

FOR SALE

Office/Warehouse

2940 Fulks St. | Lynchburg, VA

8,480 Sq. Ft. & .48 Acres +/-



cbcread.com

Ricky Read, CCIM

Principal Broker

Cell: 434-841-3659

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Luke Dykeman

Associate Broker

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**COLDWELL BANKER
COMMERCIAL**
READ & CO.

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PROPERTY DESCRIPTION

- 15 Office/Meeting Rooms
- 2 ADA Restrooms
- Carpet/LVP/Ceramic Tile Flooring
- 9' Drop Tile Ceilings (Office)
- Kitchenette
- Reception Area
- EPDO Roof (Installed 2023)
- Heat Pumps + Mini Splits (Installed 2023)
- 8'x8' Drive in Door
- 8'x8' Dock Door
- 32 Marked Parking Spaces

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OFFERING SUMMARY

Sale Price: \$850,000

Building Size: 8,480 +/-

Zoning: I-3 (Heavy Industrial)

Acreage: .48 Acres +/-



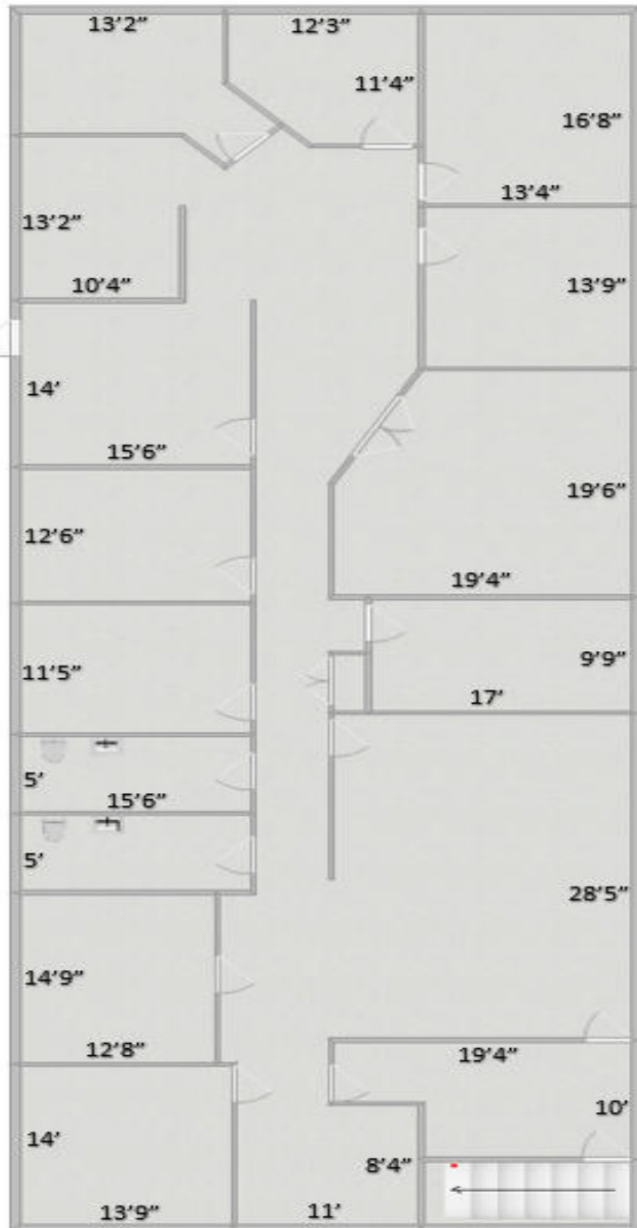
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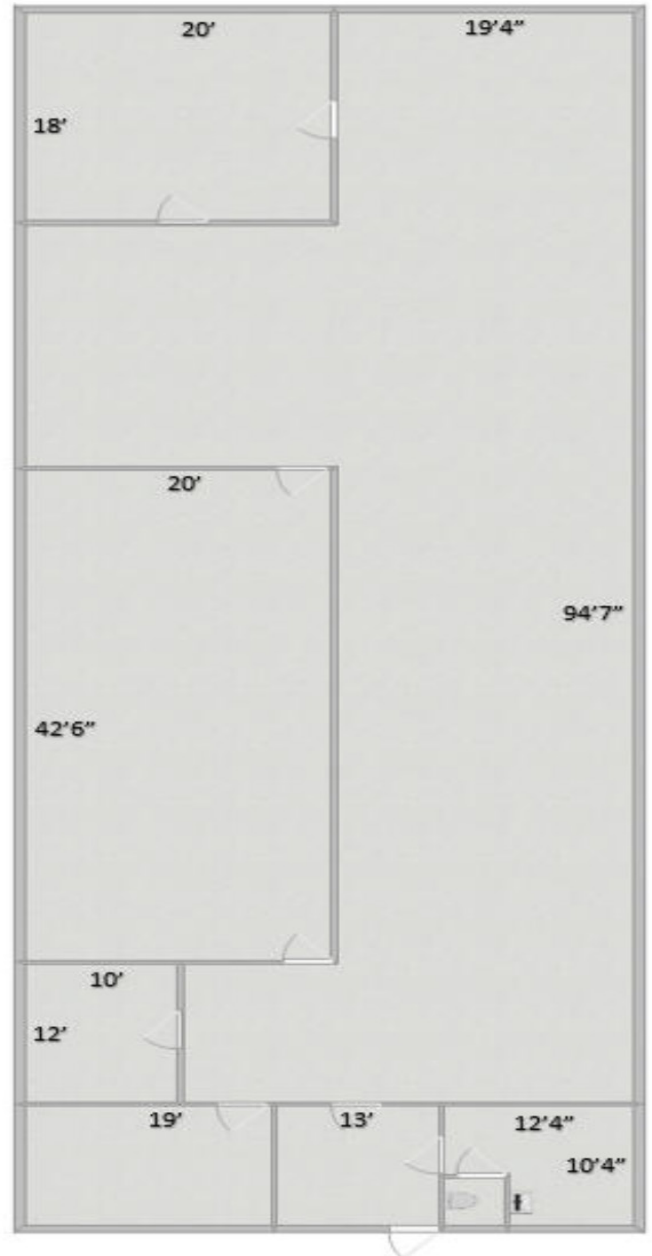
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FLOOR PLAN

Upstairs



Downstairs



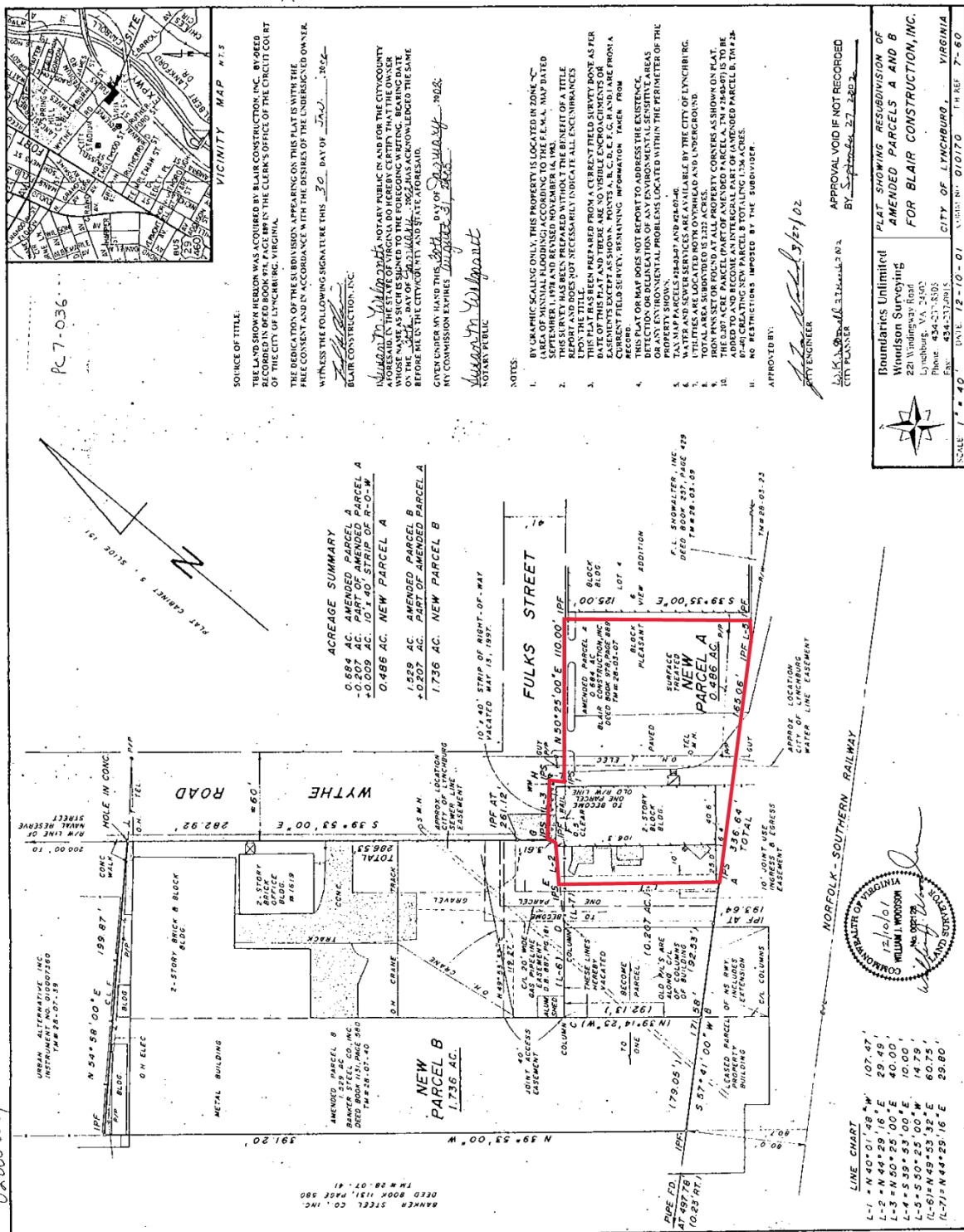
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