



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR SALE

FLEX INVESTMENT PROPERTY

\$2,100,000

107 Juliad Court
Fredericksburg, VA 22406

AVAILABLE SPACE
21,590 SF

FEATURES

- Fully Leased Flex Building for Sale
- 21,590 SF, 11 individual condo units
- All units contain Roll Up Doors or Loading Docks
- Parking in front and rear of Building
- Parking Lot is newly paved and striped
- Located 2 miles from Interstate 95

CBCWORLDWIDE.COM



FLEX/WAREHOUSE

Ben Keddle, CCIM
540.786.1402
bkeddle@cbecommercial.com

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**COLDWELL BANKER COMMERCIAL
ELITE**
1201 Central Park Boulevard, Fredericksburg, Virginia 22401
540.659.2141



FLEX INVESTMENT PROPERTY

107 Juliad Court, Fredericksburg, VA 22406

SALE



OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	2.13 Acres
Year Built:	1998
Building Size:	21,590 SF
Zoning:	M-1
CAP Rate	7%
Price / SF:	\$97.27

PROPERTY OVERVIEW

107 Juliad Court is a Fully Leased Warehouse/Flex building available for sale in Stafford County. This 21,590 SF building has 11 individual warehouse, office and showroom condos. All units contain roll up doors or loading docks. Easy drive around access to back of building. Over parked with Parking in the front and rear of the building. Located just 2 miles from Interstate 95 via exit 133.

LOCATION OVERVIEW

107 Juliad Court is located in Stafford Industrial Park, just 2 miles from Interstate 95 via exit 133. Situated just off of Route 17/Warrenton Road in South Stafford County.

PROPERTY HIGHLIGHTS

- Fully Leased Flex Building for Sale
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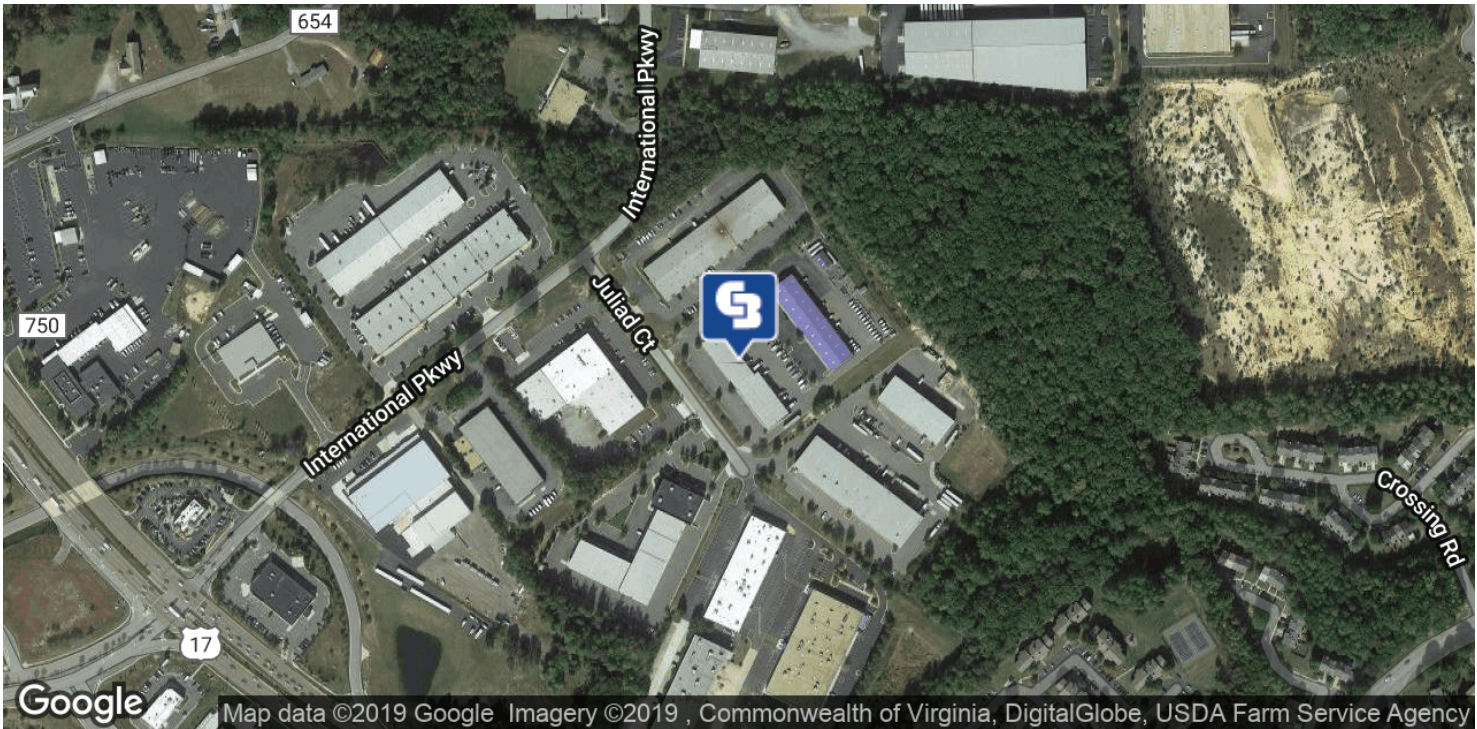
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