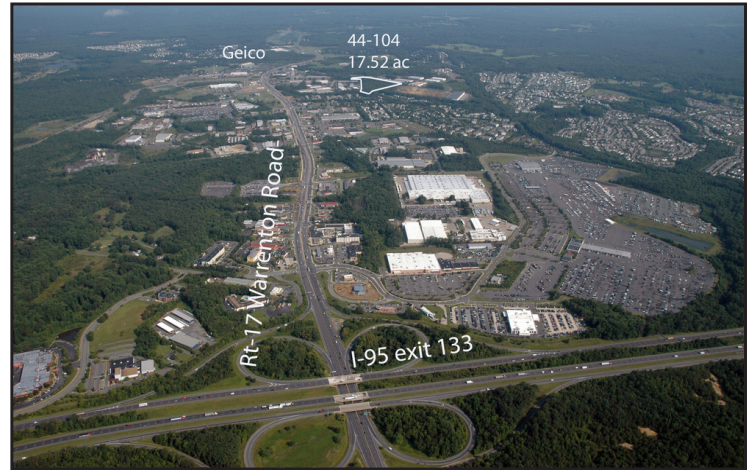


17.5 +/- ACRES of INDUSTRIAL RAW LAND in STAFFORD INDUSTRIAL PARK NEAR I-95

ABSOLUTE REAL ESTATE AUCTION

Friday, August 21, 2015 at 11:00 am

International Pkwy., Fredericksburg, VA 22406



No longer desiring to keep this property in their real estate portfolio, the heirs of this land have contracted us to market and sell this 17.5 acres to the highest bidder at public auction. Well located in an established industrial park, this property will make an excellent business location or investment for the new owner!!

- 17.5198 +/- wooded acres of industrial zoned raw land located in the highly developed Stafford Industrial Park
- The tract is comprised of 2 adjacent parcels of 15.3607 & 2.1563 +/- acres
- All utilities are available within the industrial park
- This potential filled property is located in an established industrial park well positioned near heavily traveled Rt. 17 and I-95 as well as many businesses such as Geico, Lowes, Manheim Fredericksburg, Celebrate Virginia and more!!
- Tax Map: 44-104; Zoned M1

Only \$50,000 Suggested Starting Bid!

Property Tour: Please review at your leisure.



www.nichollsauktion.com



**Please contact Mr. Kelly Strauss
at 540-226-1279 with
all inquiries**

ATTN REALTORS:
Pre-register (by 5 pm 8/20/15)
broker participation is compensated!!