



**COLDWELL
BANKER
COMMERCIAL**

READ & CO. REALTORS



FOR SALE OR LEASE - 20,202 SQ. FT. ±

3926 Seminole Trail Charlottesville, VA 22911

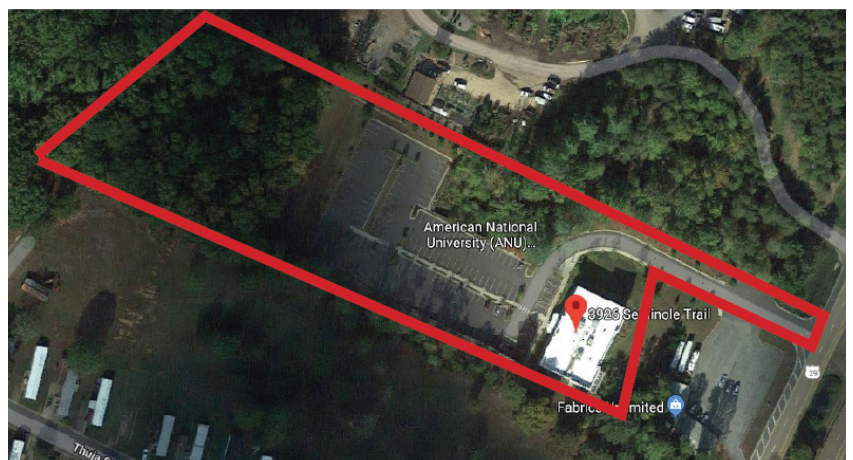
Additional ANU buildings available:



1515 Country Club Rd.
Harrisonburg, VA



905 N. Memorial Blvd.
Martinsville, VA



PREPARED BY:

**Coldwell Banker Commercial
Read & Co.**

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101 Annjo Court, Forest, VA 24551

www.CBCREAD.com

3926 SEMINOLE TRAIL

EXECUTIVE SUMMARY

20,202 Sq. Ft. ± Class A Multipurpose building on approximately 6.3 acres. Features numerous classrooms, offices, conference rooms, fire suppression system, irrigation system, elevator, & two stairwells.

PROPERTY SPECIFICATIONS

Property Type: Commercial Office

Year Built: 2012

Zoning: Multipurpose Bldg. (College)

Land: 6.34 Acres ±

Price: \$5,950,000

Lease Rate: \$25.00/Sq. Ft./Year (Potential to Subdivide)

Traffic Count: 38,000 (US 29/Airport Rd.)

Utilities: Public Water/Sewer/Electric

Power: 600 Amp 3 Phase

Elevator: ADA Accessible/2500 lb./15 person

Construction/Finishes: Steel frame/brick veneer, membrane roof, 2x2 acoustic tile ceiling, VCT tile, T8 Light fixtures, floor to ceiling windows, security system/cameras, & rooftop HVAC units.

Miscellaneous: Owner will consider a leaseback on a portion of the space

LOCATION INFORMATION

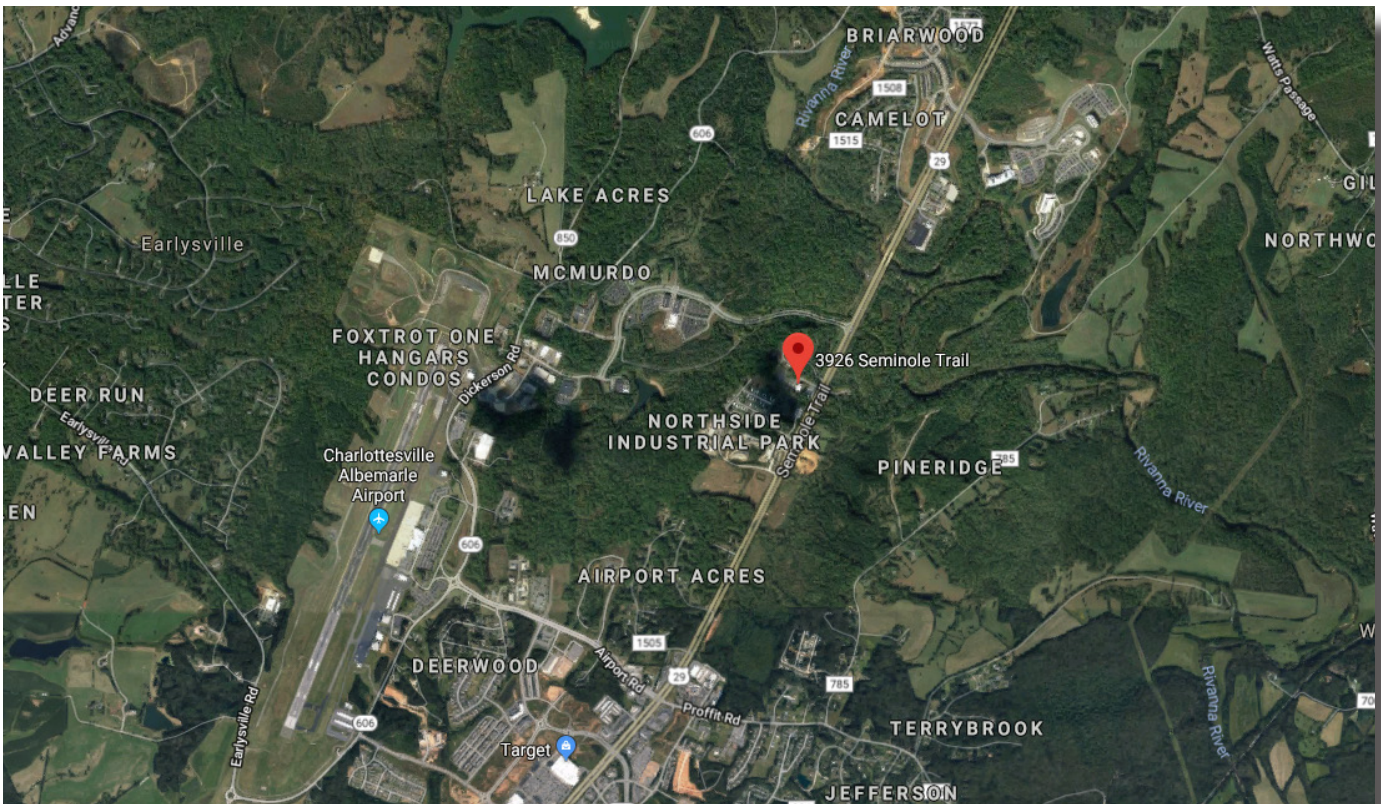
Located just off of Route 29 in a highly visible location

Nearby Businesses Include:

Charlottesville Albermarle Airport, Northside Industrial Park (Wilson Ready Mix, Sky-line Brick, Hall's Autobody, Sunbelt Rentals), J.W. Townsend, Cedar Hill Self Storage, ABC Supply Co, Clayton Homes, & various other retail and office locations.

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AERIAL



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CONTACT INFORMATION

For more information, please contact:

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INTERIOR PICTURES



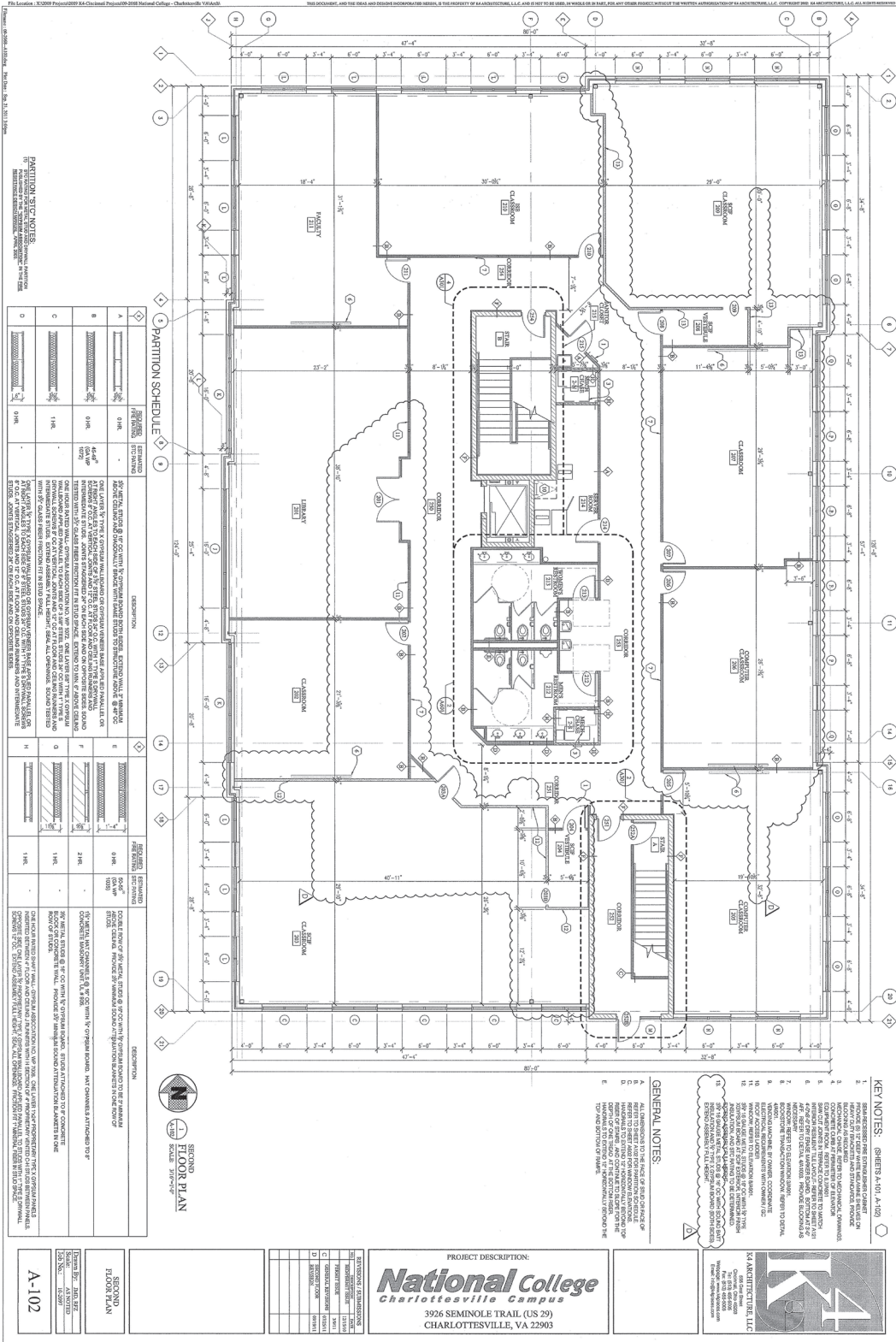
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EXTERIOR PICTURES



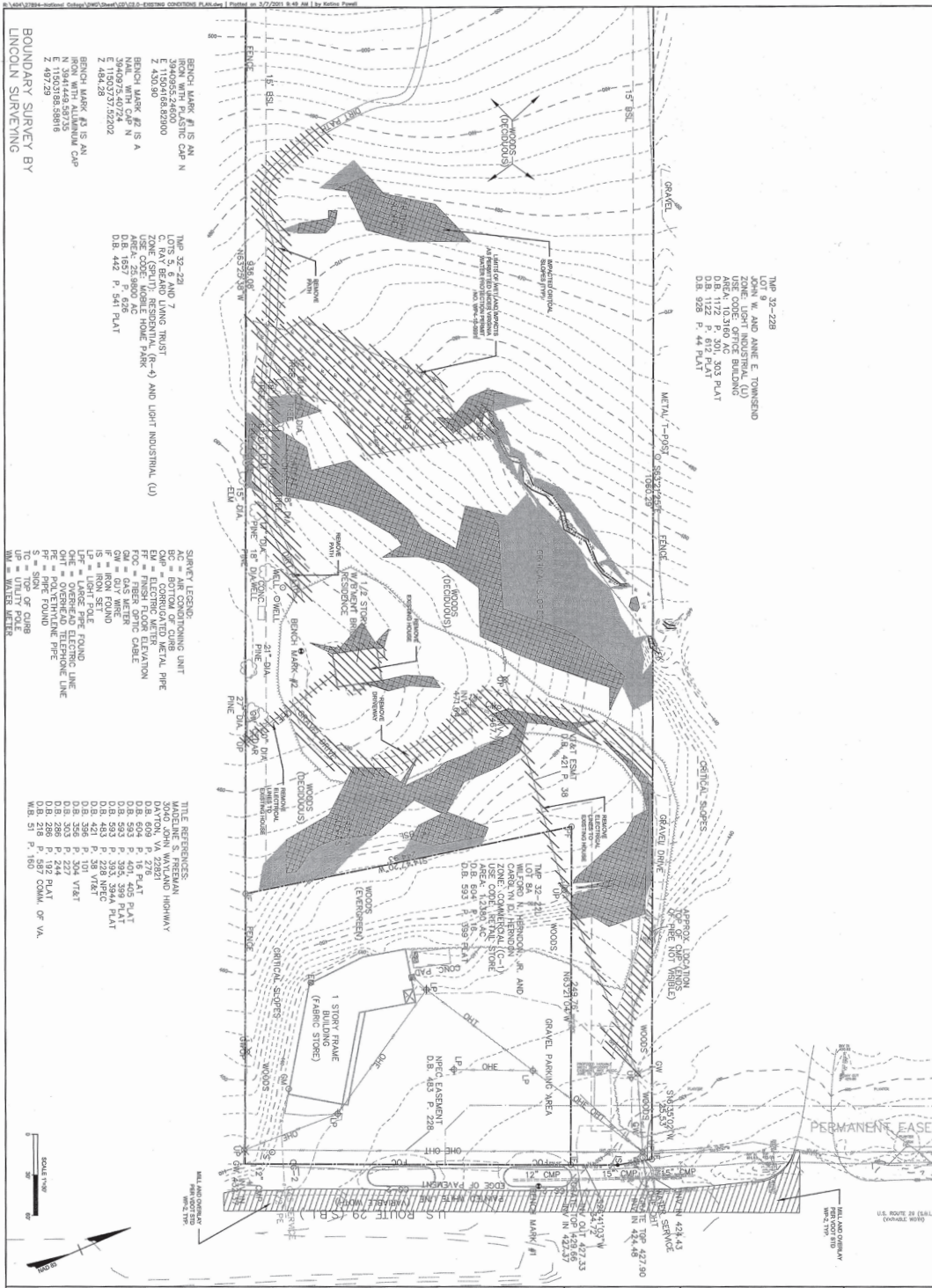
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FLOORPLAN - SECOND FLOOR



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SURVEY



BOUNDARY SURVEY BY
LINCOLN SURVEYING

BRONCH MARK #1 IS AN
3940955.2400
E 115049.6842300
Z 430380

BRONCH MARK #2 IS A
3940975.40724 N
E 115025.5732202
Z 430380

BRONCH MARK #3 IS AN
N 394448.83735
E 115025.5732202
Z 430380

BRONCH MARK #4 IS AN
N 394448.83735
E 115025.5732202
Z 430380

10P 32-228
LOT 7
C. RAY BEARD LIVING TRUST
ZONE (SPLIT) RESIDENTIAL (R-4) AND LIGHT INDUSTRIAL (U)
AREA- 2539900 AC
DB 1122 P. 812 PLAT
DB 1122 P. 812 PLAT

SURVEY LEGEND:

AC = AIR CONDITIONING UNIT
CWP = CORRUGATED METAL PIPE
FPC = FIBER OPTIC CABLE
FIB = FIBER OPTIC CABLE
G = GUY WIRE
I = IRON FOUND
L = LIGHT POLE
LP = LARGE PIPE FOUND
OHT = OVERHEAD TELEPHONE LINE
P = PAVEMENT
PE = PERMANENT EASEMENT
S = SIGN OF BUREAU
UP = UTILTY POLE
WM = WATER METER

TITLE REFERENCES:

MAINE S. FREEWAY
SO. JOHN WYLAND HIGHWAY
D.B. 609 P. 226
D.B. 593 P. 469 PLAT
D.B. 593 P. 395, 399 PLAT
D.B. 483 P. 228 NREC
D.B. 421 P. 35 VI&T
D.B. 203 P. 227
D.B. 288 P. 192 PLAT
D.B. 218 P. 187 COM. OR VA.
D.B. 21 P. 189

TIMMONS GROUP

NATIONAL COLLEGE
810 DISTRICT - ALBEMARLE COUNTY - VIRGINIA

EXISTING CONDITIONS AND DEMOLITION PLAN

YOUR VISION ACHIEVED THROUGH OURS

Site Development | Residential | Infrastructure | Technology

REVISION DESCRIPTION

12/28/19	1
1/28/20	1
2/22/21	1
3/2/21	1
3/2/21	1

REVISED PER COUNTY VOOT AND ACSA COMMENTS
REVISED PER COUNTY VOOT COMMENTS
REVISED PER COUNTY COMMENTS

THIS DRAWING PREPARED AT THE
CBA/CORNERSTONE OFFICE
919 2nd St. S.E. | Charlottesville, VA 22902
781.624.2652 FAX 434.31.8527 www.cba.com


DATE: 03/21/21
SCALE: 1" = 40'

3926 SEMINOLE TRAIL

LAYOUT & UTILITY PLAN



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NATIONAL COLLEGE
R10 DISTRICT - ALBEMARLE COUNTY - VIRGINIA
LAYOUT AND UTILITY PLAN

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/20/10	REVISED PER COUNTY VDOT AND ACSA COMMENTS
2/16/11	REVISED PER COUNTY VDOT AND ACSA COMMENTS
11/22/11	REVISED PER COUNTY VDOT COMMENTS
11/17/11	REVISED PER COUNTY COMMENTS

DATE: 2/28/14
DRAWN BY: 278294
CHECKED BY: CS-10

DESIGNED BY: C. D. DUBOIS
DRAWN BY: C. D. DUBOIS
CHECKED BY: C. D. DUBOIS
DATE: 10/25/10

THIS DRAWING PREPARED AT THE
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