

**FOR
SALE**

Industrial Space

41 Lakeside Drive | Farmville, VA 23901



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 17,265± SF Flex/Warehouse (3.35 acres)
- › Main Building is 13,755± SF and Second Building is 3,510± SF
- › 3-Phase Power
- › 2 Loading Docks on Main Building and 2 Drive-In Doors on Second Building
- › Less than 1 mile from US Hwy-460
- › Investment potential as property is currently leased through 2027
- › Sale Price: \$600,000

FOR MORE INFORMATION:

SCOTT PITTMAN

Sales & Leasing Associate

804-228-4925

spittman@commonwealthcommercial.com

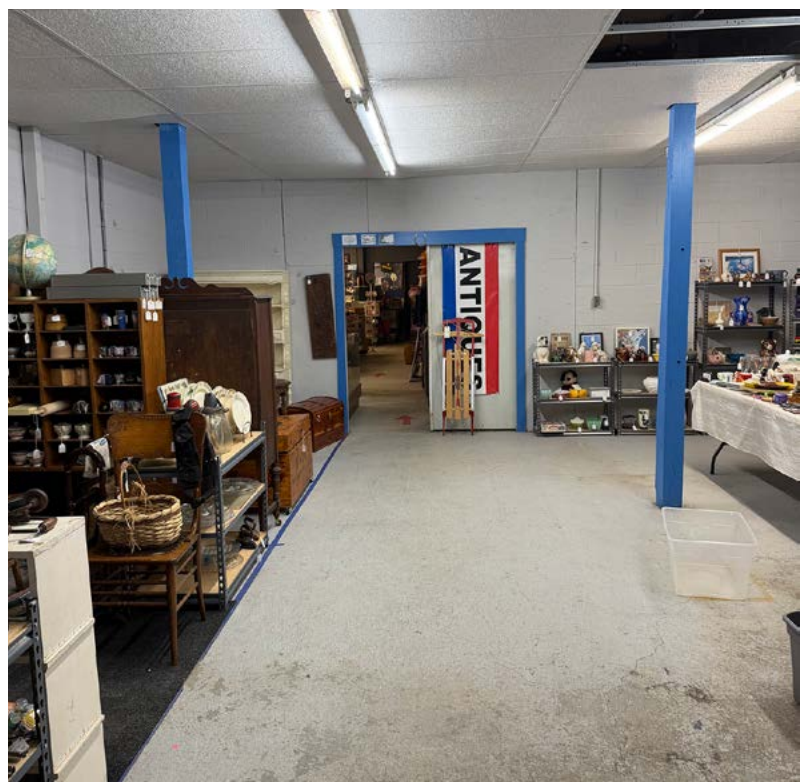
ROBBIE BERNDT

Senior Associate

804-968-1151

rberndt@commonwealthcommercial.com

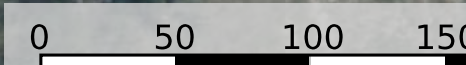
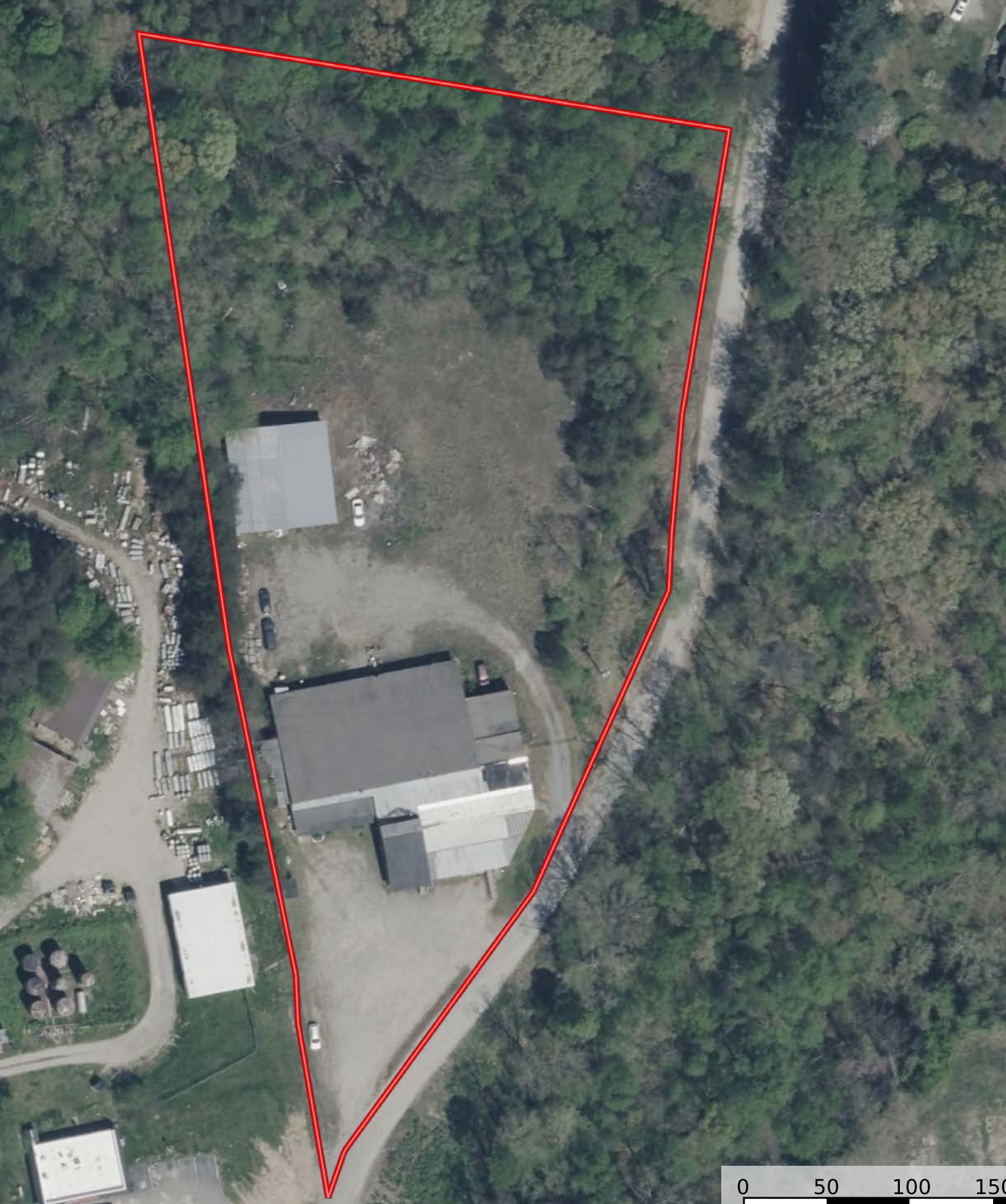
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



FOR SALE | 41 LAKESIDE DRIVE | FARMVILLE, VA 23901



FOR SALE | 41 LAKESIDE DRIVE | FARMVILLE, VA 23901



FOR SALE | 41 LAKESIDE DRIVE | FARMVILLE, VA 23901

FARMVILLE SNAPSHOT

Farmville is a small but vibrant town in central Virginia, home to Longwood University and Hampden-Sydney College. It has a steady flow of students, faculty, and visitors, which helps sustain a diverse dining scene. The town is also a regional hub for shopping and services, drawing people from surrounding rural areas.



Charley's Waterfront Cafe



LONGWOOD
UNIVERSITY



4,545 STUDENTS

Longwood University attract prospective students, families, and visitors—especially during campus events like Family Weekend, graduation, and athletic games—all of which **boost restaurant foot traffic**.

GREEN FRONT
FURNITURE

Green Front Furniture is headquartered on Main Street in Farmville, occupying 13 historic tobacco warehouses and revitalized department stores with nearly 1 million square feet of showroom space. This makes it one of the largest furniture retailers on the East Coast and a **major anchor for downtown commerce**.

Drives foot traffic to nearby restaurants, cafes, and boutiques.

