



For Sale

75,000 SF on 9.47 acres

110 and 114 Juliad Court, Fredericksburg, VA (Stafford County)

Gareth Jones

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PROPERTY SPECIFICATIONS

PROPERTY SIZE **110 Juliad Ct:** 2.15 acres
114 Juliad Ct: 7.32 acres
Total: Approximately 9.47 acres

BUILDING SIZE **110 Juliad Ct:** 30,000 s.f.
114 Juliad Ct: 45,000 s.f.
Total: Approximately 75,000 s.f.

ZONING **M1**

EXISTING USE **Office space**

PARKING RATIO **Approximately 6.75/1,000**

FURNITURE **Existing available**

Immaculately maintained owner occupant buildings



110 Juliad Court



114 Juliad Court

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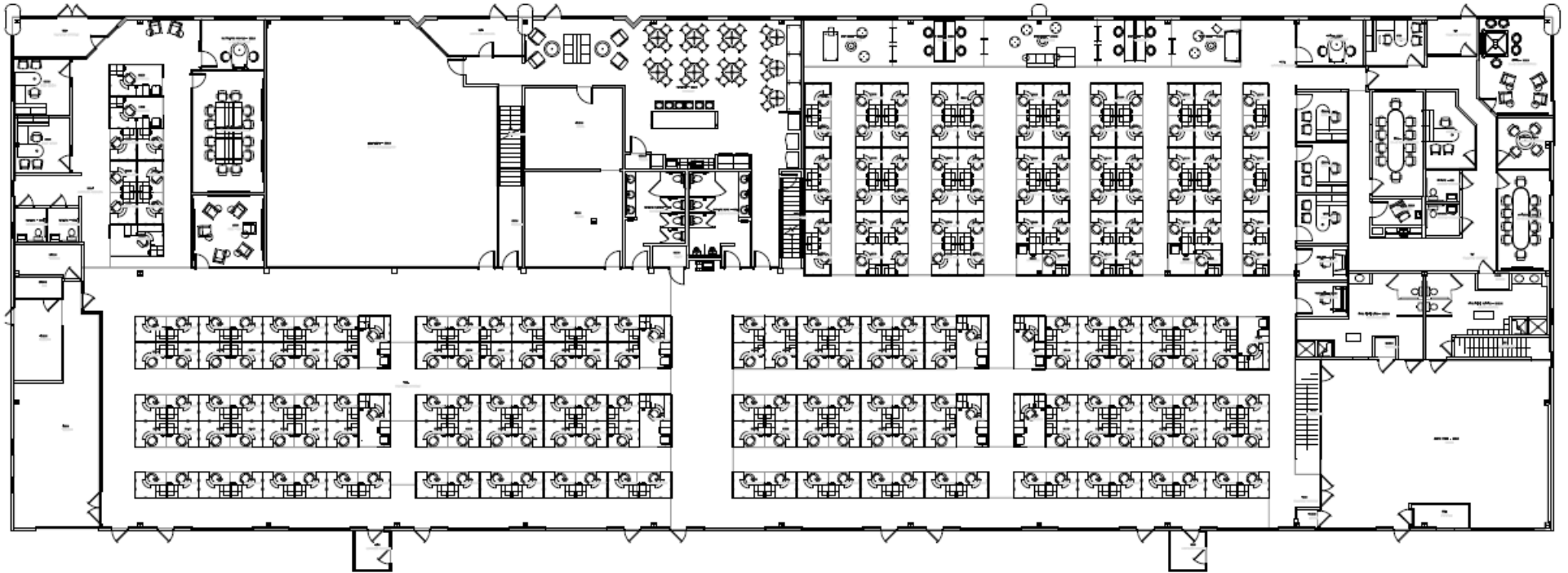
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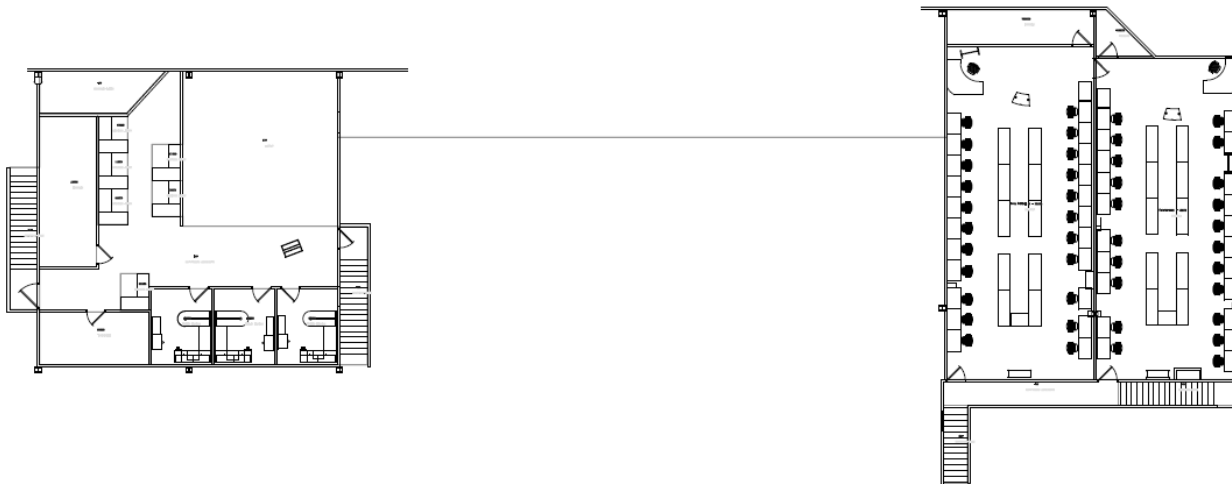
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FLOOR PLAN | 110 Juliad Court



Mezzanine



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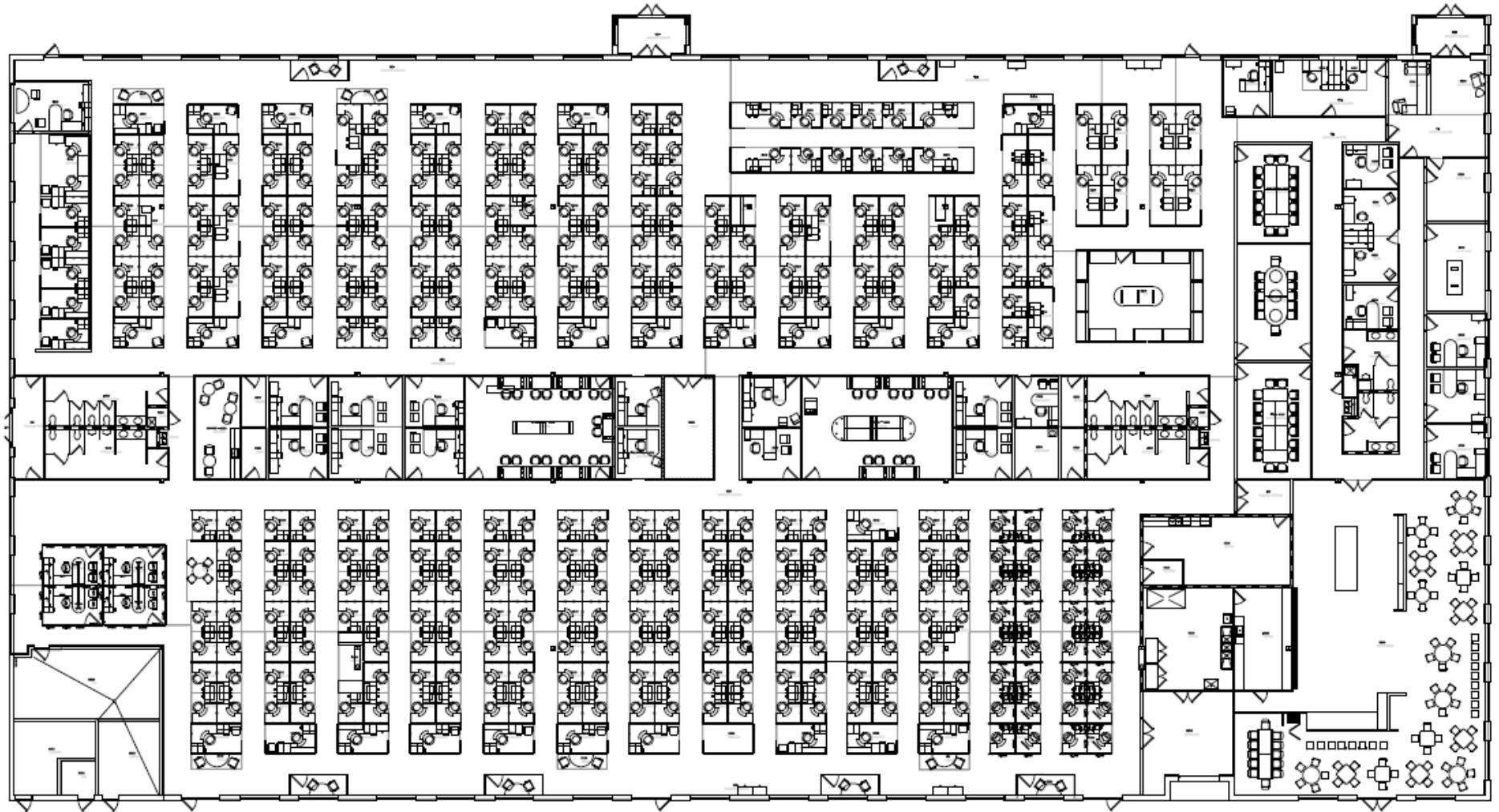
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FLOOR PLAN | 114 Juliad Court



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114 Juliad Court



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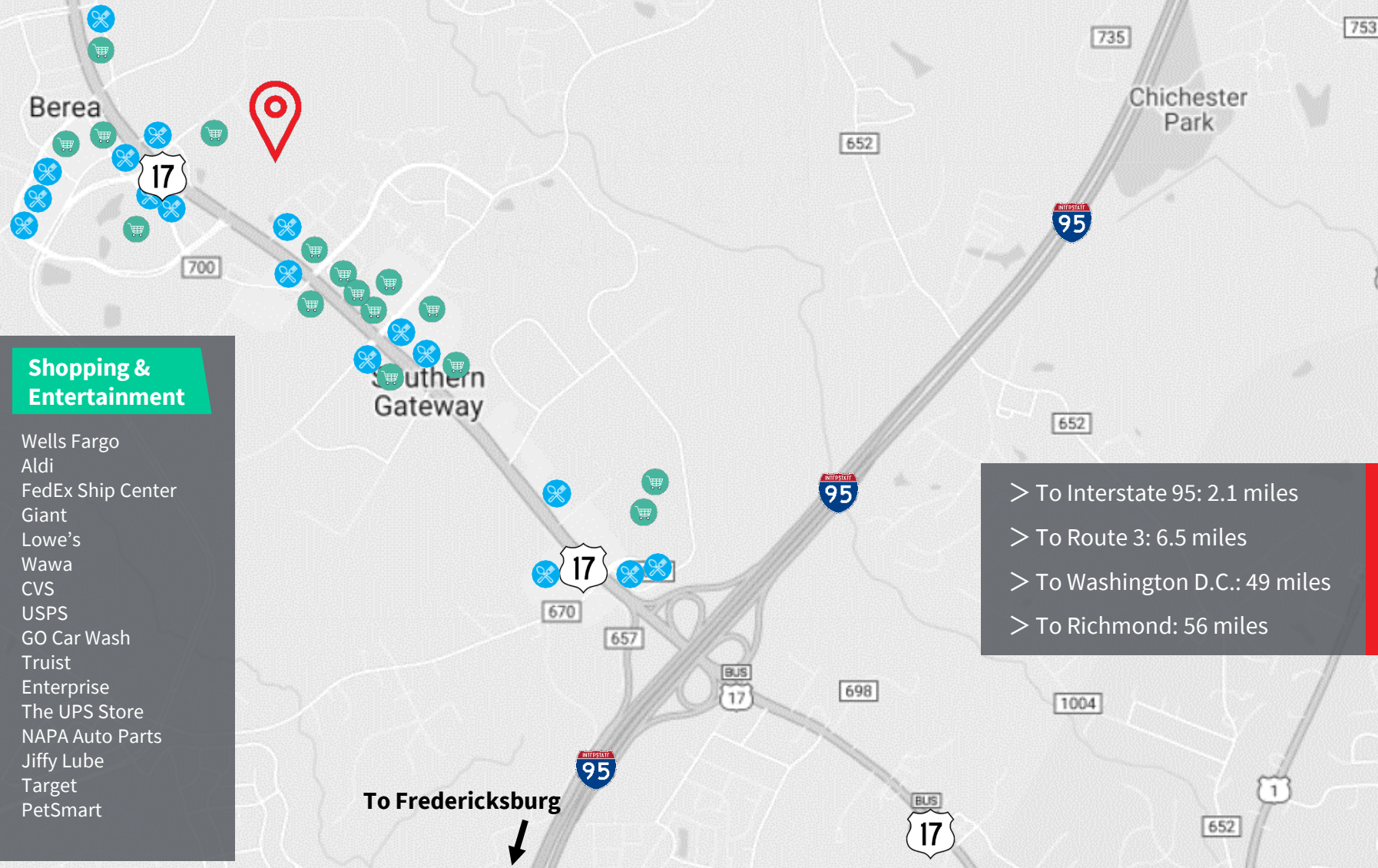
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MAP OVERVIEW



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