

FOR LEASE

63,341 SF Building +4 acres of fenced IOS



17253 CENTER DRIVE

RUTHER GLEN, VA 22546



THALHIMER

PROPERTY HIGHLIGHTS

New For Lease listing in Ladysmith, VA, at I-95's, Exit 110. Located off Ladysmith Road on Center Drive.

- 63,341 SF Industrial Building
- 44.45 Acres
 - ~4.0 Acres of Fenced Industrial Outdoor Storage
**potential to expand
 - 2 Blast Rooms
 - 5 Paint Booths
 - 1 Wash/Dry Building
 - 3 Five-Ton Bridge Cranes
 - 1 Five-Ton Monorail Crane
 - 110v - 220v 3-Phase Power



Available SF: 63,341 SF

Lease Rate: Negotiable

Ceiling Height: 24'

Drive In Doors: 26 (all 16' x 16') Drive thru configuration

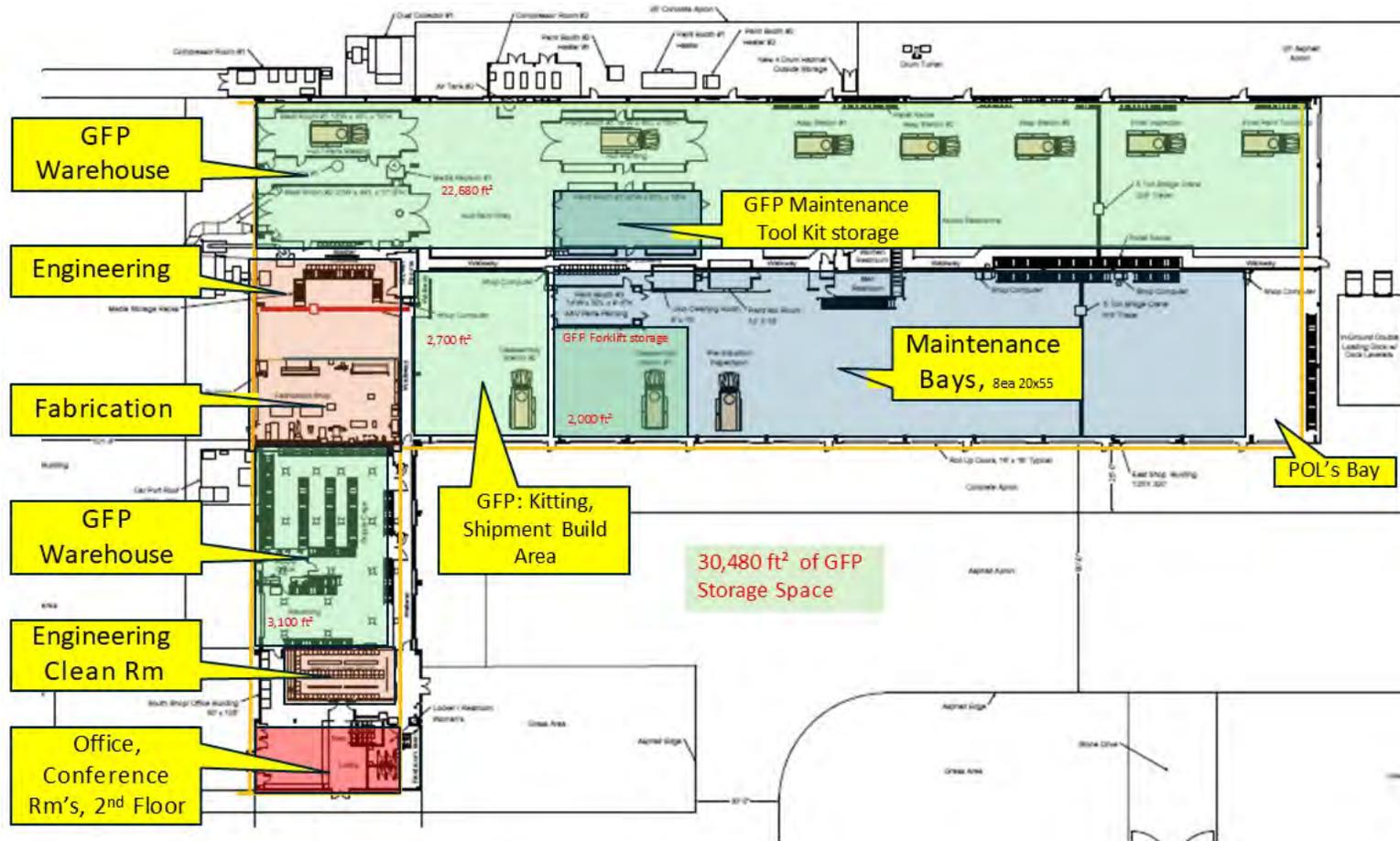
Loading Docks: 2

Zoning: M-1

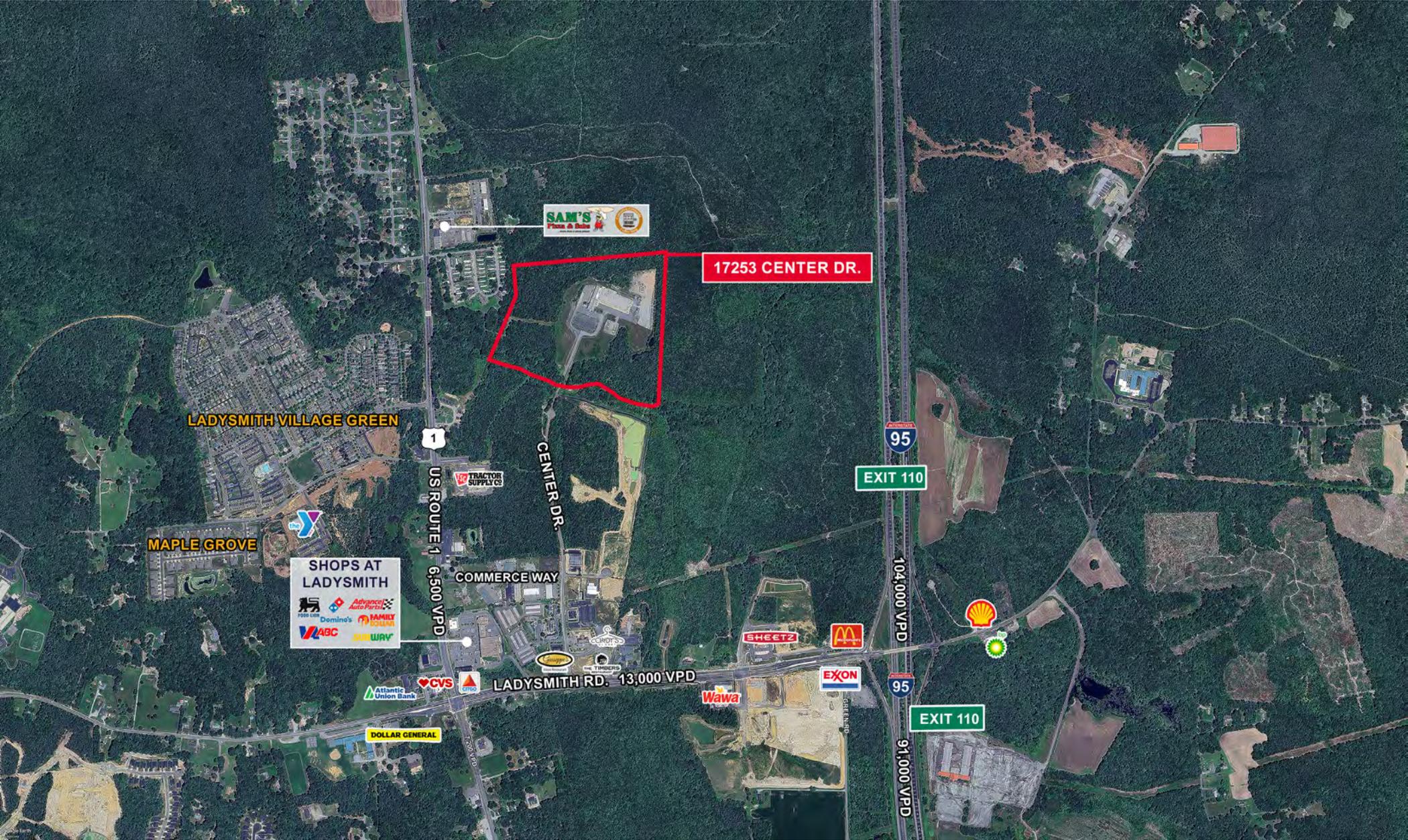
Travel Times:

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





FLOOR PLAN



AERIAL

CONTACT INFORMATION

JAMIE SCULLY, CCIM

Senior Vice President
540 322 4140
jamie.scully@thalhimer.com

WILSON GREENLAW, CCIM

First Vice President
540 834 3161
wilson.greenlaw@thalhimer.com

GRAHAM STONEBURNER, SIOR

Senior Vice President
804 344 7159
graham.stoneburner@thalhimer.com



Thalhimer
1701 Fall Hill Avenue
Suite 203
Fredericksburg, VA 22401
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.