

# FOR LEASE

3,842 Square Feet  
Build or Refit to Suit  
\$1,800/Month

3651 Greensboro Road, Ridgeway, VA



## PROPERTY DESCRIPTION

This is a great brick building on a large corner lot off of route 220, less than one mile from Martinsville Speedway, 1.5 miles to the route 58 and route 220 intersection, and just 2.5 miles from the town of Martinsville. It also sits at the entrance to a large industrial park featuring 25+ commercial/industrial businesses. Plus, there's a traffic light right in front of the building, offering great road frontage and visibility. It offers a beautiful exterior with landscaping, a large parking lot with fresh paint, multiple drive through spaces, and three separate entrances and exits. The front entrance has a vestibule before you walk into the large and open lobby area. This space is bright and has lots of natural lighting. There is a counter situated in the middle for a kiosk or greeter as customers enter. There is a line of cabinets with desks on the other side, this used to be the teller room when the building was a bank, and there are two offices in the back, several open desks across the room, a secured vault, and plenty of room for you to make this into whatever space you need! There's also an upstairs area that features a employee kitchen, large conference room, and private bathrooms. You can rent the space for five years with landlord paid generic improvements. Additional non-generic improvements will be on a ten year lease term. The space can also be leased as-is with a three year lease term.



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