

1000 DILLARD DRIVE

1000 DILLARD DRIVE | LYNCHBURG, VIRGINIA

INDUSTRIAL OPPORTUNITY – 54,175 SF BUILDING



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THALHIMER



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

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BUILDING

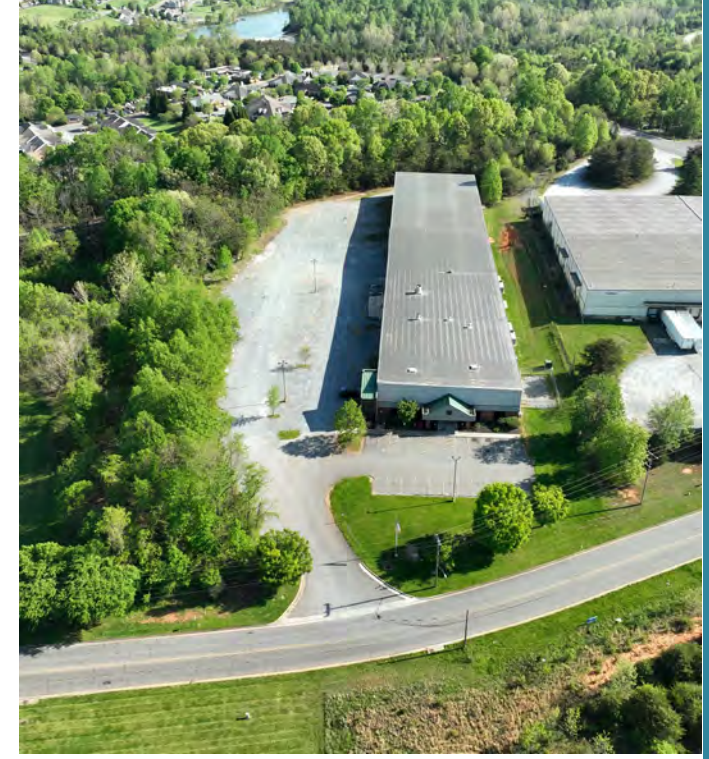
- 54,175 SF TOTAL
- 4,175 SF OFFICE



PROPERTY FEATURES

- LED lighting in warehouse
- 6" floor thickness
- (7) 8x8 dock doors (new)
- (1) 12x12 drive-in door (new)
- 4000 AMP, 3 phase power
- 6 Acre site
- Full conditioned
- Zoned I-2 (Light Industrial)

PHOTOS



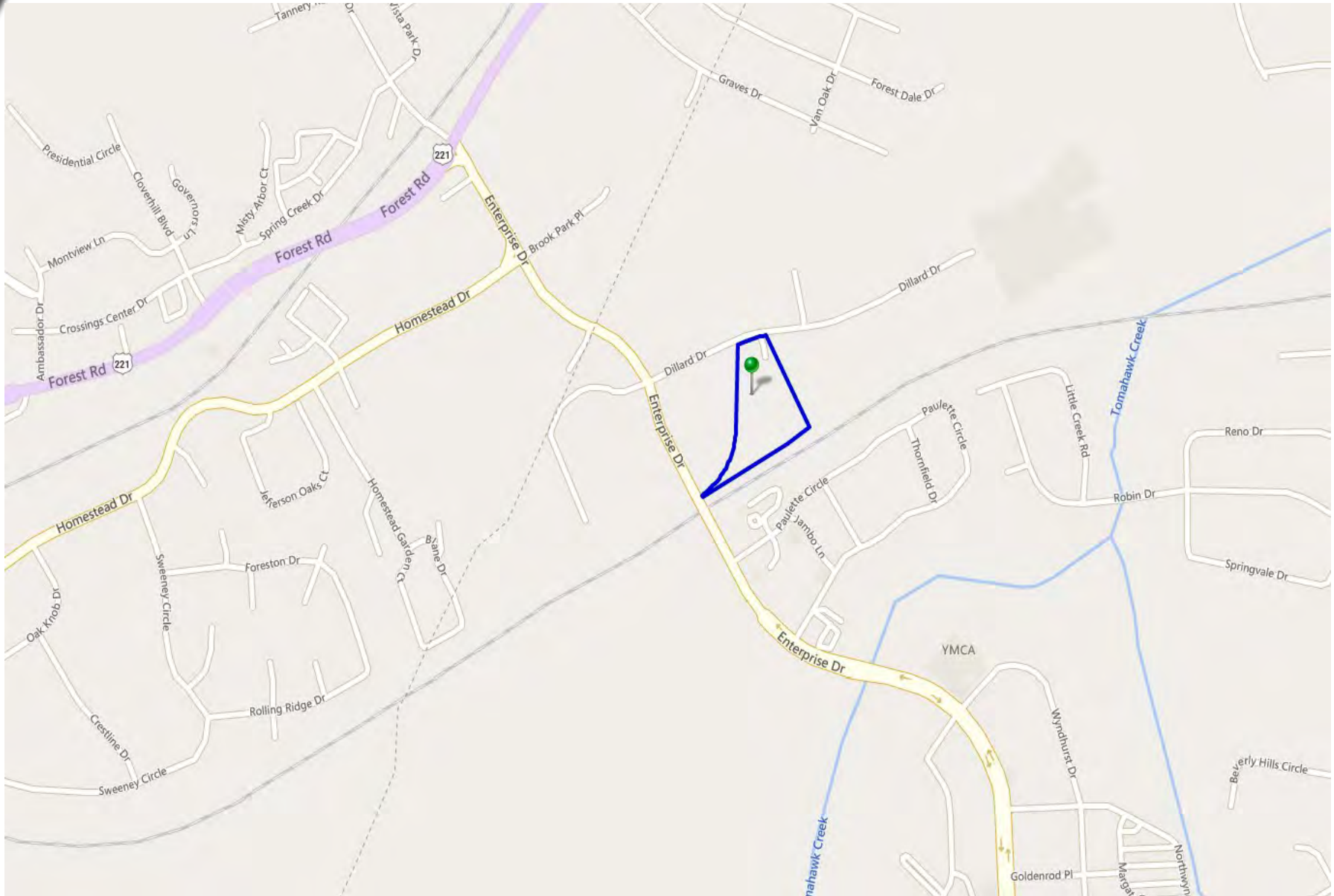
AERIAL

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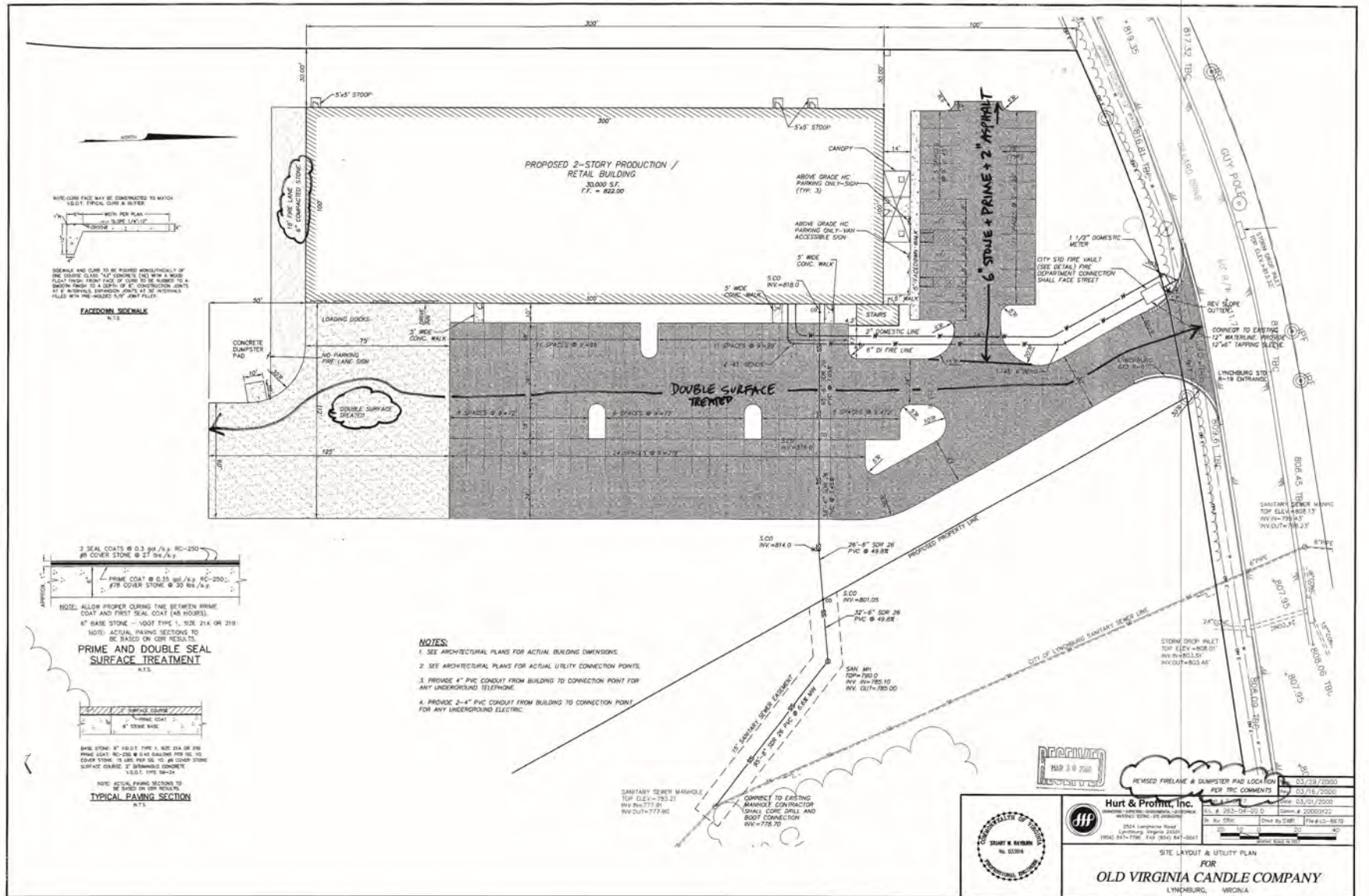


LOCATION

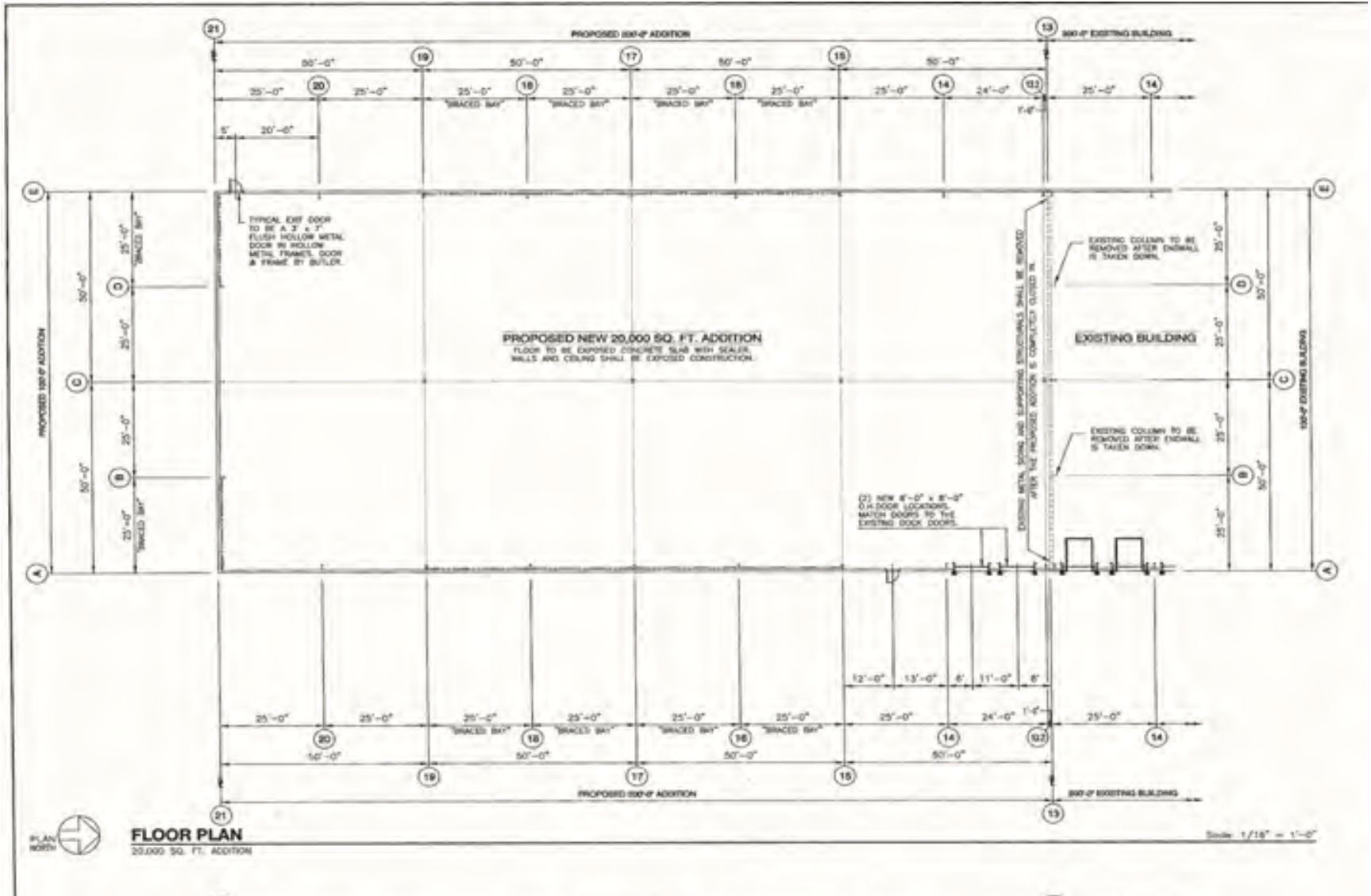
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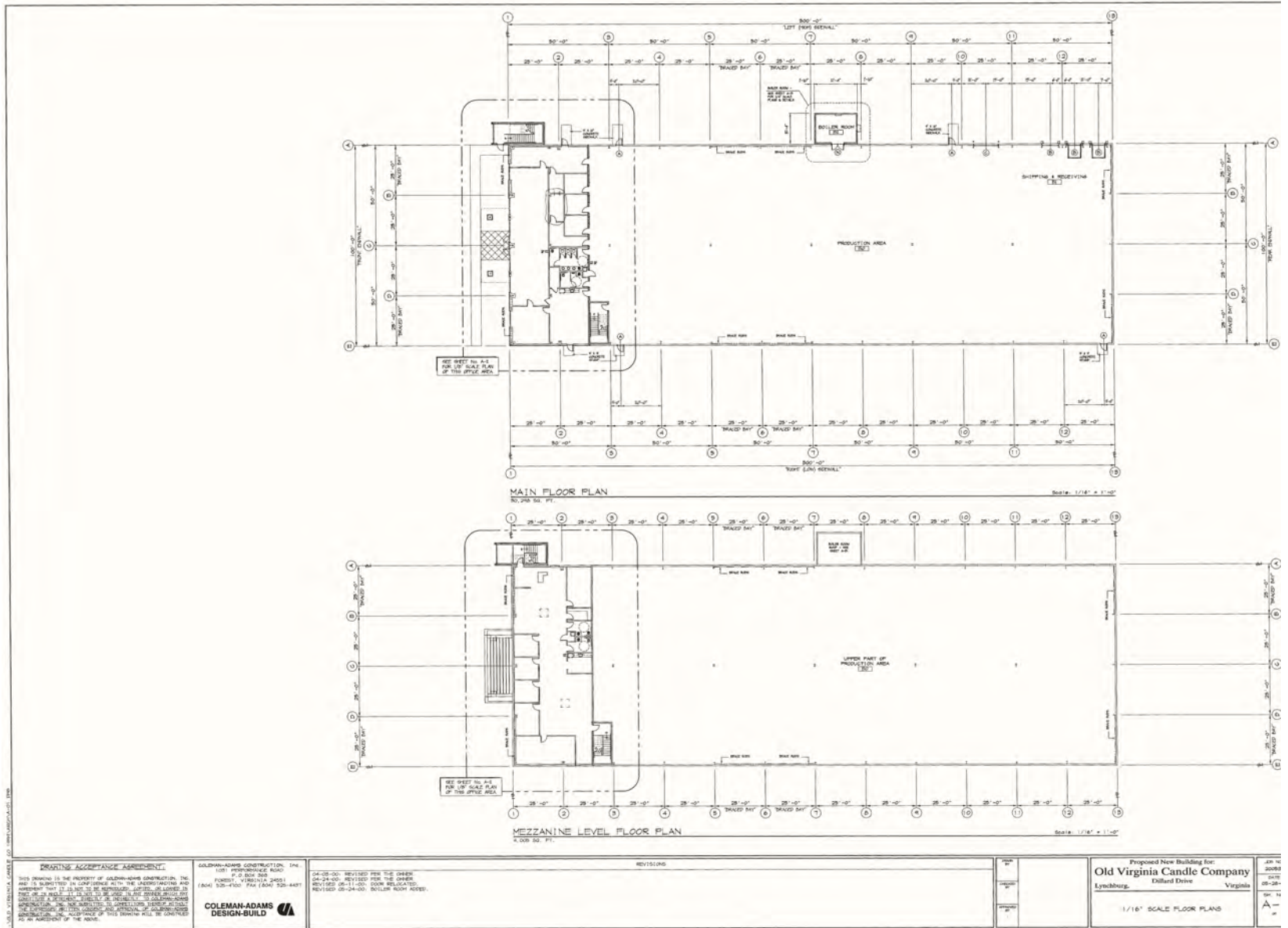
SITE LAYOUT AND UTILITY PLAN



20,000 SF ADDITION (2002)



MEZZANINE LEVEL FLOOR PLAN



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