

Deep Run Business Park

Deep Run Business Park offers three distinctive single-story office/warehouse structures suitable for research and development, service center, showroom warehouse, distribution, and light manufacturing. The Park is located on U.S. Routes 2 and 17, immediately southeast of downtown Fredericksburg, one-half mile from Shannon Airport, and minutes from I-95 and the commuter rail.



While the 23,000-square-foot Buildings A and B are fully leased, construction on the third building—Building C—will begin soon. Building C will offer a 24-foot clearing height for available loading docks, creating a perfect mix for office and warehouse tenants. Electric, natural gas, water/sewer, and fiber optic service are available on site. Available space ranges from 2,400 square feet to 37,500 square feet.



DEEP RUN BUSINESS PARK = PROSPERITY.

Deep Run Business Park is ideally positioned in Spotsylvania on U.S. Routes 2 and 17, just minutes from I-95. As a result, the Park is easily accessible to the hidden workforce that commutes daily outside the County. The location is also just 30 minutes from the Naval Surface Warfare Center and Space Command in Dahlgren, VA. Of course, Spotsylvania County itself is also ideally positioned, boasting a truly strategic location. Geographically, the East Coast's main north-south corridor, I-95, runs through the County and provides easy transportation access to major airports, rail, and waterways. Spotsylvania's strategic location also means there is a diverse real estate industry—helping all types of businesses find prosperity.

Deep Run Business Park

LOCATION U.S. Routes 2 and 17. Immediately southeast of downtown Fredericksburg.

ZONING 02. (Research & Development and High End Office Warehouse Space)

DESCRIPTION Three distinctive single-story office/warehouse structures with two-tone brick and glass construction, 6-inch concrete slab for 3000 P.S.I. Screened service court keeps loading dock from view. High bay capacity with dock height doors opening into service court. 100-foot truck maneuvering area. Landscaping and sprinkler system.

AVAILABLE BUILDINGS Building C with 2,400 to 37,500 square feet available.

UTILITIES Electric
Natural Gas
Water/Sewer
Fiber Optic Service

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