

\$13,212 - 3400 Catlett Rd, Catlett

MLS® #VAFQ2012820

\$13,212

0 Bedroom, 0.00 Bathroom, 10,223 sqft
Commercial Lease on 1.61 Acres

N/A, Catlett, VA

Formula for Success:

New Construction PLUS 14,000 cars driving
by daily EQUALS the perfect leasing
opportunity.

Fronting US 28 in Catlett, this 10,223 SF commercial/flex building with three divisible bays for lease offers excellent signage and traffic flow. New glass storefronts with a finished vanilla shell and heating and cooling in place creates a fresh new look. Each bay has two bathrooms served by public water and sewer. The electricity is separately metered. The 7' x 6' front and rear doors are ideal for contractors bringing in tools and materials for storage with additional fleet parking available.

Units Available:

Suite A: 2,986 SF for lease for \$3,981.33 per month or \$16.00 PSF, plus utilities

Suite B: 2,944 SF for lease for \$3,925.33 per month or \$16.00 PSF, plus utilities

Suite C: 3,979 SF for lease for \$5,305.33 per month or \$16.00 PSF, plus utilities

Entire Building is available for lease for \$16.00 PSF, plus utilities

Built in 2024



Essential Information

MLS® #	VAFQ2012820
Price	\$13,212
Bathrooms	0.00
Square Footage	10,223
Acres	1.61
Year Built	2024
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	3400 Catlett Rd
Subdivision	N/A
City	Catlett
County	FAUQUIER-VA
State	VA
Zip Code	20119

Interior

Heating	Other
Cooling	Other

Exterior

Exterior	Metal
Lot Description	Additional Lot(s)

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
High	LIBERTY

Additional Information

Date Listed	June 12th, 2024
Days on Market	507
Zoning	C

Listing Details

Listing Office	Wright Realty, Inc.
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