



**COLDWELL  
BANKER  
COMMERCIAL**

**READ & CO. REALTORS**



## COMMERCIAL / INDUSTRIAL BUILDING

### FOR SALE or LEASE

**10,000 Sq. Ft. ±**  
**2.395 acres ±**  
**1018 Dillard Drive**  
**Lynchburg, VA.**

**PREPARED BY:**

**Coldwell Banker Commercial**  
**Read & Co.**

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101 Annjo Court, Forest, VA 24551

**COMMERCIAL / INDUSTRIAL****EXECUTIVE SUMMARY**

10,000 sq. ft. Commercial / Industrial building located at 1018 Dillard Drive, Lynchburg, VA. Conveniently located near Forest, VA. with easy access to Rt. 221 and Rt. 460.

**PROPERTY SPECIFICATIONS**

<b>Property Type:</b>	Commercial / Industrial
<b>Zoning:</b>	I-2 (Industrial)
<b>Land</b>	2.395 Acres ±
<b>Size</b>	10,000 sq. ft. ±
<b>Construction</b>	Steel siding, steel roof, built in 2004
<b>Utilities</b>	Public water & sewer - City of Lynchburg
<b>Loading</b>	(2) 10'H x 10'W dock high doors (1) 10'H x 12'W drive-in door
<b>Power</b>	400 AMP - 240 volt, 3 phase
<b>HVAC</b>	Heat pump (office); Ventilation fans (warehouse)
<b>Taxes</b>	\$8806.00
<b>Rental Rate</b>	\$7.95 sq. ft. - Triple Net
<b>Sale Price</b>	\$895,000

**LOCATION INFORMATION**

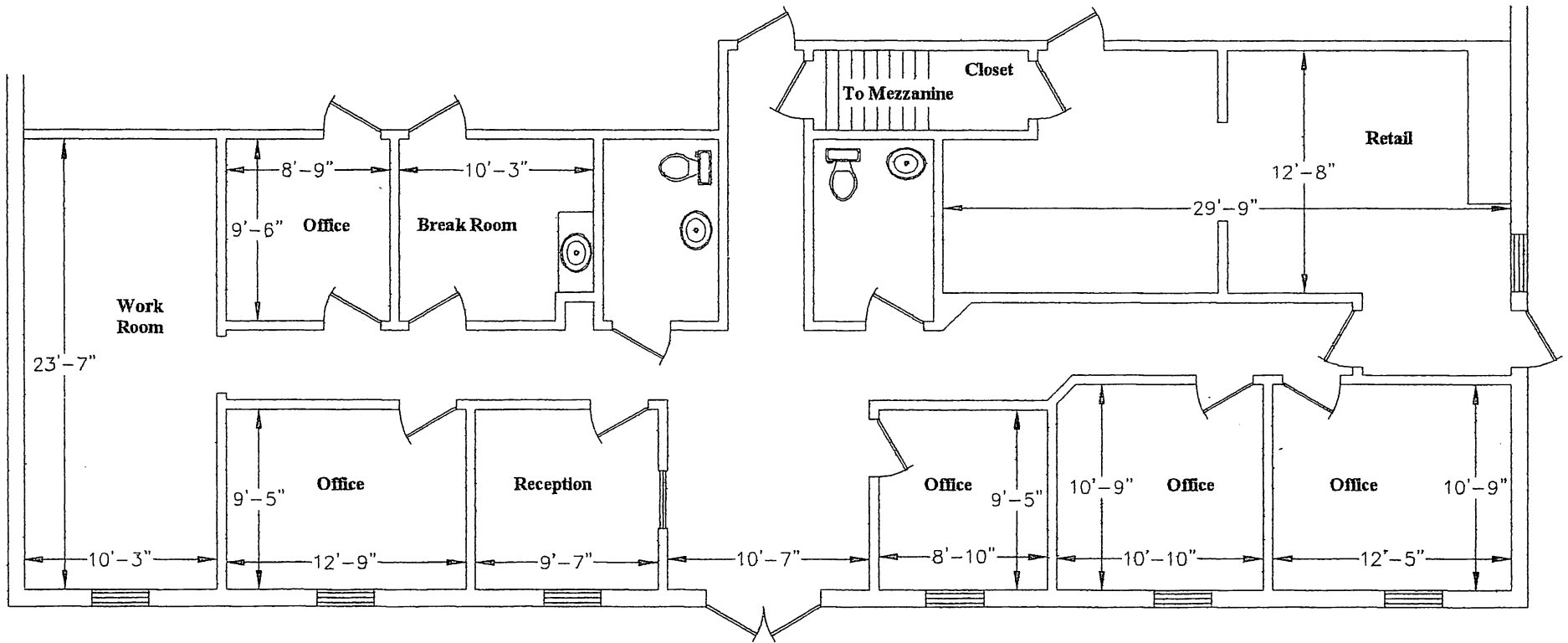
Located just off of Enterprise Drive, Lynchburg, VA. Easy access to Rt. 221 and Timberlake Rd. (Rt. 460 Business).

Nearby Businesses Include:

X-PEDX, Wexco, Virginia Business Systems, J. Crew and various others.



1018 Dillard Drive  
Building Layout



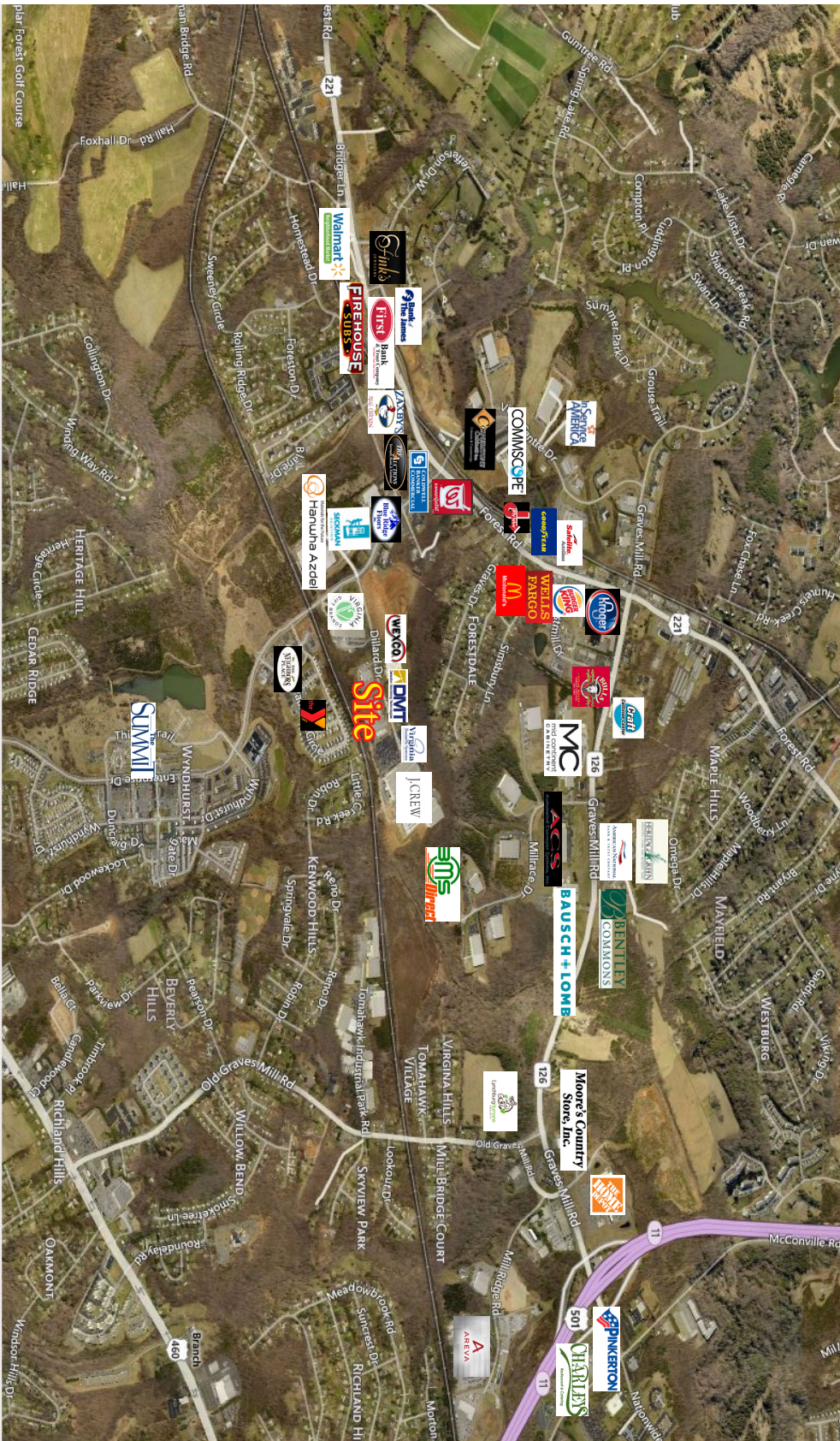
1018 Dillard Drive  
 Office Detail





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AERIAL





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## CONTACT INFORMATION

For more information, please contact:

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