

# FOR LEASE

WAREHOUSE/ OFFICE SPACE

# 5160

## Lad Land Drive

FREDERICKSBURG, VA 22407



### SPECIFICATIONS

Size:	47,729 SF	Ceiling:	24'
Base Rent:	\$12.00 PSF	Sprinkle:	ESFR
NNN:	\$1.00 PSF	Available:	January 1, 2027

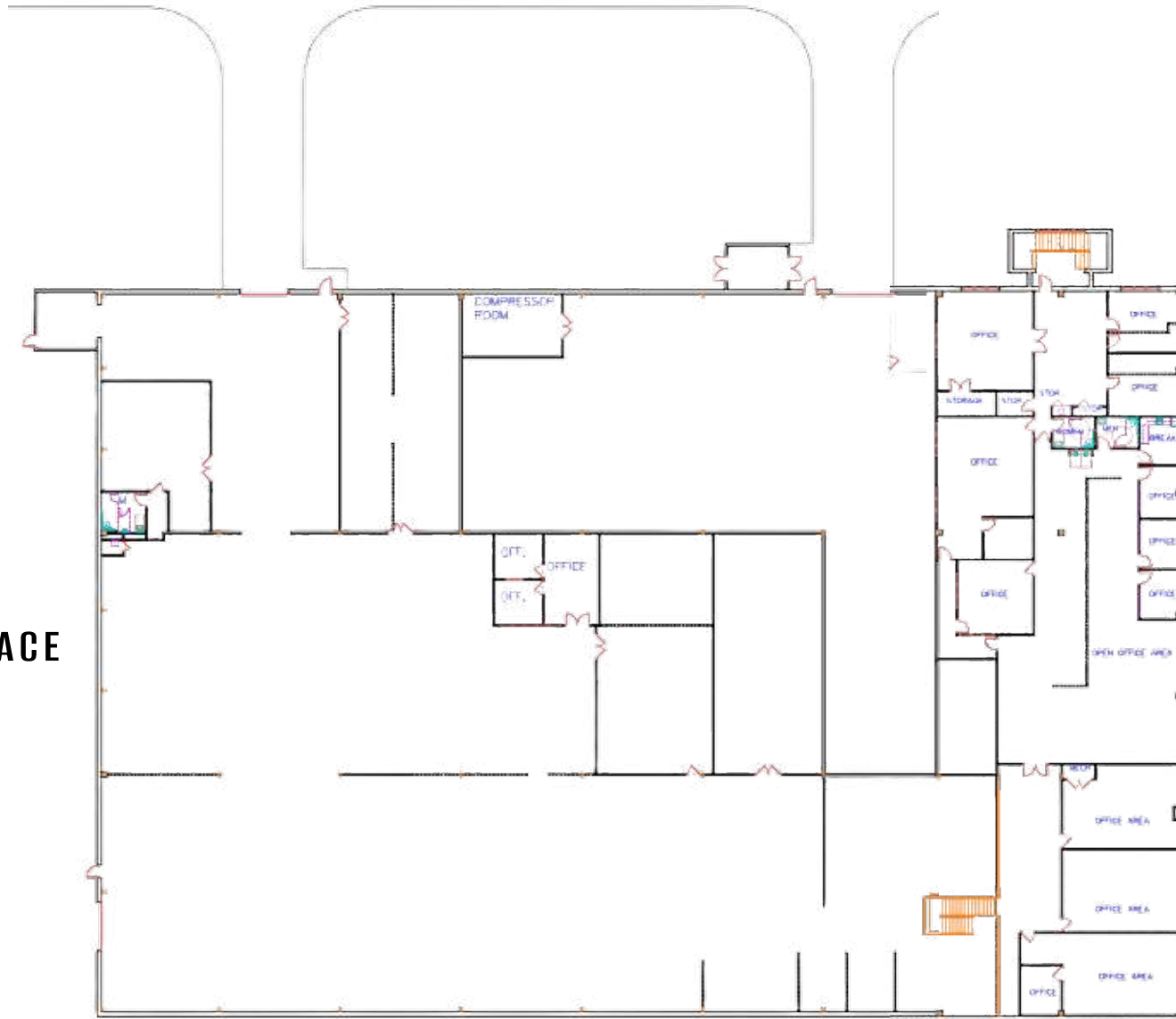
# PROPERTY OVERVIEW



Johnson Realty Advisors presents this ±47,729 SF industrial facility offers a strong combination of functional warehouse space and well-finished Class A office, making it suitable for a wide range of industrial, distribution, or flex users. The property is centrally located, providing excellent access to regional transportation routes and surrounding markets.

- ±47,729 SF of industrial space with Class A office space
- Centrally located with strong regional access and connectivity
- Fully conditioned warehouse for year-round operational efficiency
- ESFR sprinkler system providing enhanced fire protection
- 24' clear ceiling height with (2) drive-in doors

# FLOORPLAN

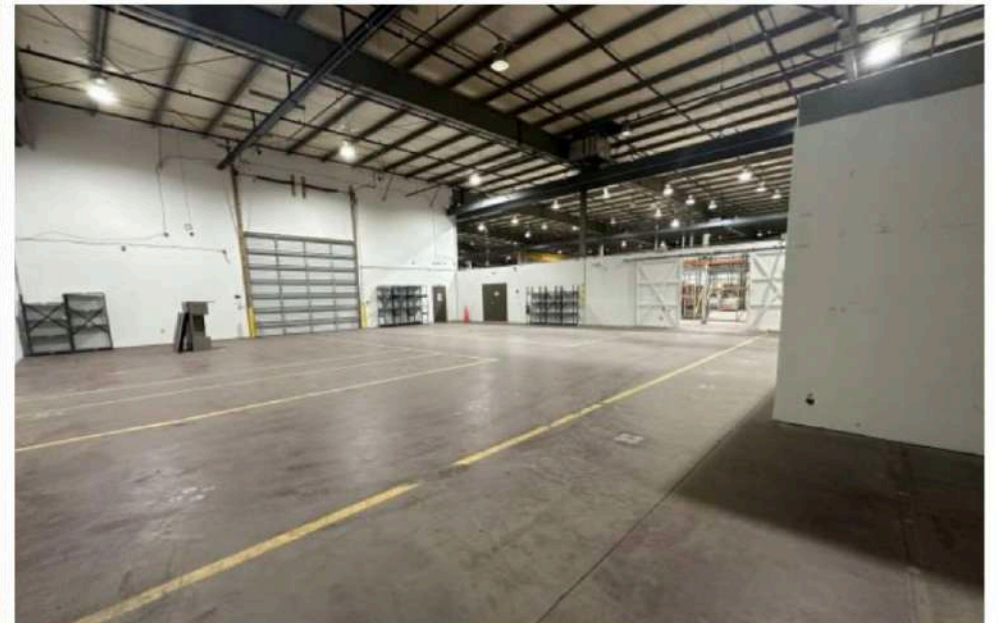


**WAREHOUSE SPACE  
~ 37,729 SF**

**UPSTAIRS  
OFFICE SPACE  
~ 10,000. SF**

**WAREHOUSE WALLS CAN BE REMOVED IF NEEDED**

# WAREHOUSE IMAGES



# OFFICE IMAGES



# AERIAL OVERVIEW



LEASED

AVAILABLE



# MAP VIEW



J R A

5160 | Lad Land Dr.  
FREDERICKSBURG, VA 22407



MASSAPONAX CHURCH RD



# WASHINGTON, D.C. OVERVIEW



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Washington, D.C. is located on the Potomac River just inland from the Chesapeake Bay. In addition to the District of Columbia, the Washington, D.C., metro encompasses 22 counties and jurisdictions. Nearly 20 percent of the District is parkland managed by the U.S. National Park Service. Areas surrounding the District of Columbia include portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are densely populated. The remaining population centers are much smaller; only Arlington and Alexandria have more than 150,000 residents.

## METRO HIGHLIGHTS



### HIGHLY SKILLED WORKFORCE

Nearly half of all local residents age 25 and older have earned a bachelor's degree or higher, well above the U.S. level of 30 percent.



### STRONG JOB AND POPULATION GROWTH

Employment gains contribute to population growth that outpaces the national average. Nearly 325,000 additional people are expected through 2023.



### DIVERSIFYING ECONOMY

Jobs in professional services now outnumber federal government positions.



# WASHINGTON, D.C. ECONOMY



The economy of the Washington, D.C. metro is one of the largest in the nation and is home to numerous Fortune 500 companies, including Leidos Holdings, DXC Technology, AES, Danaher, Discovery, NVR and Hilton Worldwide.

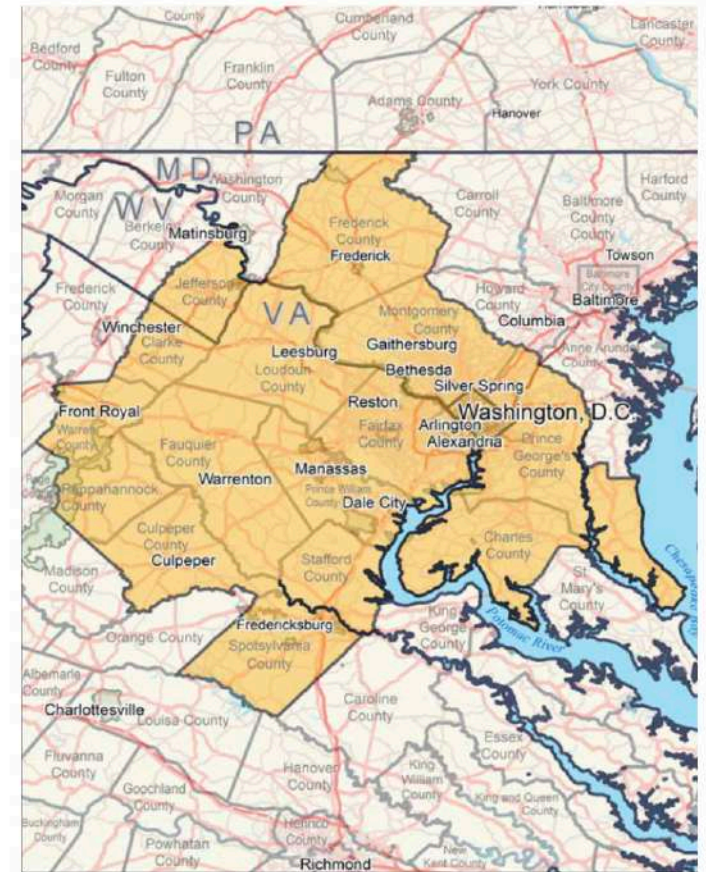
Employment is primarily focused on government, lobbying, defense contracting, data processing and news reporting.

A sizable hospitality sector employs roughly 346,000 workers and supports more than 20 million annual visitors to the region's vast array of attractions.

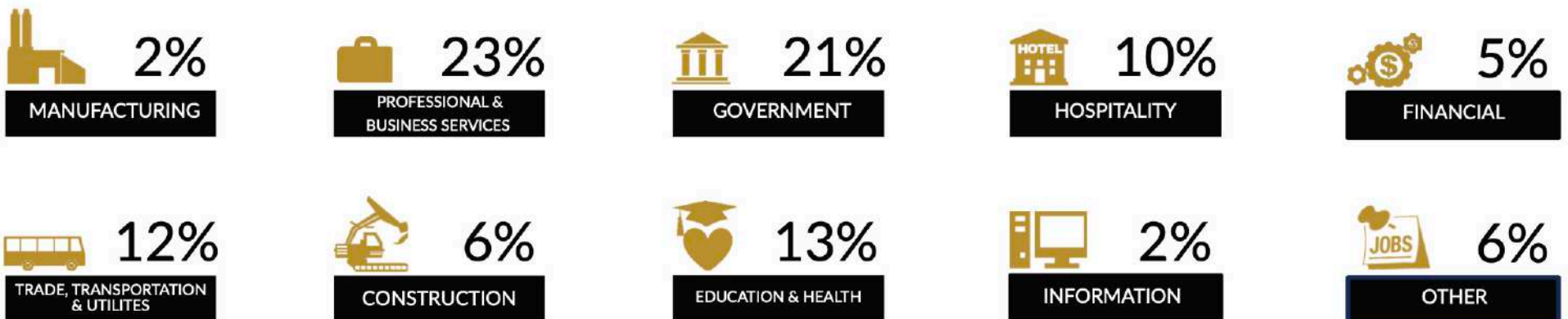
## MAJOR AREA EMPLOYERS

- George Washington University
- Fannie Mae
- Federal Bureau of Investigation
- Lockheed Martin
- Georgetown University
- CapitalOne Financial Corp.
- Smithsonian Institution
- Medstar Health
- CS C Corp.
- Joint Base Andrews

## ECONOMIC GROWTH



## SHARE OF 2019 TOTAL EMPLOYMENT



# WASHINGTON, D.C. DEMOGRAPHICS



More than 156,000 households are expected to be formed through 2023.

The median home price of \$430,000 is well above the national median and contributes to a homeownership rate of 63 percent, slightly below the national rate of 64 percent.

Nearly 24 percent of residents age 25 and older hold a graduate or professional degree compared with 11 percent for the nation.

## 2019 POPULATION BY AGE



## QUALITY OF LIFE

The Washington, D.C. metro is one of the most dynamic in the U.S. It is the seat of the United States government. The region has a cosmopolitan air and is a destination for visitors from across the nation and around the world, containing numerous prominent public buildings and landmarks. It is home to many of the nation's leading media outlets, think tanks and universities. Washington, D.C., also has extraordinary museums, theaters and restaurants that are patronized by visitors and an affluent local population. Educational opportunities abound in the metro area's many institutions of higher learning. Prominent universities include George Washington University, American University, Georgetown University and the University of Maryland.

## SPORTS



## EDUCATION



## ARTS & ENTERTAINMENT



# LOCAL DEMOGRAPHICS



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$110,101	\$113,459	\$108,930
Median Household Income	\$97,051	\$95,368	\$90,030
< \$25,000	380	2,147	6,732
\$25,000 - 50,000	362	3,134	10,146
\$50,000 - 75,000	549	3,050	9,049
\$75,000 - 100,000	530	2,734	8,650
\$100,000 - 125,000	700	2,934	8,319
\$125,000 - 150,000	227	2,092	5,387
\$150,000 - 200,000	451	2,695	7,668
\$200,000+	318	2,331	6,304

POPULATION	2 mile	5 mile	10 mile
2010 Population	6,173	48,907	148,593
2022 Population	11,031	60,674	176,022
2027 Population Projection	12,234	64,822	184,341
Annual Growth 2010-2022	6.1%	1.9%	1.4%
Annual Growth 2022-2027	2.2%	1.4%	0.9%
Median Age	36.6	38.3	37.2
Bachelor's Degree or Higher	33%	32%	32%
U.S. Armed Forces	14	504	1,389

## FOR MORE INFORMATION PLEASE CONTACT:



**Heather Hagerman**

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ [hagerman@johnsonrealtyadvisors.com](mailto:hagerman@johnsonrealtyadvisors.com)



**Fitzhugh Johnson III**

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ [fitzhugh@johnsonrealtyadvisors.com](mailto:fitzhugh@johnsonrealtyadvisors.com)



**Kingston Simmons**

☎ 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ [kingston@johnsonrealtyadvisors.com](mailto:kingston@johnsonrealtyadvisors.com)



**Andrew Hall**

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ [andrew@johnsonrealtyadvisors.com](mailto:andrew@johnsonrealtyadvisors.com)



JOHNSON

REALTY

ADVISORS

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