

**FOR LEASE**

# 1000 ROBINS ROAD

Lynchburg, Virginia

**Manufacturing/Warehouse/Storage Distribution Facility**

**Chip Duff, MiCP, Sr. Vice President | 434.238.6460 | [chipduff@domcommercial.com](mailto:chipduff@domcommercial.com)**



**DOMINION  
COMMERCIAL**  
**ATLANTIC • CRE**




Dominion Commercial. Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

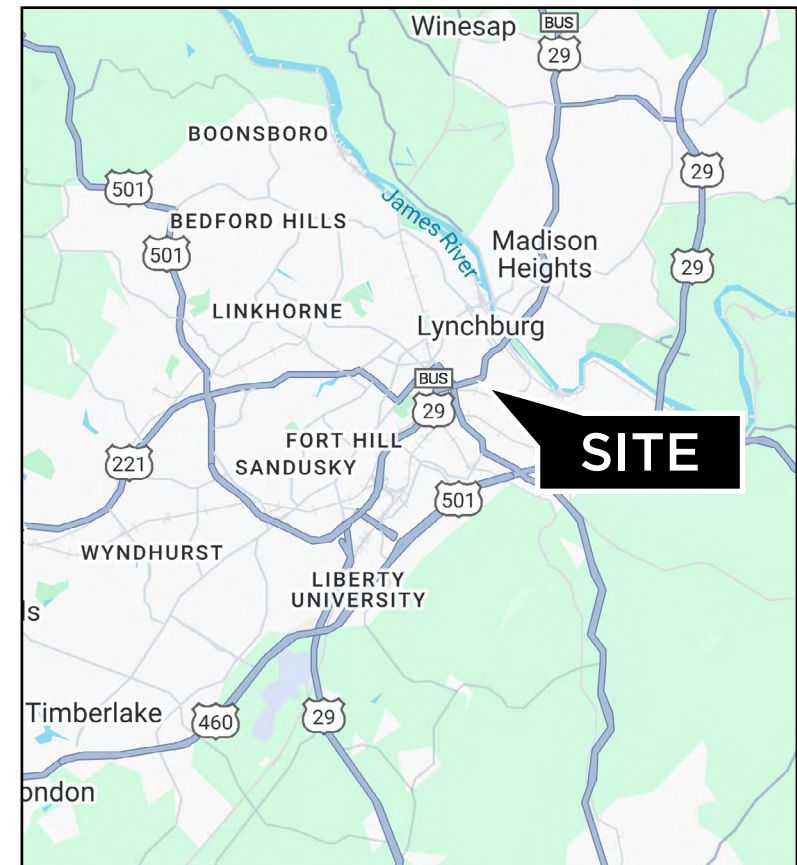




## HIGHLIGHTS

- ▶ Multiple spaces available from 5,000 SF, 10,000 SF, 32,000 SF up to the entire facility.
- ▶ Freestanding 163,288 SF Manufacturing/Warehouse/Storage Facility
- ▶ Suitable for single or multiple tenants
- ▶ Available spaces from 5,000 SF up to the entire facility
- ▶ Central Lynchburg Location, Easy access to US Route 29
- ▶ Located on 26 acres; Zoned I-2
- ▶ A total of 10 contiguous buildings that can be subdivided.
- ▶ Heavy power, multiple transformers
- ▶ Multiple Loading Docks with levelers
- ▶ Grade Level Access & Large Office Space
- ▶ Contains conditioned space in portion of building
- ▶ Ceiling Heights Vary from 14-20 Feet
- ▶ Please call for Lease Rate

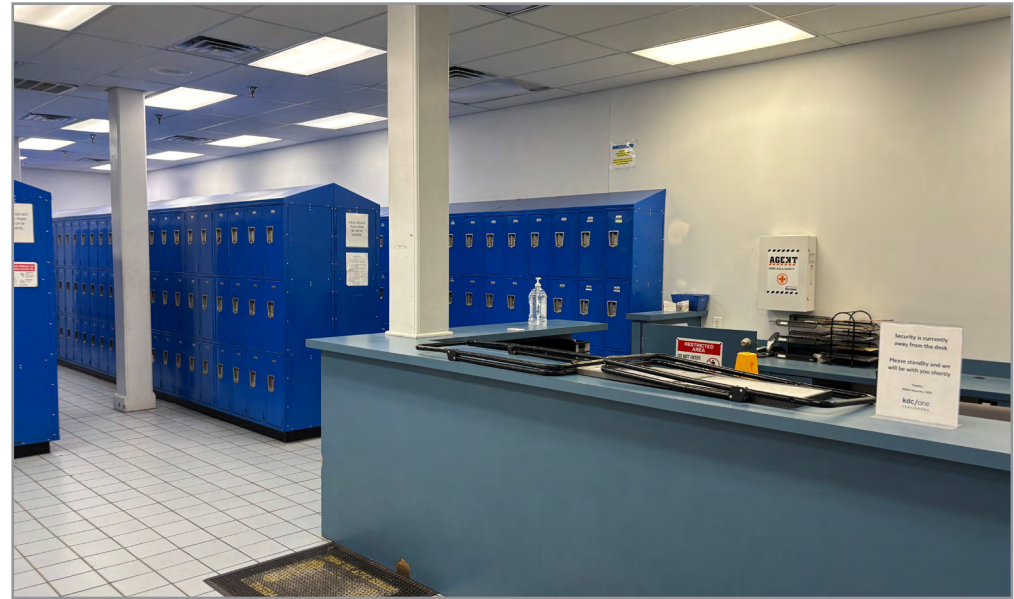
	1 MI	3 MI	5 MI
 Population	15,548	56,312	108,153
 Households	3,736	16,675	34,356
 Med HH Income	\$45,618	\$54,520	\$60,918









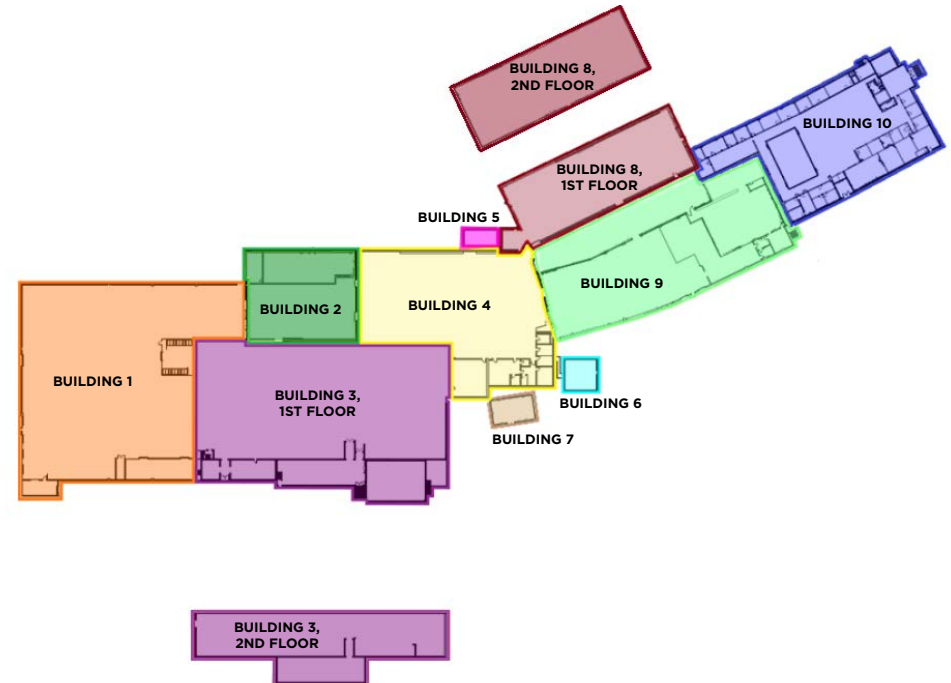


<b>CONSTRUCTION:</b>	<u>Buildings 1 &amp; 3-10</u> Reinforced brick & block <u>Building 2</u> Cinder block with stucco exterior
<b>ROOF:</b>	Multiple materials; insulating polyurethane foam & rubberized built-up roofing
<b>COLUMNS:</b>	Steel
<b>WATER:</b>	City of Lynchburg Public Service Authority (1) 3" water main; (4) 6" fire risers; (3) 8" fire risers
<b>GAS:</b>	Columbia Gas of Virginia 4" main fed through the boiler room
<b>HVAC:</b>	<u>Buildings 1 &amp; 9</u> Heating systems throughout and AC systems servicing portions of the buildings <u>Building 2, 3, 4, 5 &amp; 6</u> HVAC systems servicing the buildings <u>Building 7</u> Not serviced by HVAC systems <u>Building 8 &amp; 10</u> HVAC systems servicing the buildings
<b>SPRINKLERS:</b>	100% wet system
<b>HVAC:</b>	Buildings are serviced by heat systems and HVAC, except that Buildings 1 & 9 have partial HVAC throughout and Building 7 does not have HVAC

<b>LIGHTING:</b>	All buildings have lighting in-place with potential to convert to LED
<b>POWER:</b>	Appalachian Power
<b>POWER BREAKDOWN:</b>	5 Transformers <u>OH (Overhead): System A</u> Capacity: 500kVA (Kilo-Volt-Amperes) Primary Voltage: 4,160 Volts Secondary Voltage: 240 Volts <u>OH: System B</u> Capacity: 750kVA Primary Voltage: 4,160 Volts Secondary Voltage: 240 Volts <u>OH: System C</u> Capacity: 1500kVA Primary Voltage: 4,160 Volts Secondary Voltage: 480 Volts <u>OH: System D</u> Capacity: 500kVA Primary Voltage: 4,160 Volts Secondary Voltage: 240 Volts <u>OH: System G</u> Capacity: 1500kVA Primary Voltage: 12,470 Volts Secondary Voltage: 480 Volts
<b>SEWER:</b>	City of Lynchburg Public Service Authority Multiple storm sewer lines run across the property; (3) sanitary laterals; (1) 6" from boiler room; (2) unknown size laterals from bathrooms; (1) 8" line from waste tank system compounding feeds into; (1) unknown size sanitary lateral for the bath rooms and sinks

1000 ROBINS ROAD				
BUILDING #	SIZE (SF)	YEAR BUILT	CLEAR HEIGHT (FEET)	POWER
BUILDING 1	±32,008	1966	18'	System A, G
BUILDING 2	±7,821	1951/2015	15'7"/27'	System A, G
BUILDING 3, 1ST FLOOR	±26,806	1966/2012/2016	12'	System A, B, G
BUILDING 3, 2ND FLOOR	±10,965	1966/2012	13'	System A, B, G
BUILDING 4	±17,106	1927/1990	10'8"	System A, C
BUILDING 5	±510	1990	10'-14' (sloped)	System C
BUILDING 6	±870	1990	8'	System C
BUILDING 7	±936	1960	12'	System C
BUILDING 8, 1ST FLOOR	±9,912	1955	16'3"	System C, D, G
BUILDING 8, 2ND FLOOR	±9,912	1955	14'11"	System C, D, G
BUILDING 9	±21,749	1927/1935/1954	15'-17'	System C, D
BUILDING 10	±24,633	1971	12'	System D
TOTAL SIZE	±163,288			
TOTAL SIZE (BOTH)	±218,878			

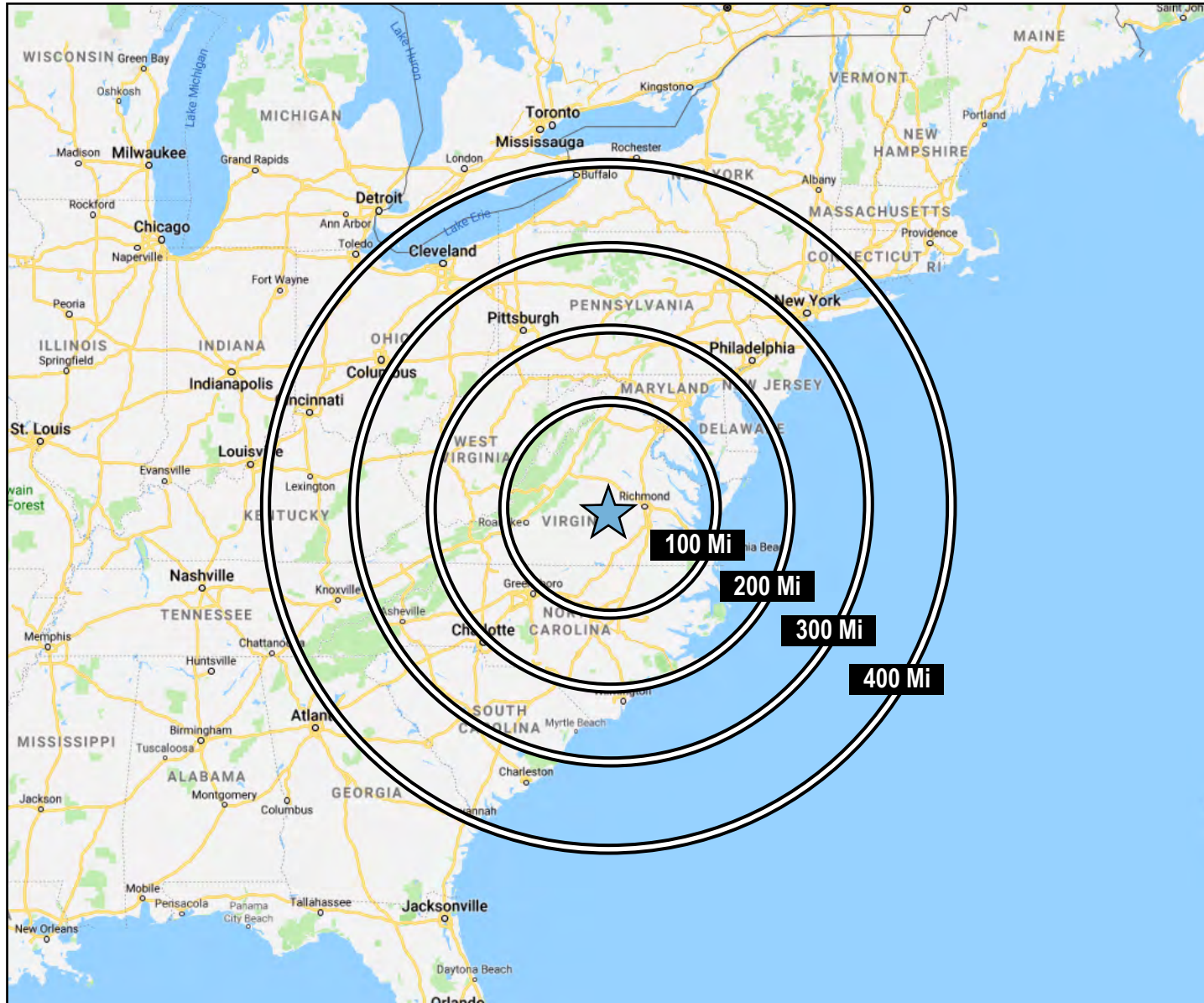
Note: All Square Footage Numbers are Approximate











## DRIVE TIMES FROM THE SITE

Richmond, VA	2 Hr 8 Min
Raleigh, NC	2 Hr 49 Min
Charlotte, NC	3 Hr 19 Min
Washington DC	3 Hr 33 Min
Port of Virginia	3 Hr 34 Min
Columbia, SC	4 Hr 59 Min
Pittsburgh, PA	6 Hr 3 Min
Philadelphia, PA	6 Hr 7 Min
Charleston, SC	6 Hr 31 Min
Columbus, OH	6 Hr 36 Min
New York, NY	7 Hr 13 Min
Cincinnati, OH	7 Hr 19 Min
Atlanta, GA	7 Hr 34 Min
Nashville, TN	7 Hr 43 min
Louisville, KY	7 Hr 48 Min
Cleveland, OH	7 Hr 54 Min
Jacksonville, FL	8 Hr 41 Min
Indianapolis, IN	8 Hr 51 Min
Detroit, MI	9 Hr 56 Min