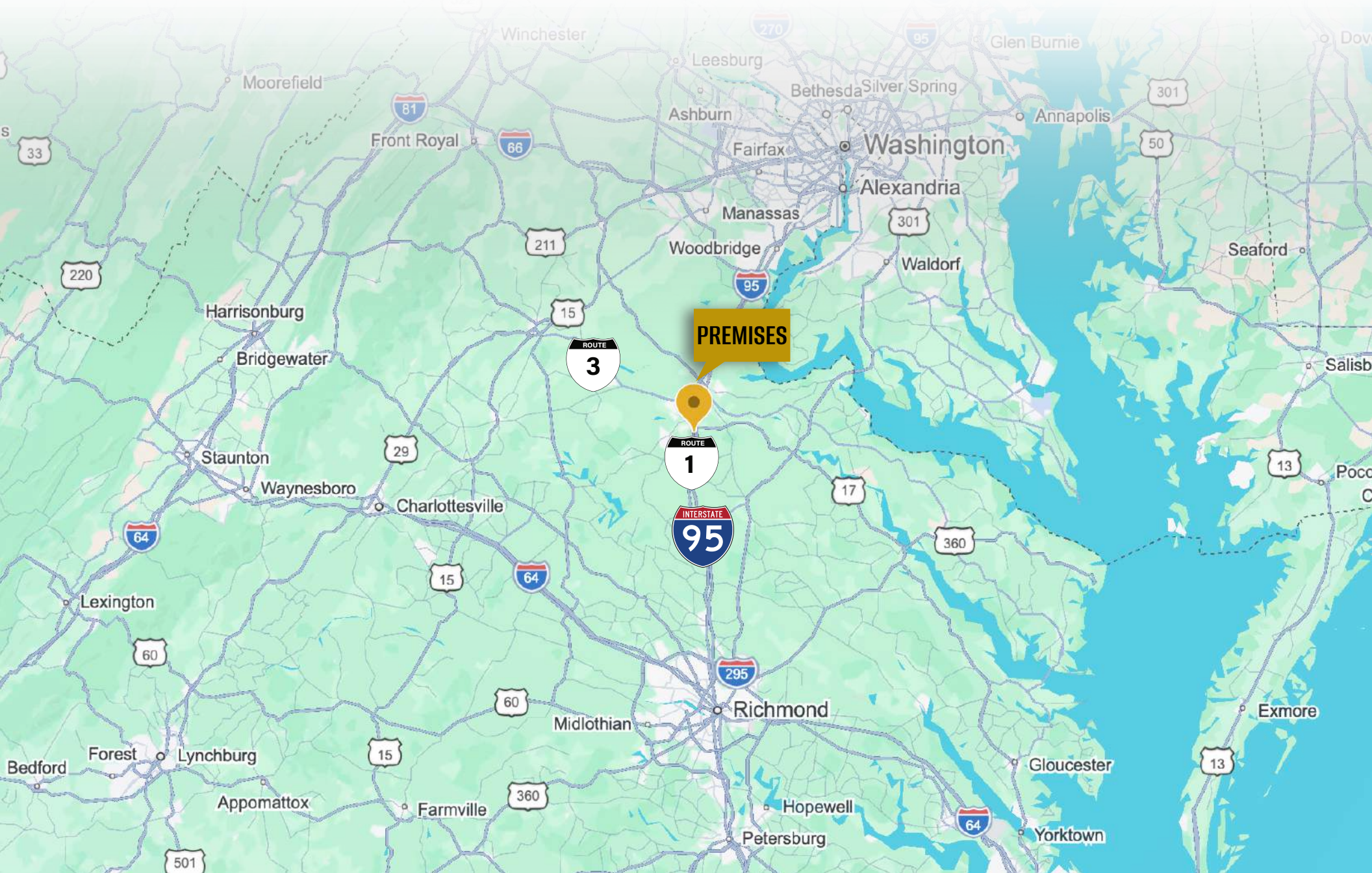
PHOTOS



LOCAL VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$113,646	\$113,409	\$118,657
Median Household Income	\$92,284	\$93,914	\$98,232
< \$25,000	889	5,122	7,768
\$25,000 - 50,000	1,062	5,281	9,047
\$50,000 - 75,000	1,924	8,154	13,104
\$75,000 - 100,000	1,173	5,515	8,742
\$100,000 - 125,000	1,414	6,547	10,565
\$125,000 - 150,000	684	3,739	6,652
\$150,000 - 200,000	1,140	5,912	10,091
\$200,000+	1,086	5,189	10,117

POPULATION	2 mile	5 mile	10 mile
2020 Population	24,863	119,051	199,211
2024 Population	25,093	124,588	212,143
2029 Population Projection	27,666	136,915	234,660
Annual Growth 2020-2024	0.2%	1.2%	1.6%
Annual Growth 2024-2029	2.0%	2.0%	2.1%
Median Age	38.3	36.4	37.7
Bachelor's Degree or Higher	35%	35%	35%
U.S. Armed Forces	163	710	1,741

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

☎ 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ kingston@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ andrew@johnsonrealtyadvisors.com



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REALTY

ADVISORS

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