

**LARGE  
DISTRIBUTION  
WAREHOUSE**

**74,430 SQUARE FEET OF  
DISTRIBUTION  
WAREHOUSE AND OFFICE  
SPACE NOW AVAILABLE**

**\*10 DOCK HIGH DOORS**

**\*1 DRIVE THROUGH BAY  
DOOR**

**\*33' CLEAR CEILING  
HEIGHT**

**\*APPROXIMATELY 6000 SF  
OF OFFICE/PRODUCTION  
SPACE**

**\*WET SPRINKLER SYSTEM**

**\*HEATING AND AIR  
CONDITIONING**

**\*TREMENDOUS LOCATION  
3.5 MILES FROM I-95**

**\*QUARTER MILE FROM  
ROUTE 1**

**\*MIDPOINT BETWEEN  
RICHMOND, VIRGINIA  
AND WASHINGTON D.C.**

**PAYNE PROPERTY DEVELOPMENT  
10411 HALL INDUSTRIAL DRIVE  
FREDERICKSBURG, VIRGINIA 22408**

**8520  
JAMISON  
LANE**

**FREDERICKSBURG, VA. 22407  
74,430 SF DISTRIBUTION  
WAREHOUSE**





**GROW THE BOTTOM  
LINE OF YOUR  
COMPANY AT THE  
MIDPOINT OF  
COMMERCE BETWEEN  
WASHINGTON D.C. AND  
RICHMOND VIRGINIA**

**CALL  
540-898-5466  
TO SCHEDULE A  
VISIT**



## **CONTACT US**

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