



MID-ATLANTIC
ACQUISITIONS LLC

FOR SALE
OR LEASE

17885 FRALEY BLVD. | DUMFRIES, VA



Space Features

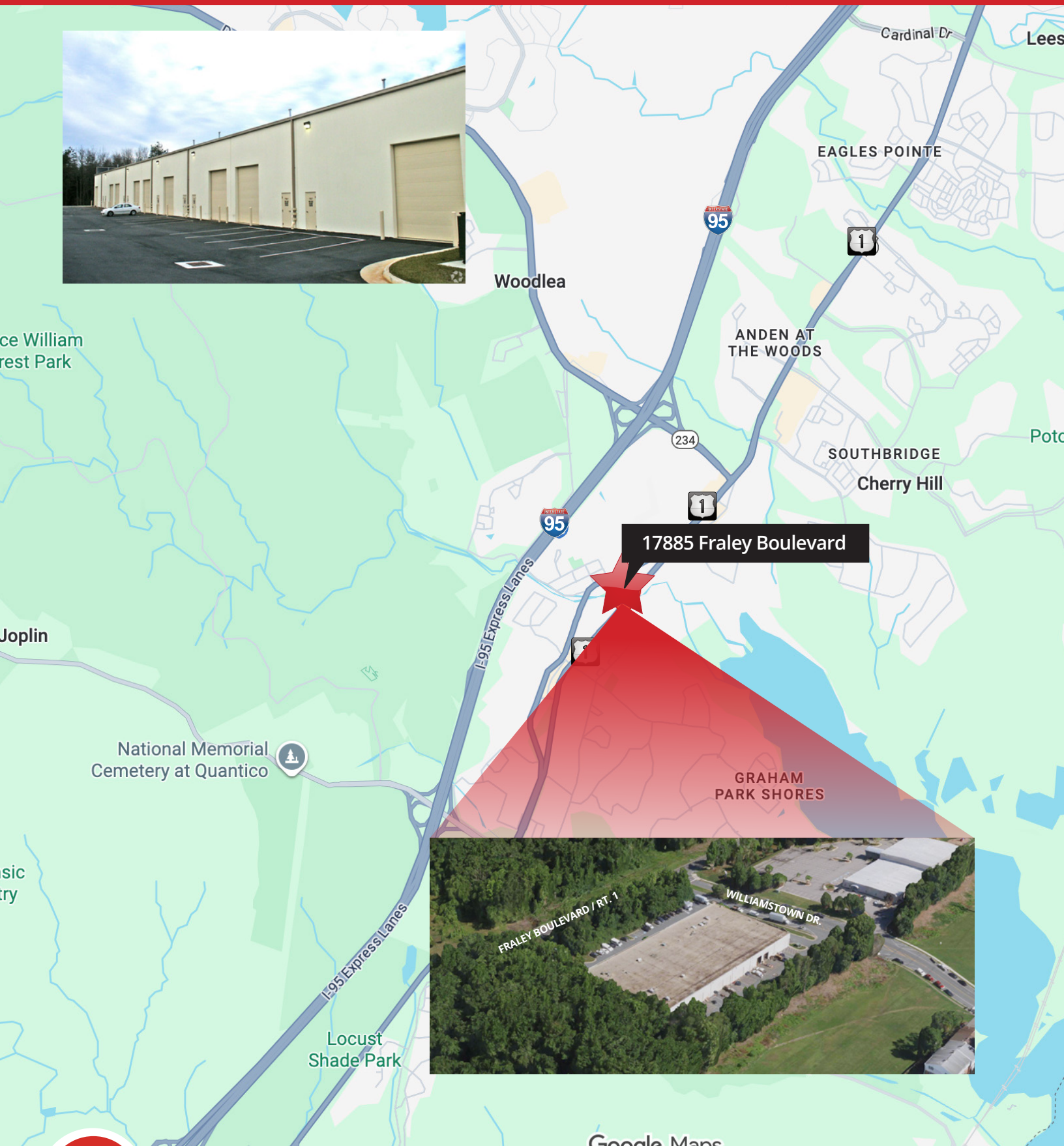
- **Sale \$1,500,000.00**
- **Lease \$18 NNN**
- **5,020 RSF** – Class A Flex/Retail/Industrial Space
- Potential Plug and Play
- 20' foot clear ceilings
- B1 Zoning – Town of Dumfries
- Hub Zone
- Drive-In – 12'w-14'h
- Ample parking with 2 reserved spaces
- Condo fee - \$1.62psf
- Taxes - \$1.08 psf
- Utilities - \$0.75 (gas and electric)

Location Features

- Premier Rt. 1 Building and Monument signage
- 1.5 miles to Quantico and I95

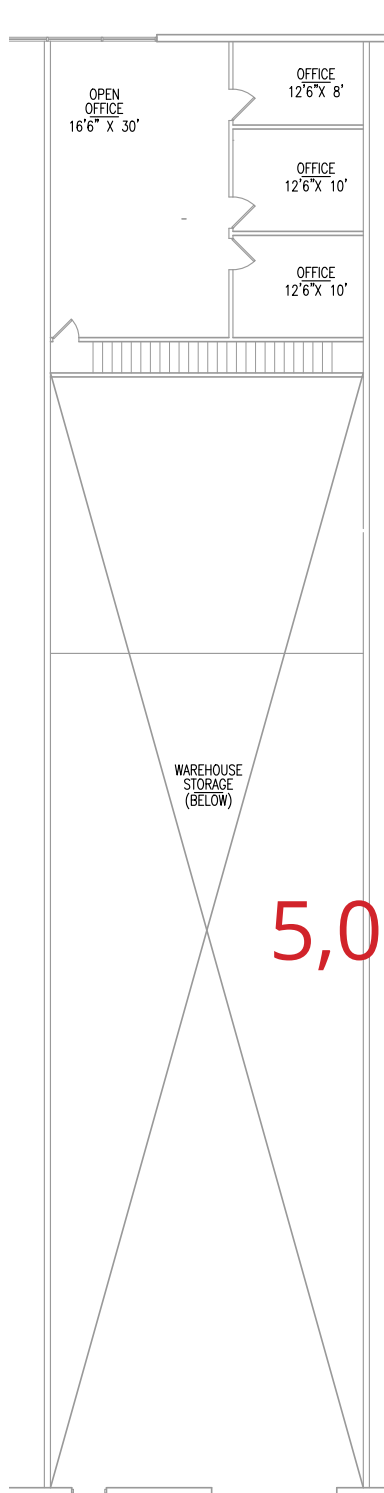


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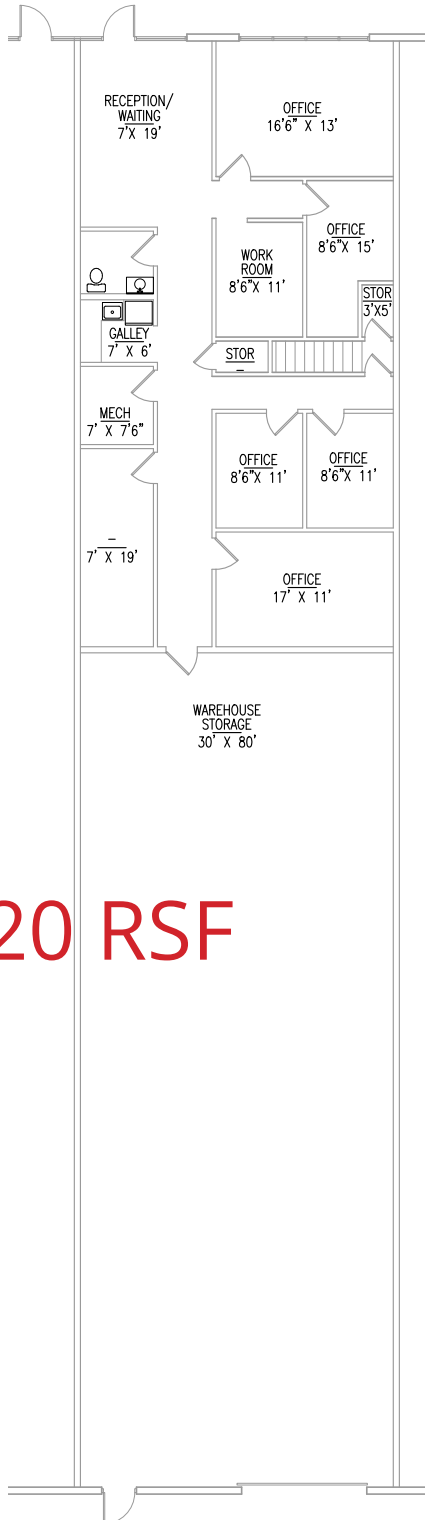


17885 FRALEY BOULEVARD – UNIT 8

AS-BUILT MEZZANINE

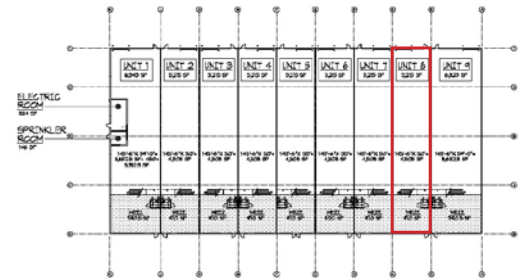


AS-BUILT FIRST FLOOR



5,020 RSF

BASE BUILDING



PLATS

