



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

3587 S. AMHERST HWY. - Monroe, VA

5,000 Sq. Ft. ±



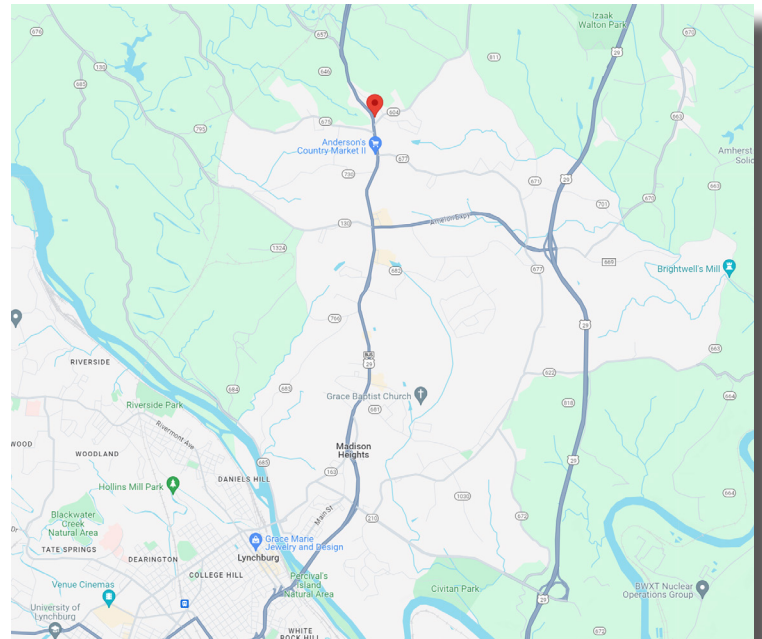
Property Overview

Rental Rate \$4,500.00/Month
*3% Annual Increases, Tenant Pays All Utilities

Building Size 5,000 Sq. Ft. ± (50' x 100')

- Features**
- Clearspan Building
 - 10'x8' Roll-Up Door
 - Two Restrooms
 - Central Air/Diesel Heat
 - 200 Amp Electrical Service
 - Outside Storage
 - Ample Parking

Located on the well traveled Rt. 29 business corridor in Monroe, VA, just North of Madison Heights and Lynchburg, VA. B-2 (General Commercial) Zoning allows for a wide variety of uses. Features Include: High visibility, showroom windows, large open shop/retail area, restrooms, building signage, & parking lot.



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