



2799 W 3rd St.

FARMVILLE, VA 23901
10,150 SF | FOR LEASE

CBRE

Building Overview

VERSATILE INDUSTRIAL ASSET

2799 W 3rd St offers 10,150 SF of functional industrial space in Farmville, VA. Originally built in 1975 and renovated in 2017, the building features a new roof installed in 2018, 20'-22' clear heights, three dock-high doors, two drive-in doors, and approximately ±0.5 acres of outdoor storage.

The space includes office and showroom areas along with a heated warehouse, providing a flexible layout suited for a variety of industrial uses. Positioned within the Virginia Regional Submarket, the property benefits from efficient access, low site coverage, and close proximity to Farmville's main commercial corridors.

- Year Built: 1975/ Ren. 2017
 - New Roof 2018
- Docks: 3 Existing
- Drive-Ins: 2 Total
- Outdoor Storage: ± 0.5 Acres
- Clear Height: 20' - 22'
- Office | Showroom | Heated Warehouse



± 0.5 AC

OUTDOOR STORAGE

10,150 SF

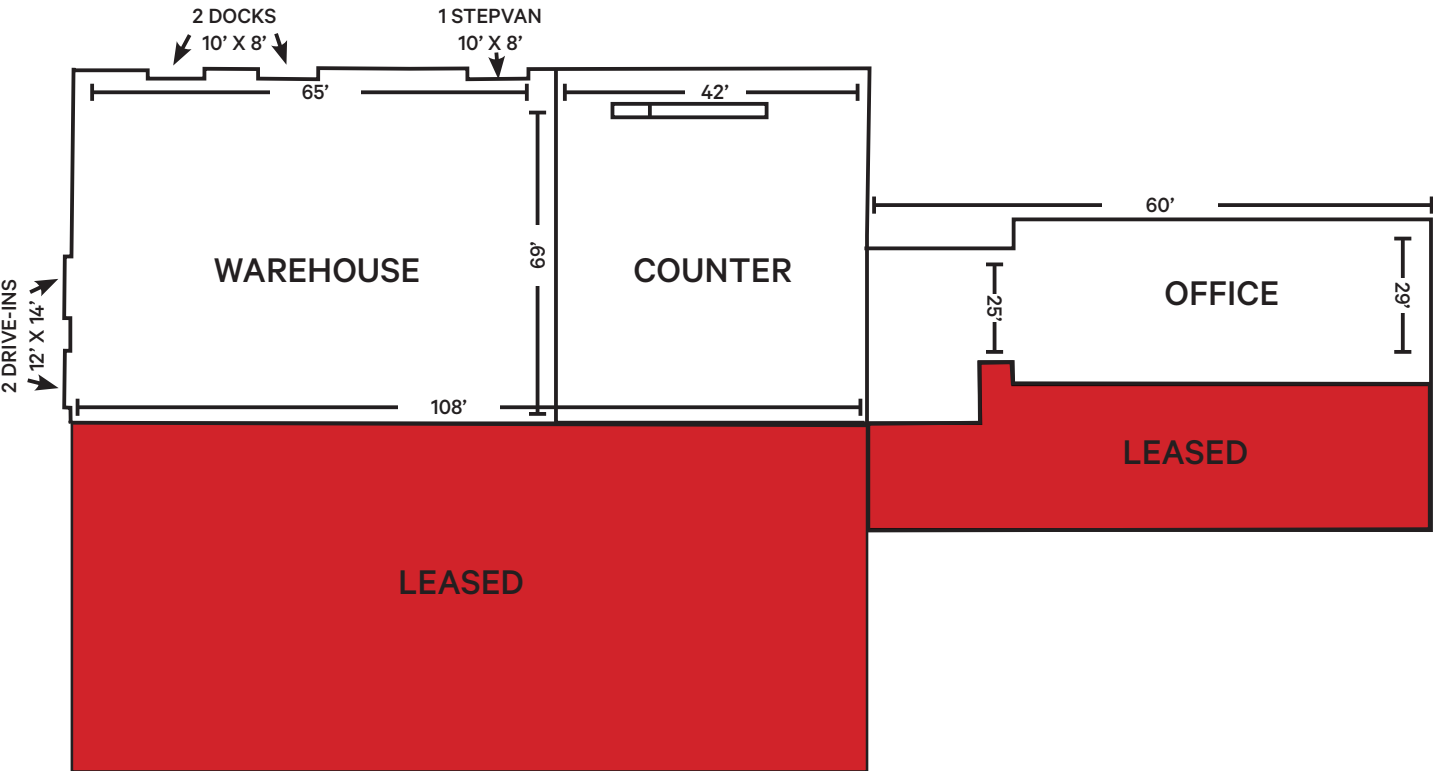
AVAILABLE SF

B-3

ZONING

Floor Plan

CONCEPTUAL LAYOUT - APPROXIMATE



Enterprise Zone Incentives

COST-SAVING INCENTIVES FOR QUALIFIED USERS

2799 W 3rd Street is located within the Virginia Enterprise Zone, providing qualifying users access to a range of state and local incentives intended to reduce development costs, accelerate approvals, and support business growth.

INCENTIVES AT A GLANCE

- Up to 20% grant on qualified real property improvements
- Up to \$200,000 per building or facility (subject to investment level)
- Multi-year local tax reinvestment programs available

STATE-LEVEL INCENTIVES

- Virginia Enterprise Zone – Eligible Property
- Real Property Investment Grants available for qualifying capital improvements
 - Grants of up to 20% of qualified construction costs
 - Up to \$100,000 per building for investments under \$5 million
 - Up to \$200,000 per building for investments of \$5 million or more
- Job Creation Grants for qualifying businesses creating net new, full-time jobs
 - Annual grants per position based on wage thresholds

LOCAL INCENTIVES (PRINCE EDWARD COUNTY / FARMVILLE)

- Located within the Prince Edward County Enterprise Zone
- Waiver of building permit fees, based on square footage
- 50% real estate tax reinvestment for 3–5 years
- 50% machinery & tools tax reinvestment for 3–5 years
- Waiver of land disturbance fees on West Third Street
- Fast-track permitting and accelerated development review
- Industrial Development Authority (IDA) financing available for equipment and expansion

**QUALIFIED INVESTMENTS GENERALLY INCLUDE HARD CONSTRUCTION COSTS.
ENTERPRISE ZONE INCENTIVES PROVIDE QUALIFYING USERS WITH MEANINGFUL COST
SAVINGS AND EXPEDITED DEVELOPMENT OPPORTUNITIES.**

Location Overview

CENTRALLY CONNECTED CONVENIENCE

Farmville is centrally located in the heart of Virginia, offering quick access to major regional cities while maintaining its historic small-town charm. Anchored by Longwood University and just minutes from Hampden-Sydney College, the town blends educational energy with a revitalized downtown filled with shops, dining, and outdoor recreation.

Its proximity to Richmond, Lynchburg, and Charlottesville makes it an ideal hub for commerce, travel, and community life.

- **Central Virginia positioning** with convenient access to:

Richmond (65 miles)

Lynchburg (48 miles)

Charlottesville (70 miles)

- Home to **Longwood University** and near **Hampden-Sydney College**, creating strong educational and cultural activity.

- **Vibrant downtown district**, known for renovated historic tobacco warehouses and unique shopping destinations like Green Front Furniture.

- **Outdoor recreation hubs** nearby, including High Bridge Trail State Park for biking, walking, and scenic views.



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CONTACTS

Jason Hetherington, SIOR

Senior Vice President

+1 804 401 4002

jason.hetherington@cbre.com

Brad Lowry

First Vice President

+1 804 401 4007

brad.lowry@cbre.com

Doug Tice, IV

First Vice President

+1 804 201 2036

doug.tice@cbre.com

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