



INDUSTRIAL LAND – 16 ACRES

FOR SALE



READ & CO. REALTORS

Enterprise Dr. & Dillard Dr. | Forest, VA



PROPERTY OVERVIEW

Approximately 16 Acres of commercially zoned land at the corner of Enterprise Dr. & Dillard Dr. in Forest, VA. Property is rough graded with public water & sewer and a retention pond. Located in an Enterprise Zone. Owner will subdivide (subdivision prices to be determined). This property is being offered in conjunction with Thalhimer.

Surrounding businesses include:

Sherwin Williams, Hanwah Azdel, Piedmont Flooring, Seckman Printing, Walgreen's, XPEDX, & Wexco

FOR MORE DETAILS CONTACT:

- Rick Read | rread@realestatelynchburg.com
- Ricky Read, CCIM | ricky@realestatelynchburg.com
- Luke Dykeman | lukedykeman@realestatelynchburg.com

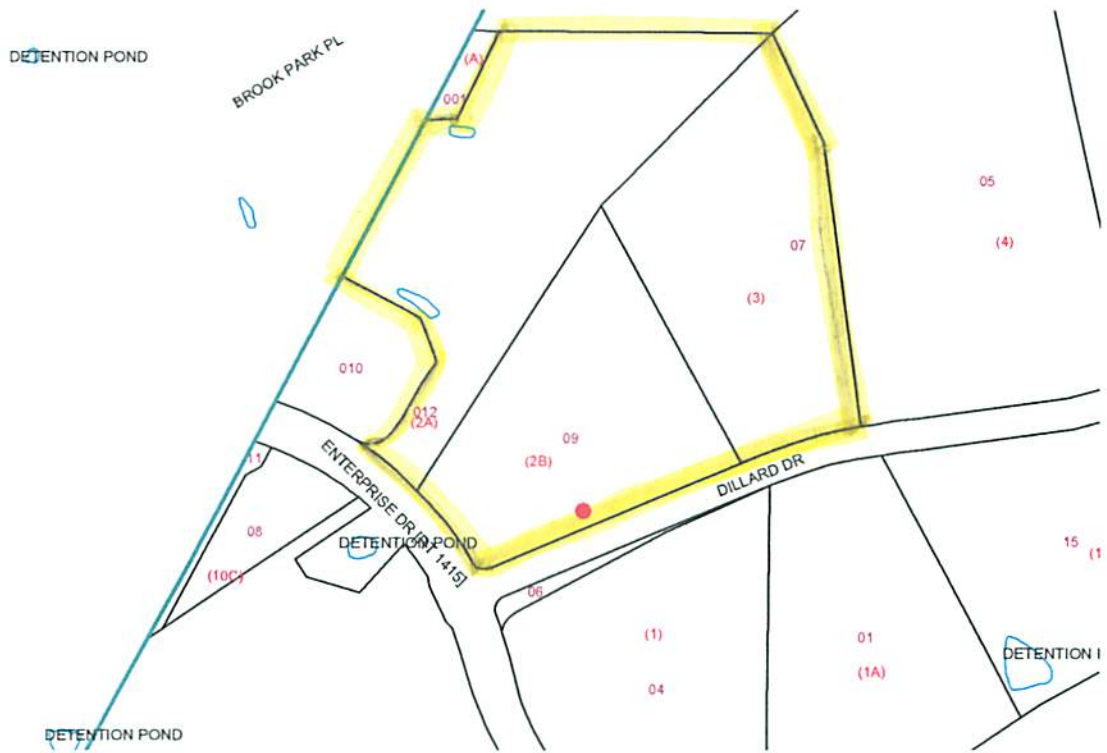
DETAILS

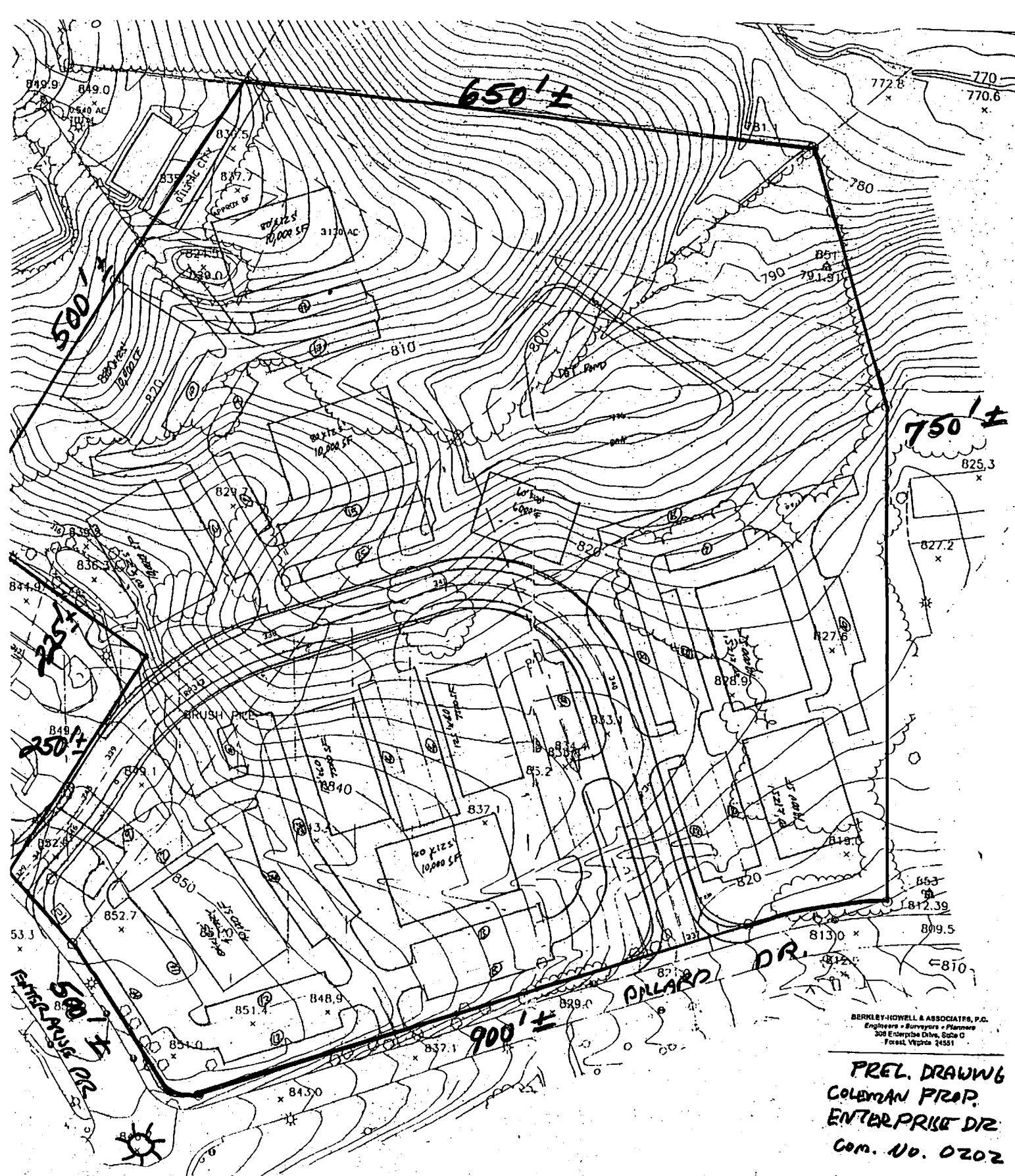
SIZE:	16 Ac. ±
PRICE:	\$4,800,000
FEATURES:	-City Water/Sewer -High Traffic Count (14,000 VPD) -1096' ± Road Frontage -Rough Graded -Storm water Retention Pond -Located in an Enterprise Zone -Signalized Intersection
ZONING:	I-2 (Industrial)
AREA DESCRIPTION:	Located just off the high traffic (27,000 VPD) intersection of Rte. 221 & Enterprise Dr.

- | | | | | |
|-------------|-----------------------|-------------|--------------|------------------|
| Main | 434-455-3618 | | | |
| Main | 434-455-2285 ext. 101 | Cell | 434-841-3659 | 101 Annjo Court |
| Main | 434-455-2285 ext. 107 | Cell | 434-944-3920 | Forest, VA 24551 |

www.CBCREAD.com

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BERKLEY-HOWELL & ASSOCIATES, P.C.
 Engineers - Surveyors - Planners
 308 Enterprise Drive, Suite C
 Forest Village 24551

PREL. DRAWING
COLEMAN PROP.
ENTERPRISE DR.
 Com. No. 0202

* **TOPO NO LONGER APPLIES** *
 * **DIMENSIONS ARE APPROXIMATE** *
NOT TO SCALE



