

FOR SALE

PRIME INDUSTRIAL PROPERTY



COLDWELL BANKER
COMMERCIAL
READ & CO.



LITTLE OTTER BUSINESS PARK
BEDFORD COUNTY, VA.

47.84 acres

Property Information

LOT SIZE	47.84 acres
SALE PRICE	\$30,000 per acre (\$1,435,200.00)
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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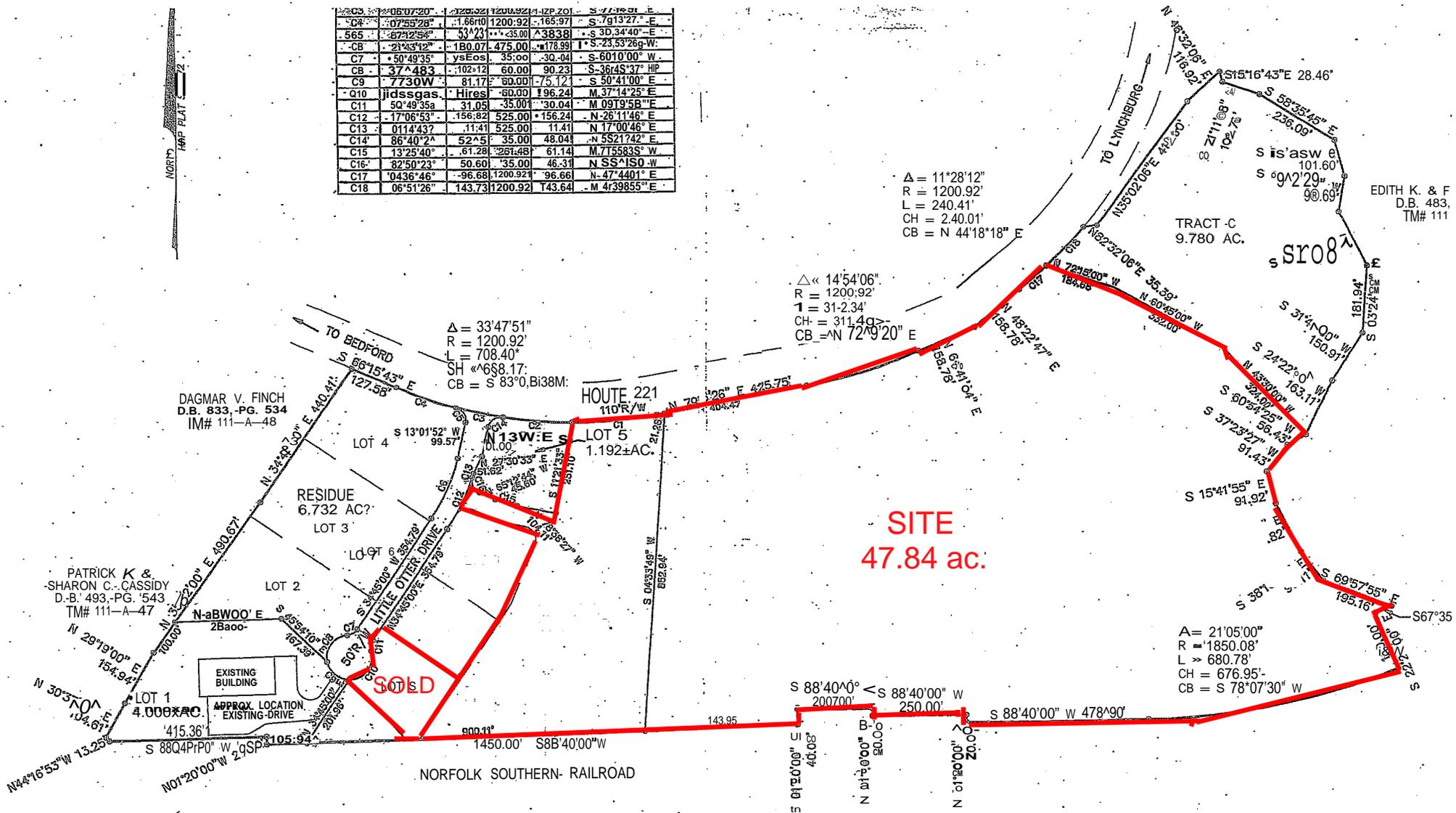
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Coldwell Banker Commercial
Read & Co., Realtors
101 Anjo Court, Forest, VA 24551
434-455-2285

C3	06°07'20"	1200.92	1200.92	1200.92	S 77°19'31" E
C4	07°55'28"	1.6600	1200.92	165.97	S 79°13'27" E
565	27°12'58"	53.23	35.00	38.38	S 30°34'40" E
CB	21°43'12"	180.07	475.00	178.89	S 23°53'26" W
C7	50°49'35"	vsEos	35.00	30.04	S 60°10'00" W
CB	37°48'3"	102.12	60.00	90.23	S 36°45'37" HP
C9	77°30'W	81.17	80.00	75.12	S 50°41'00" E
Q10	jdssgas	Hires	80.00	196.24	M 37°14'25" E
C11	50°49'35a	31.05	35.00	30.04	M 09°19'58" E
C12	17°06'53"	156.82	525.00	156.24	N 26°11'46" E
C13	01°14'43"	11.41	525.00	11.41	N 17°00'46" E
C14	86°40'2"	52.45	35.00	48.04	N 55°21'24" E
C15	13°25'40"	61.28	261.48	61.14	M 77°55'83" W
C16	13°25'40"	50.60	35.00	46.31	N 55°15'0" W
C17	04°36'46"	96.68	1200.92	96.68	N 47°44'01" E
C18	06°51'26"	143.73	1200.92	143.64	M 47°39'55" E

NORTH MAP PLAT 12



<p>Hunt & Profit, Inc. ENGINEERING - SURVEYING - ENVIRONMENTAL - GEOTECHNICAL BASIS TESTING - SITE INVESTIGATION</p> <p>2524 Langtome Road</p>	Sheet #1 OF 1	Key:
	G.L. # 262-04-B3.2	Date: nIU
	Dr. By: SSD	Comm #: 982586