

LEASE

2220 EAST LEE HIGHWAY
2220 East Lee Highway Wytheville, VA 24382



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2 SF
Lot Size:	2.453 Acres
Zoning:	No Zoning

PROPERTY HIGHLIGHTS

- ±2.453 Acres Available For Lease Along I-81/I-77 Corridor
- Exceptional Visibility With Approximately 55,000–60,000 Vehicles Per Day
- Ideal For Contractor Yard, Equipment Storage, Fleet Parking & Logistics Uses
- Strategic Location Near Wytheville's Major Interstate Exits & Industrial Development
- Excellent Highway Access With Heavy Interstate Truck Traffic Exposure

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LEASE

2220 EAST LEE HIGHWAY

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PROPERTY DESCRIPTION

±2.453 Acres of Commercial Land Available For Lease

This highly visible commercial site provides an excellent opportunity for businesses needing outdoor space with interstate access and highway exposure. The property is well suited for contractor operations, equipment storage, fleet parking, mobile storage, logistics support, and other commercial uses requiring convenient access to major transportation routes.

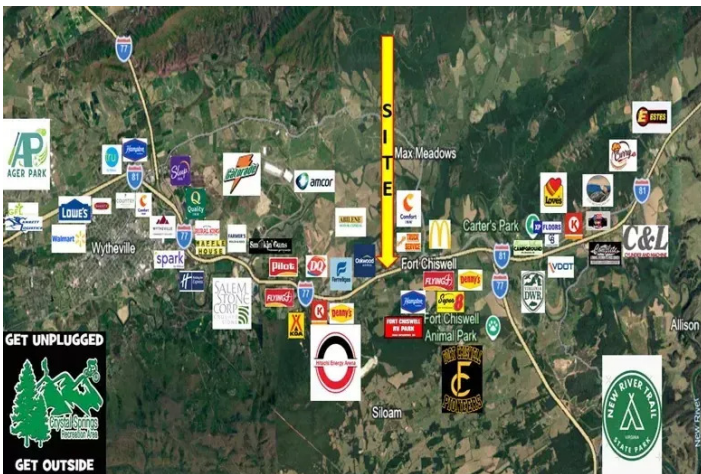
Suggested Uses:

- Contractor Yard
- Equipment storage
- Materials staging
- Work vehicle parking
- Trailer storage
- Mobile Storage Facility
- Storage containers
- Portable buildings
- Customer storage solutions
- Transportation / Logistics
- Fleet parking
- Trailer staging
- Delivery support
- Commercial Outdoor Storage
- Equipment sales
- Construction materials
- Service company operations

LOCATION DESCRIPTION

Excellent opportunity to lease a highly visible ±2.453-acre commercial site located along East Lee Highway in Wytheville, Virginia, positioned within one of Southwest Virginia's strongest transportation corridors.

Located near the interchange of Interstates 81 and 77, this property offers exceptional exposure with approximately 55,000–60,000 vehicles per day, including significant interstate truck traffic. The site benefits from its strategic location between Wytheville's major interstate exits and is ideally suited for businesses requiring highway visibility, convenient access, and additional outdoor space.



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