

# SALE|LEASE

## 16174 Industrial DR, Milford VA

Located in Caroline County!

ATTRACTIVELY  
PRICED!



### MILEAGE:

- 10 Miles from I-95
- 30 Miles from Fredericksburg
- 40 Miles from Richmond

Exclusive Agent:

Kevin E. Cox

P.O. Box 6482

Richmond, VA 23230

(804) 521-1468 direct

(804) 355-7950 fax

[kevin@porterinc.com](mailto:kevin@porterinc.com)

[www.porterinc.com](http://www.porterinc.com)

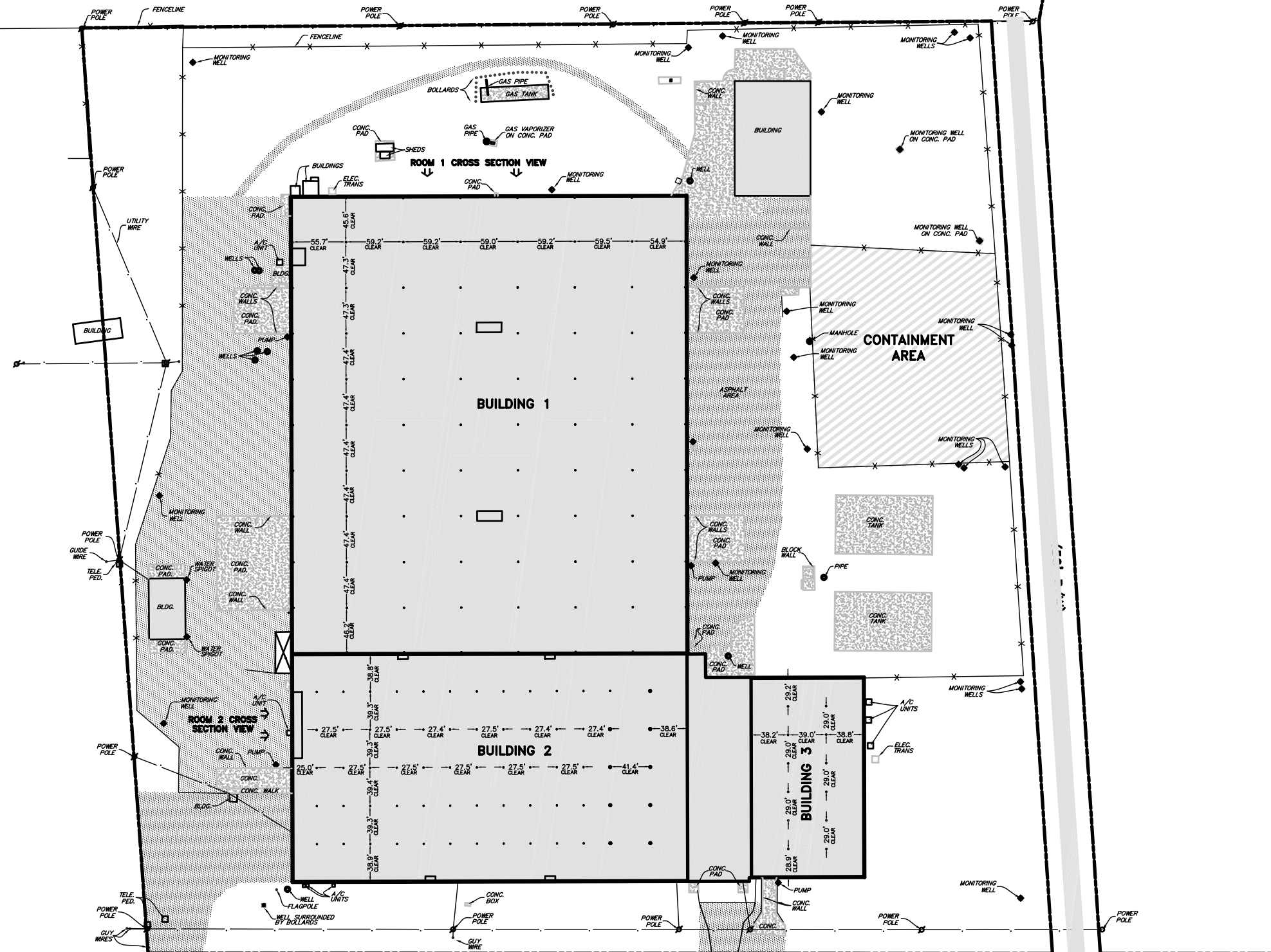
**PORTER**  
REALTY

Working Hard, Working Smart...For Our Customers

- **343,882 SF +/- Office/Whse Available**
  - 1,500 SF +/- Office
- 21.33 Acres
- M-1 Zoning
- Heavy Power
- Potential Rail Service
- Column Spacing 48'x60'
- 23 Docks & 5 Drive-In Doors
- 17' to 29' Ceiling Height
- Excellent Labor Pool
- **For Sale: \$1,950,000 \$1,500,000**
- **For Lease: Aggressive Rental Rates!**

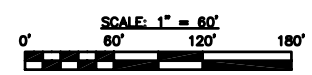


No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

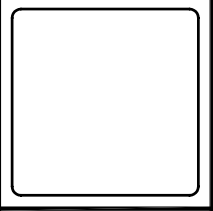


STATE ROUTE 640  
(50' R/W)

FREDERICKSBURG & POTOMAC RAILROAD



REVISION	BLOCK	DATE	DESCRIPTION	BY



**W&D**

**WIEBE AND ASSOCIATES**  
A SURVEYING AND DESIGN COMPANY  
11903 BOYMAN DRIVE, SUITE 103  
FREDERICKSBURG, VIRGINIA 22408  
(540)371-1208 FAX(540)371-4650

**AS-BUILT**

**KELLER BUILDING**  
BOWLING GREEN DISTRICT  
CAROLINE COUNTY, VIRGINIA

DATE:	APR. 16, 2007
SCALE:	AS SHOWN
DESIGNED BY:	
DRAWN BY:	PSM
CHECKED BY:	WWW
ACAD/ORD/35P>ACAD/PSM	
DRAWING NO:	07-D-035P

SHEET NO. **1**  
OF 4 SHEETS