

# Wheatland Business Park I

Wheatland Business Park I is an 11,200-square-foot building offering available flexible space in increments of 1,400 square feet. Ideally positioned on Route 17 Bypass (Mills Drive) and Route 609 (Jim Morris Drive), the Park is suitable for small businesses and offices including research, development, service, and dance/martial arts studios, as well as educational/classroom use.



Wheatland Business Park I is well positioned off Route 17 and Route 609 just five miles from Route 1 and I-95, with immediate access to Route 2. As a result, the Park is minutes from Lee's Hill of Virginia residential community, downtown Fredericksburg, Shannon Airport, and the Naval Surface Warfare Center 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.

LOCATION	U.S. Route 17 South Bypass & I-95.
ZONING	Commercial-3
AVAILABILITY	1,400 to 11,200 square feet of combination office and warehouse/storage, as well as a built out office with restroom.
UTILITIES	On-site (Electric Private Water Septic)
CONTACT	Spotsylvania County, Department of Economic Development 10304 Spotsylvania Avenue, Suite 440, Fredericksburg, VA 22408 (800) 972-2526 <a href="http://www.spotsylvania.org">www.spotsylvania.org</a>

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