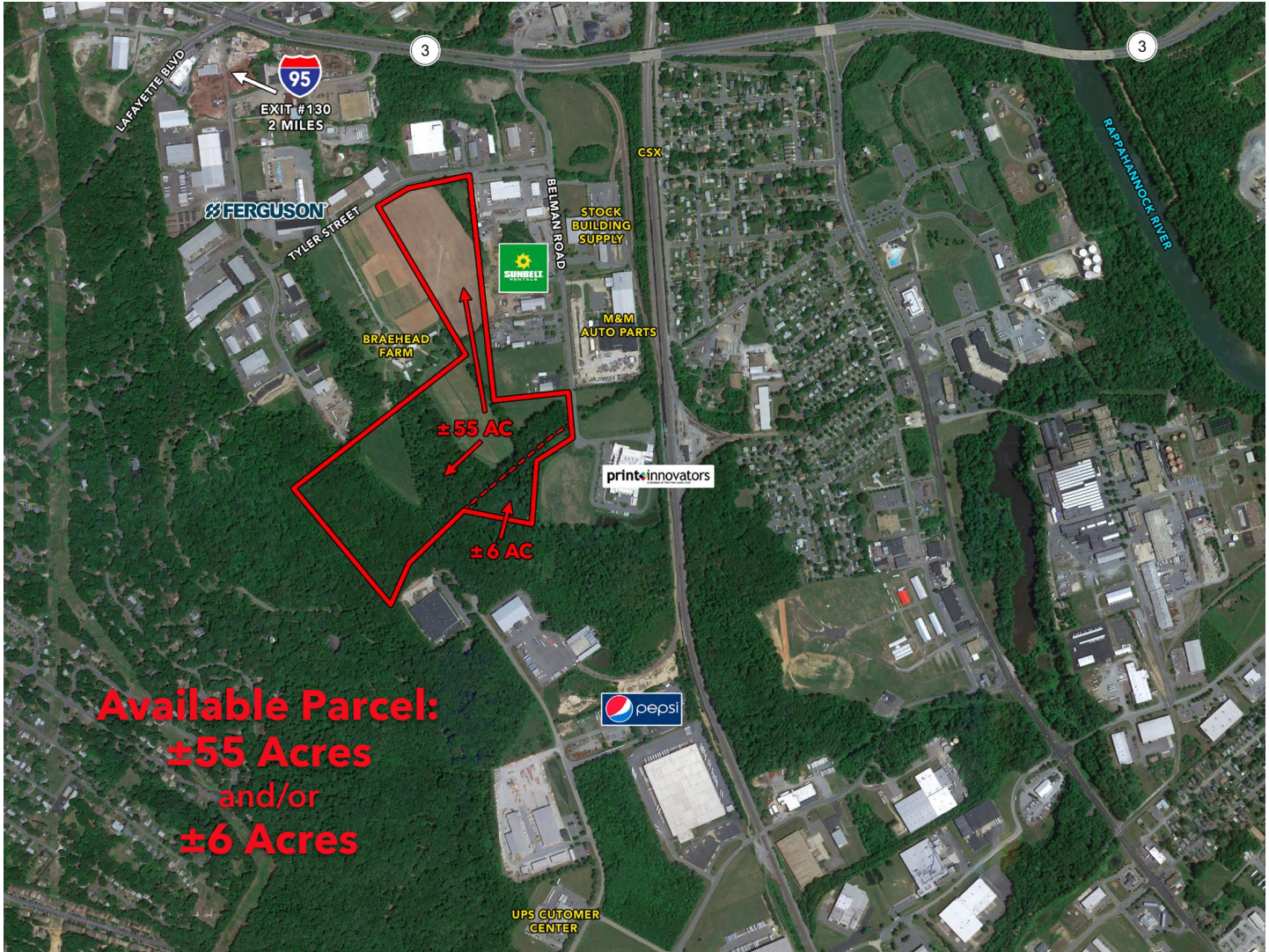


BATTLEFIELD INDUSTRIAL PARK

±61 Acres · Industrial & Data Center Ready

Fredericksburg, Virginia



PROPERTY DESCRIPTION

- ±61 Acres FOR SALE OR LEASE
- Zoned I-2
[Click here for Zoning use table \(property zoned I2\)](#)
- Utilities: water, sewer, electric and natural gas
- **Great Brewery site** (*Click link below for more info*)
<http://fredregion.com/wp-content/uploads/2013/11/Fredregion-Brewery-Package.pdf>
- **Potential Data Center site** (*Click link below for more info*)
<http://www.havesitewilltravel.com/pdf/Fredericksburg-potential-data-center.pdf>
- **SAMPLE INDUSTRIAL OR DATA CENTER LAYOUT** (*example site plan on page 2*)
- Battlefield Industrial Park, Fredericksburg, VA
[Click here for aerial video](#)
Site noted as "Available Parcel" and key co-tenants labeled

Fredericksburg, VA Key Links:

- [Planning Department website](#)
- [Fredericksburg Unified Development Ordinance](#)
- [Technical Review Committee](#)
- [Starting a business in Fredericksburg](#)



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INDUSTRIAL OR DATA CENTER LAYOUT



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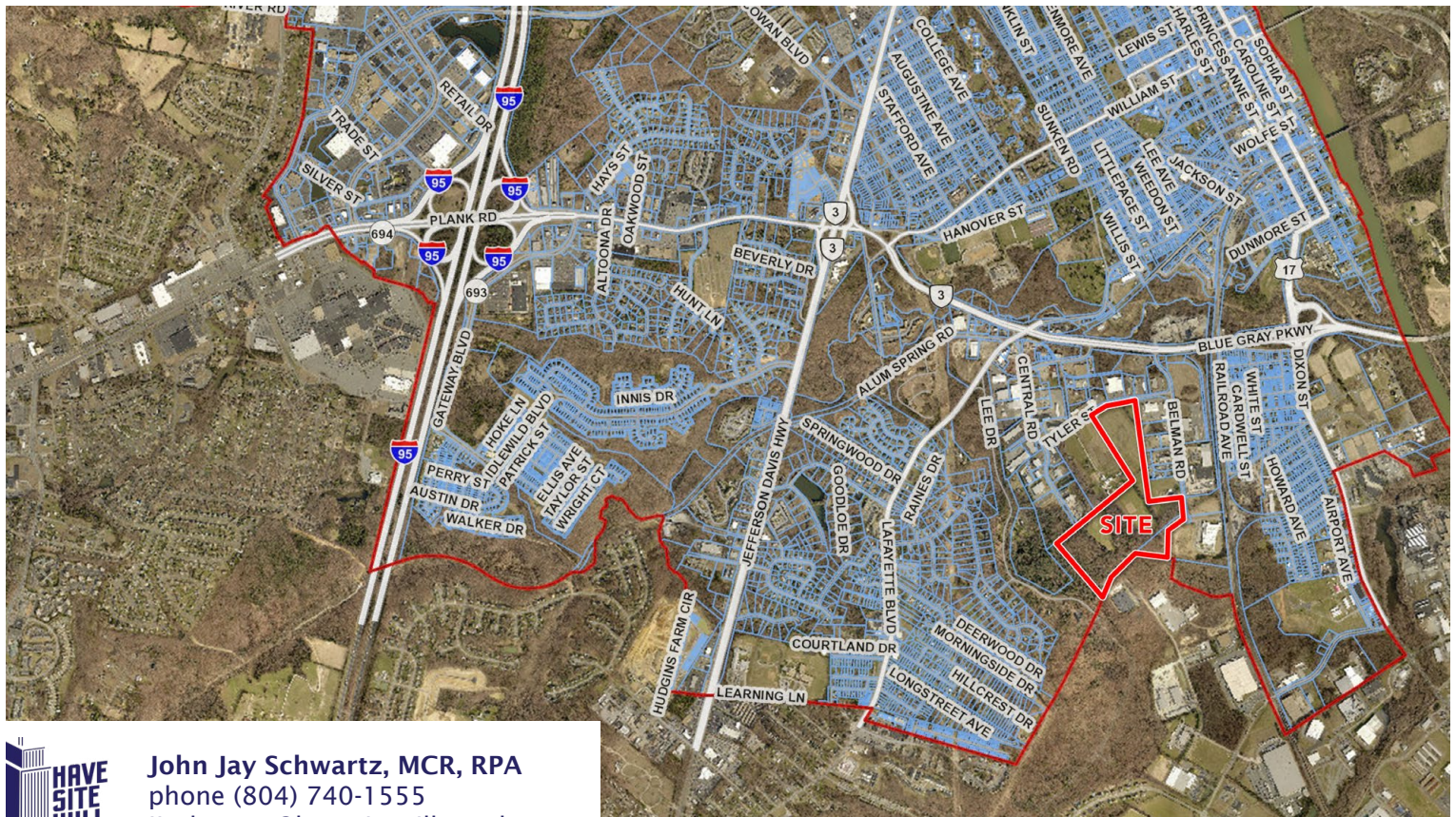
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