

River Run Business Center, Building II

River Run is ideally positioned in Spotsylvania between two I-95 interchanges: I-95/Exit 126 Massaponax to the North and I-95/Exit 118 Thornburg to the South. River Run Business Center offers 156 acres of development sites for sale, with build to suit options available. The location is also less than three miles from hotels, dining, shopping, and recreation. 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 air-ports, rail, and waterways.



River Run's Building II offers 44,000 square feet of space, 24' clear ceiling height, and a total of 10 units (bays). Zoned light industrial, its Route 1 location is ideal for high-tech, research and development, flex, and office space. Water, sewer, gas, and fiber optic cable are provided on site.



LOCATION	U.S. Route 1 between two I-95 interchanges: Exit 126 Massaponax to the North and Exit 118 Thornburg to the South.
ZONING	Light industrial.
DESCRIPTION	Offering 156 acres of development sites for sale, with build-to-suit options available. Attractive stone walls at the entrance, lighted signage, and landscaped medians along the Center's primary boulevard. Hotels, dining, shopping, and recreation within three miles.
AVAILABLE SITES	From 2-5 acres. Build-to-suit options available. Protective covenants and architectural guidelines in place. Property owners' association established.
AVAILABLE BUILDINGS	Building II features dock and drive loading, full sprinkler system throughout and complete HVAC systems for office area.
UTILITIES	On-site Electric, Water/Sewer, Fiber Optic Service
CONTACT	Spotsylvania County, Department of Economic Development 10304 Spotsylvania Avenue, Suite 440, Fredericksburg, VA 22408 (800) 972-2526 www.spotsylvania.org

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