

# 17253 CENTER DRIVE

RUTHER GLEN, VA 22546

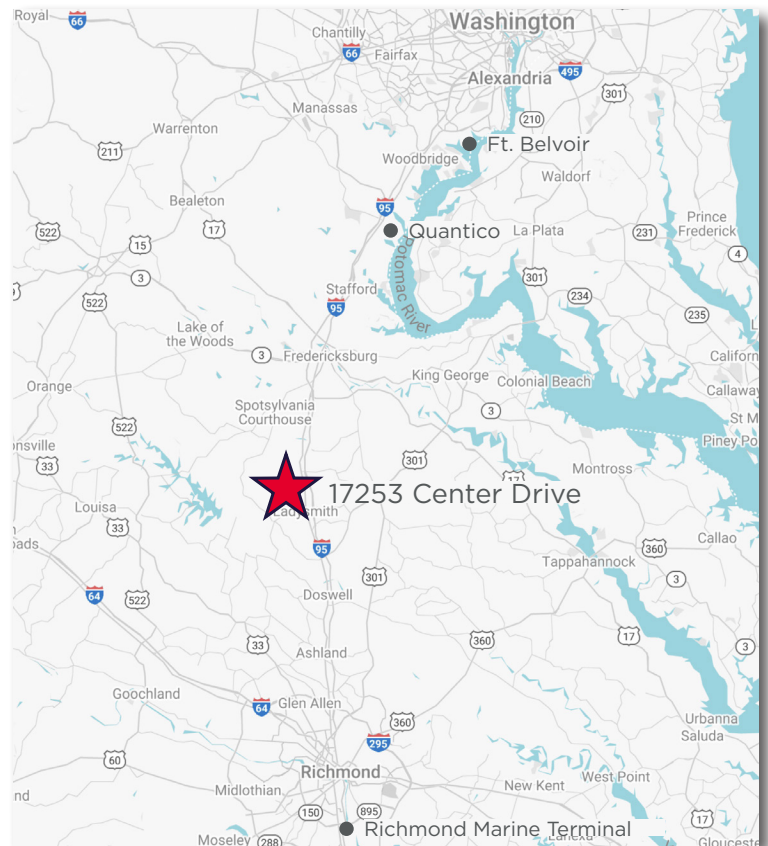


## SITE HIGHLIGHTS

63,341 SF Maintenance & Office Building  
 44.45 Acres | M-1 Zoning  
 3.5 Acres of Fenced Yards  
 26 O/H Doors  
 2 Blast Booths  
 3 Paint Booths  
 1 Wash/Dry Building  
 3 Five-Ton Cranes  
 1 One-Ton Crane  
 110v - 220v 3-Phase Power

## LOCATION HIGHLIGHTS

I-95.....5 Minutes  
 Quantico.....50 Minutes  
 Richmond Marine Terminal.....50 Minutes  
 Ft. Belvoir.....75 Minutes  
 I-495.....75 Minutes

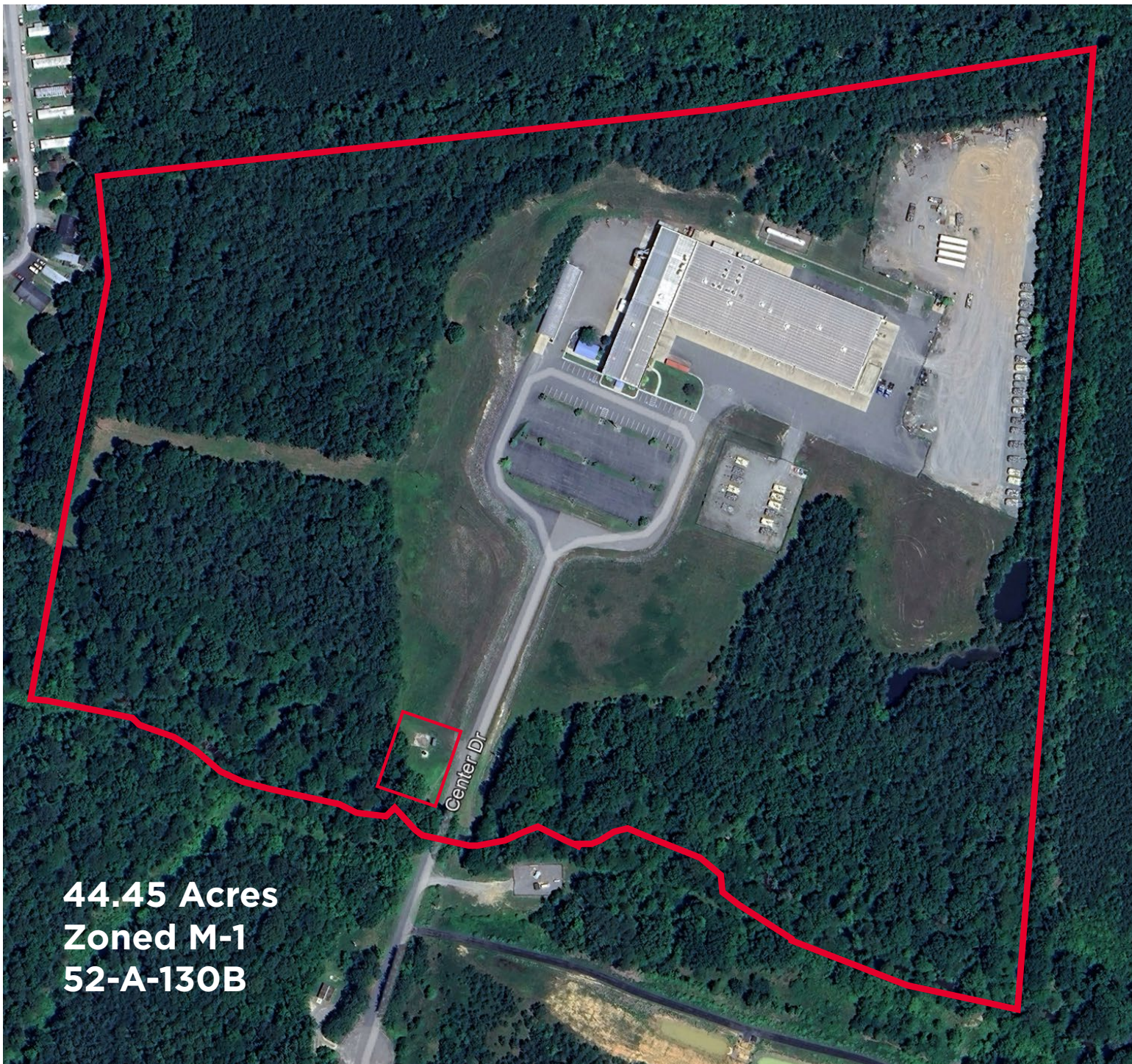


## FOR MORE INFORMATION, CONTACT:

**Tom McHugh**  
 Cushman & Wakefield Tysons Corner  
 +1 703 847 2780  
 tom.mchugh@cushwake.com

**Jamie Scully**  
 Cushman & Wakefield Thalhimer-Fredericksburg  
 +1 540 387 2134  
 jamie.scully@cushwake.com





**44.45 Acres**  
**Zoned M-1**  
**52-A-130B**

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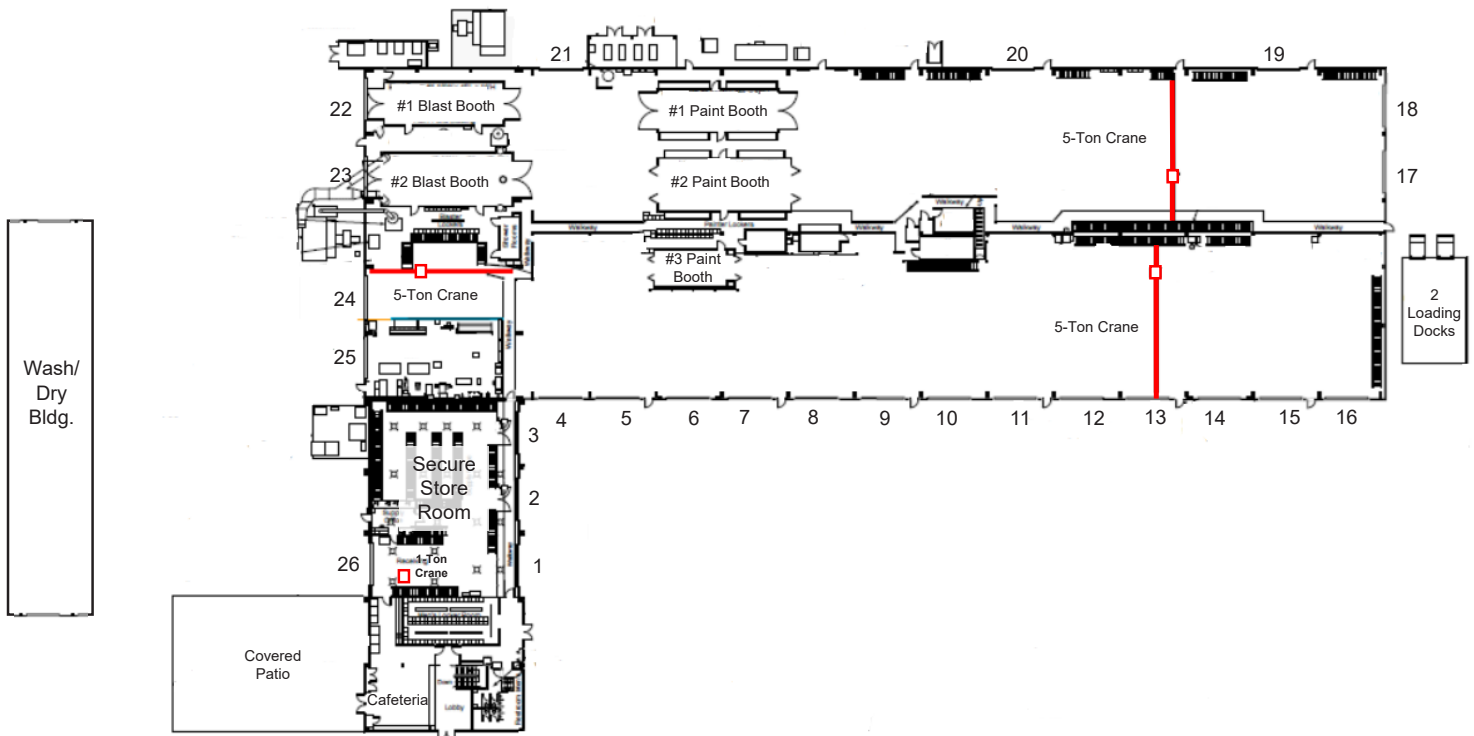
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**17253 CENTER DRIVE**  
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**FOR SALE**  
**63,341 SF Maintenance & Office Building**  
**44.45 Acres | M-1 Zoning**



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**Wash/Dry Building**



**Loading Docks**



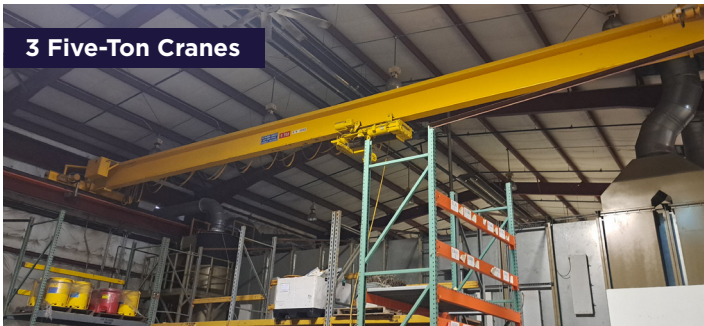
**Paint Booths**



**Blast Booths**



**3 Five-Ton Cranes**



**Office Space & Patio**



**Maintenance Bays**



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