

INDUSTRIAL

16 Acres ±

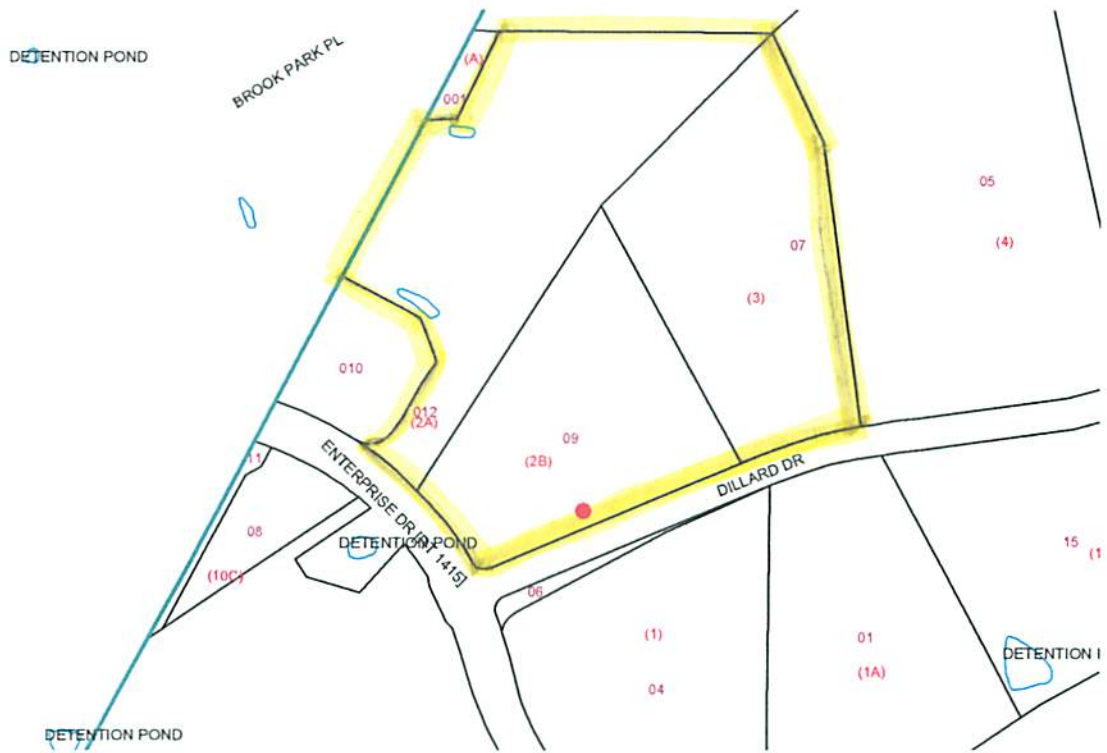
FOR SALE

Location:	Corner of Enterprise Dr. & Dillard Dr.
Current Use:	Vacant Land
Description:	16 acres ±
Nearest Intersection:	Corner Lot
Zoning:	I-2 Industrial
Traffic Counts:	Enterprise Dr. at Rt. 221 = 27,000 (2011) Enterprise Dr. Bedford Co. Line = 15,000 (2011) Dillard Dr. – per VDOT – no count at this time
Water:	12" line along Dillard Drive
Sewer:	8" line along Enterprise Drive
Miscellaneous:	Site has been rough graded and the storm water retention pond is in place. Located in the Enterprise Zone.
Sale Price:	\$4,800,000.00 (owner will subdivide. Subdivision prices to be determined)
Contact:	Rick Read (434) 455-3618

This property is being offered in conjunction with Thalhimer

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. They are subject to change or withdrawal without notice. All dimensions and square footage estimates are approximations only. Any prospective purchaser shall be responsible for confirming any and all facts and information about this property.

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.





Walgreens

Berkley Howell

Piedmont
Flooring

Sherwin
Williams

Enterprise Dr.
14,000 cars daily

SITE

Wexco

Dillard Dr.

Frito
Lay

XPEDX

Azdel

