

FOR SALE

PRIME INDUSTRIAL PROPERTY



LITTLE OTTER BUSINESS PARK 8 – 50 acres ±

BEDFORD COUNTY, VA.

Property Information

LOT SIZES	8 – 50 acres ±
SALE PRICE	\$20,000 - \$35,000 / acre depending on size and location of parcel
ZONING	I-2 High Intensity Industrial
MISCELLANEOUS	Buyer to pay any rollback taxes

FEATURES

- Potential rail siding – Norfolk Southern Railroad
- Good topography
- Power with Town of Bedford
- 10" water line along Little Otter Drive
- Septic

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

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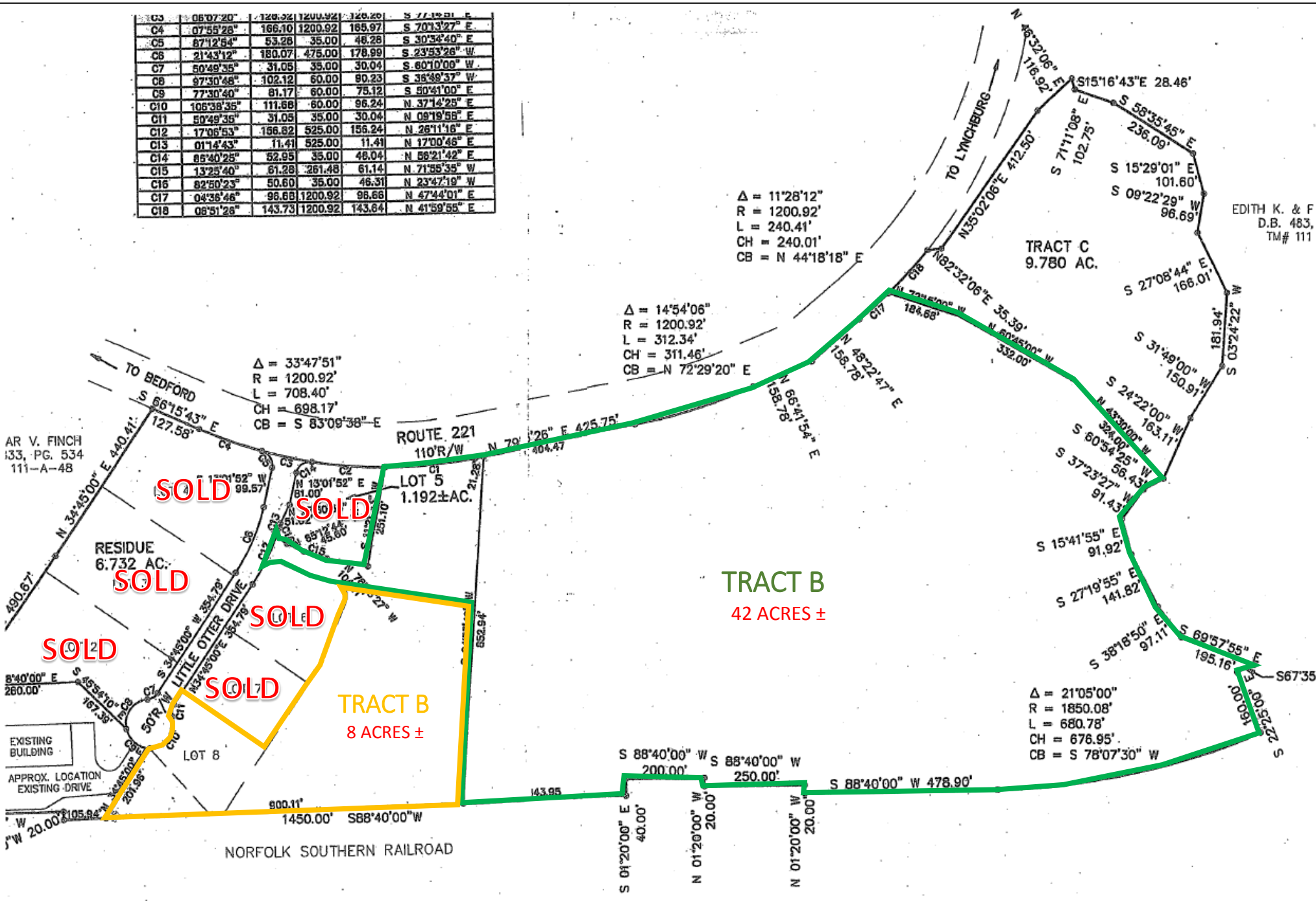
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Coldwell Banker Commercial
Read & Co., Realtors
101 Annjo Court, Forest, VA 24551
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C3	06°07'20"	120.92	1200.92	120.20	S 77°19'31" E
C4	07°55'28"	166.10	1200.92	165.97	S 70°13'27" E
C5	87°12'54"	53.28	35.00	48.28	S 30°34'40" E
C6	21°43'12"	180.07	475.00	178.99	S 23°53'26" W
C7	50°49'35"	31.05	35.00	30.04	S 60°10'09" W
C8	87°30'46"	102.12	60.00	90.23	S 38°49'37" W
C9	77°30'40"	81.17	60.00	75.12	S 50°41'00" E
C10	105°38'35"	111.68	60.00	96.24	N 37°14'25" E
C11	50°49'35"	31.05	35.00	30.04	N 09°19'58" E
C12	17°05'53"	156.62	525.00	155.24	N 28°11'16" E
C13	01°14'43"	11.41	525.00	11.41	N 17°00'48" E
C14	85°40'25"	52.95	35.00	48.04	N 58°21'42" E
C15	13°25'40"	61.28	261.48	61.14	N 71°55'35" W
C16	82°50'23"	50.60	35.00	46.51	N 23°47'19" W
C17	04°36'46"	95.68	1200.92	95.66	N 47°44'01" E
C18	05°51'26"	143.73	1200.92	143.64	N 41°59'55" E



CONCEPT PLAN ONLY
 LOT SIZES SUBJECT TO SURVEY