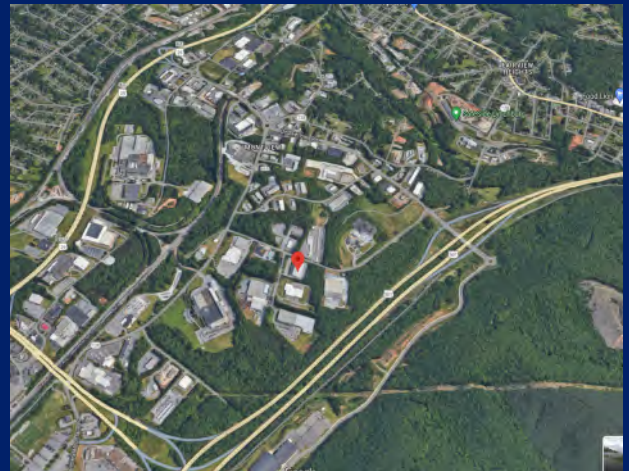
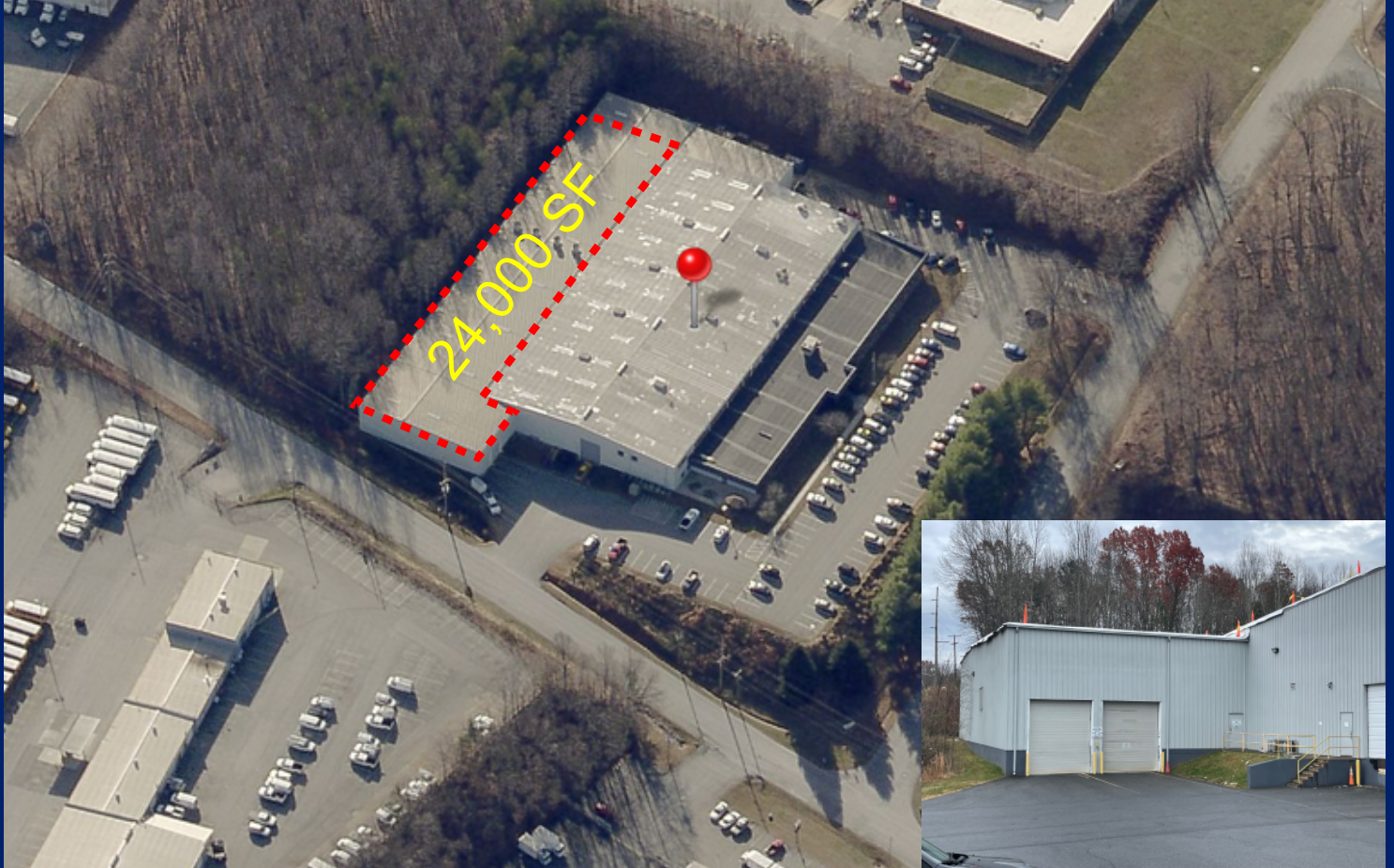


LEASE

24,000 SF +/-

3700 Cohen Pl. Lynchburg, VA

INDUSTRIAL - WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

CBCREAD.COM

Ricky Read, CCIM
Principal Broker
O: 434 455 2285 | C: 434 841 3659
ricky@realestatelynchburg.com

Rick Read
Associate Broker
O: 434 455 3618
rread@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL READ & CO.
101 Annjo Ct. | Forest, VA 24551 | 434 455 2285

LEASE

3700 COHEN PL. LYNCHBURG, VA



PROPERTY DESCRIPTION

Prime warehouse/distribution space located in First Lynchburg Industrial Park. Site is in close proximity to the Odd Fellows Rd./Route 460/Route 29 interchange. Great trucking access with indoor loading docks with dock levelers. Space is fully conditioned with new LED lights throughout. High ceilings that are ideal for racking. Includes approximately 500 SF of two-level office space. Restrooms to be added soon.

OFFERING SUMMARY

Lease Rate:	\$5.95 SF/yr + 3% annual increases
Available SF:	24,000 SF
Loading:	(2) Docks, inside loading
Zoning:	I - 3 (Heavy Industrial)

Ricky Read, CCIM
Principal Broker
O: 434 455 2285 x101 | C: 434 841 3659
ricky@realestatelynchburg.com

Rick Read
Associate Broker
O: 434 455 3618
rread@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

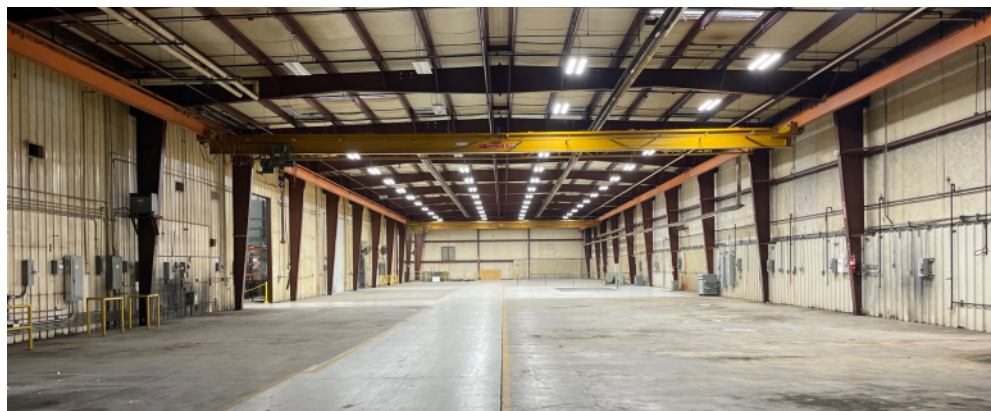
LEASE

3700 COHEN PL. LYNCHBURG, VA



BUILDING OVERVIEW

- 600 AMP, 3 Phase, 120/240 volt
- Fully Conditioned Warehouse
- 21' Eave Height, 23' Peak
- (2) 12'w x 14'h Drive-In Doors
- (2) Indoor Docks w/ levelers
- LED Lighting
- Fully Sprinkled
- (2) 10' x 23' offices
- (2) 5 ton bridge cranes



Ricky Read, CCIM
Principal Broker
O: 434 455 2285 x101 | C: 434 841 3659
ricky@realestatelynchburg.com

Rick Read
Associate Broker
O: 434 455 3618
rread@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

FLOOR PLAN

