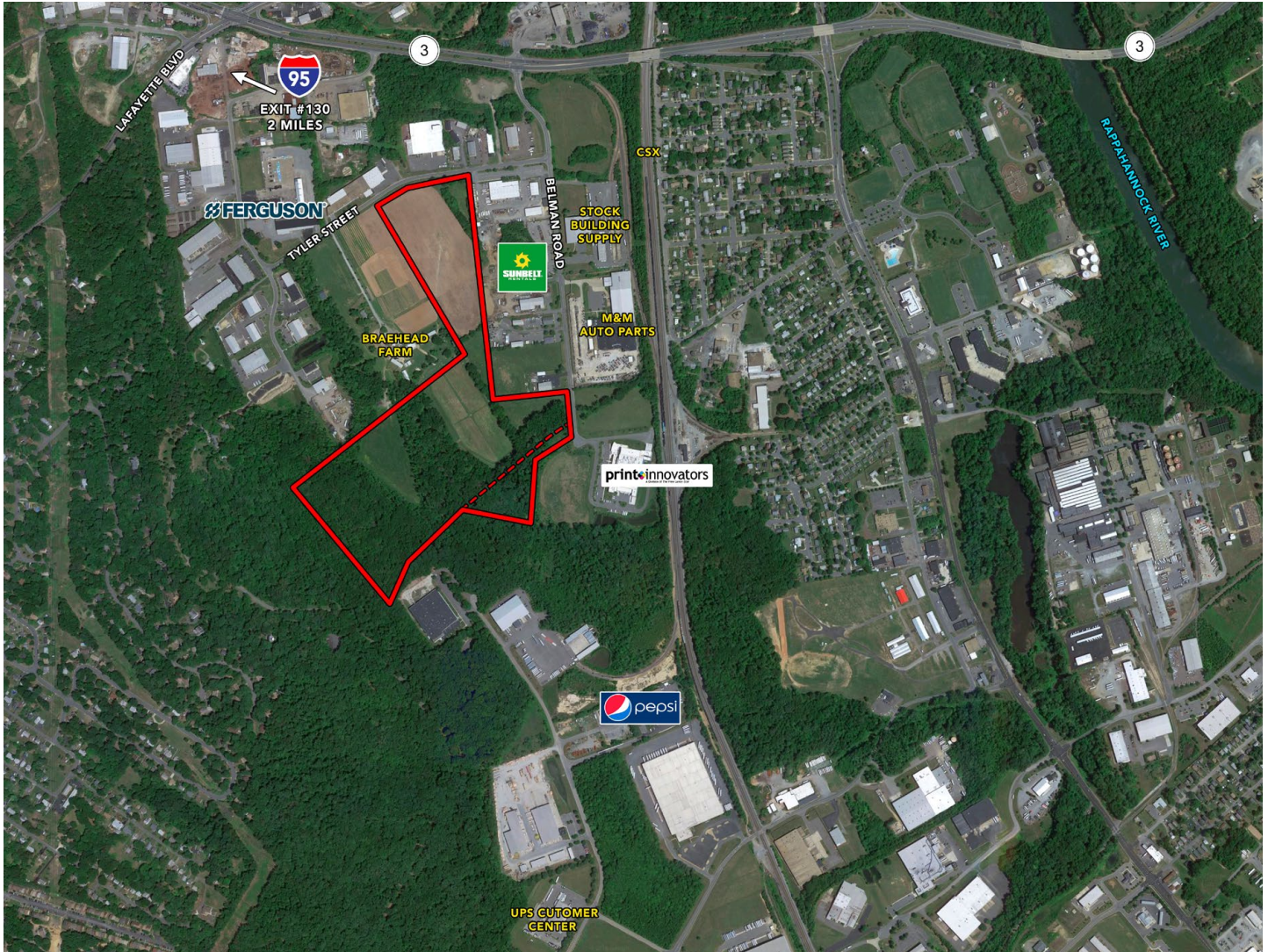


# BATTLEFIELD INDUSTRIAL PARK

## 5-25 Acres · Industrial Ready to be Subdivided

Fredericksburg, Virginia 22401



### PROPERTY DESCRIPTION

- ± 60 Acres FOR SALE OR LEASE
- Can be subdivided into parcels of 5 acres and above
- Zoned I-2  
[Click here for Zoning use table \(property zoned I2\)](#)
- Utilities: water, sewer electric, natural gas and telecommunications available to road frontages
- 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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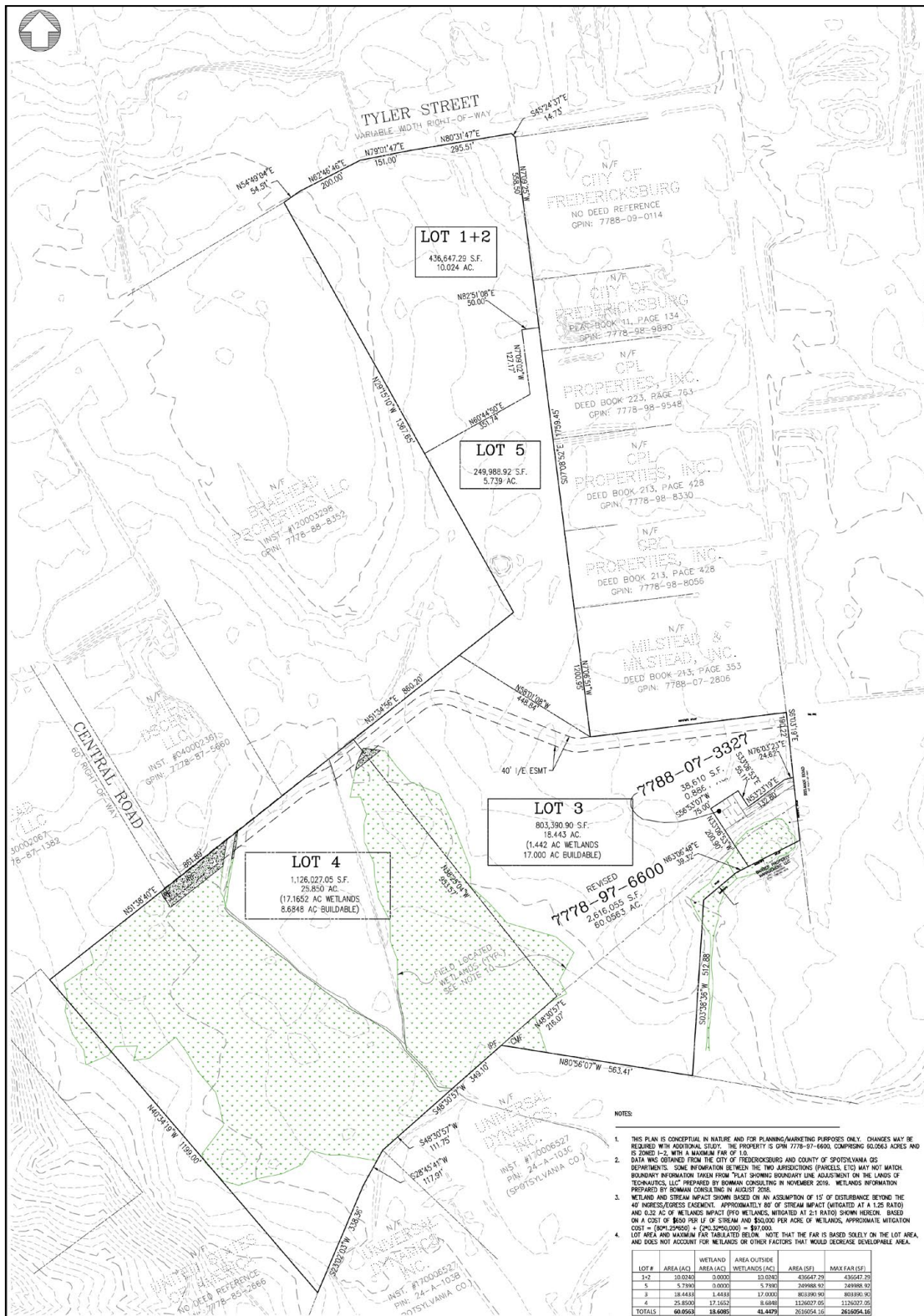
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### INDUSTRIAL PROPOSED LAYOUT



- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND FOR PLANNING/MARKETING PURPOSES ONLY. CHANGES MAY BE REQUIRED WITH ADDITIONAL STUDY. THE PROPERTY IS DPM 7778-97-6600, COMPRISING 60.0663 ACRES AND IS ZONED I-2, WITH A MAXIMUM FAR OF 1.0.
  - DATA WAS OBTAINED FROM THE CITY OF FREDERICKSBURG AND COUNTY OF SPOTSYLVANIA GIS DEPARTMENTS. SOME INFORMATION BETWEEN THE TWO JURISDICTIONS (PARCELS, ETC) MAY NOT MATCH. BOUNDARY INFORMATION TAKEN FROM THAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF RECORDS, LIST PREPARED BY BOWMAN CONSULTING IN NOVEMBER 2016. WETLANDS INFORMATION PREPARED BY BOWMAN CONSULTING IN AUGUST 2016.
  - WETLAND AND STREAM IMPACT SHOWN BASED ON AN ASSUMPTION OF 15' OF DISTURBANCE BEYOND THE 40' INGRESS/EGRESS EXEMPTION, APPROXIMATELY 80' OF STREAM IMPACT (W/IGATED AT A 1.25 RATIO) AND 0.32 AC OF WETLANDS IMPACT (P10 WETLANDS, W/IGATED AT 2:1 RATIO) SHOWN HEREIN. BASED ON A COST OF \$800 PER SQ. FT. OF STREAM AND \$50,000 PER ACRE OF WETLANDS. APPROXIMATE MITIGATION COST =  $(80M/20000) + (60K/300000) = \$97,000$ .
  - LOT AREA AND MAXIMUM FAR TABULATED BELOW. NOTE THAT THE FAR IS BASED SOLELY ON THE LOT AREA, AND DOES NOT ACCOUNT FOR WETLANDS OR OTHER FACTORS THAT WOULD DECREASE DEVELOPABLE AREA.

LOT #	AREA (AC)	WETLAND AREA (AC)	WETLANDS (AC)	AREA (SQ)	MAX FAR (SQ)
1+2	10.024	0.0000	0.0000	436647.29	436647.29
5	5.739	0.0000	0.0000	249988.92	249988.92
3	18.443	1.442	17.000	803390.90	803390.90
4	25.850	17.165	8.685	1126027.05	1126027.05
TOTALS	60.066	18.608	41.447	2610554.16	2610554.16



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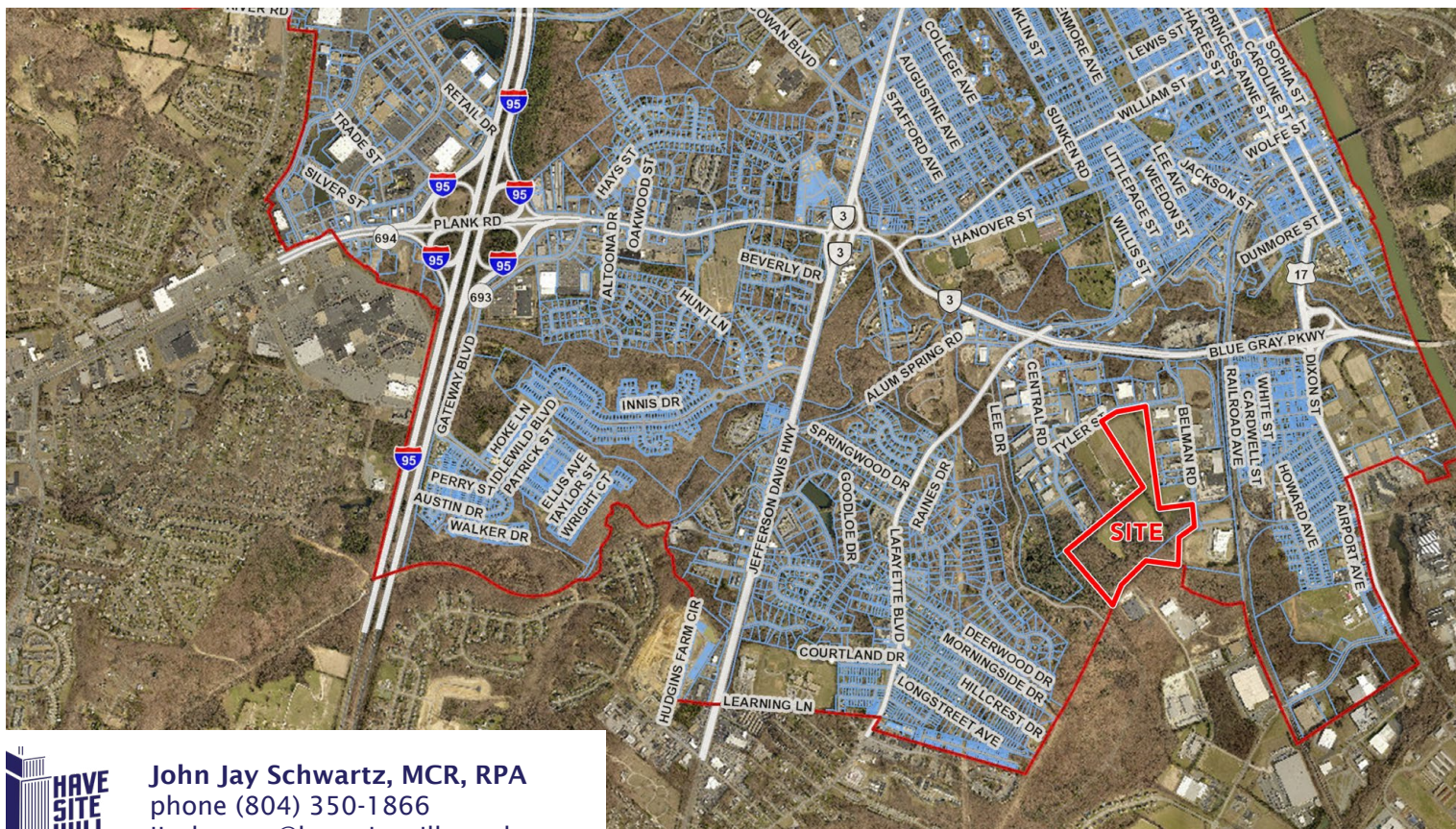
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### DISTRIBUTION CENTERS IN REGION



### PLOT



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