



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

# FOR LEASE 3,200 SF - Warehouse

1209 Stephenson Ave. Lynchburg, VA



## Property Overview

Nice clear span, high ceiling, warehouse building just off of Fort Ave. in Lynchburg, VA. Easy access from Rt. 29 and only 1.5 miles to downtown Lynchburg.

- 3,200 SF (80' x 40' footprint)
- 200 AMP, Single Phase
- 1,800 SF Mezzanine
- (2) 14' x 14' drive-in doors
- LED lights throughout
- 18' eave height, 20' to peak
- 18' x 40' exterior canopy
- 11 marked parking spaces
- Zoned I - 2 (Light Industrial)

**\$2,000.00/month**

Ricky Read, CCIM  
Broker  
434.841.3659  
ricky@realestatelynchburg.com  
Owner/Agent

Rick Read  
Associate Broker  
434.455.3618  
rread@realestatelynchburg.com  
Owner/Agent

**COLDWELL BANKER  
COMMERCIAL READ & CO.,  
REALTORS**  
101 Annjo Court  
Forest, VA 24551  
[www.cbcread.com](http://www.cbcread.com)



CBCREAD.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated

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