## III GARY W. CASE AND COMPANY, INC. AVAILABLE

## **BUILD TO SUIT**

- 29 Millrace Drive, Lynchburg, VA Located in Lynchburg Center for Industry
- Vacant Site
- Size: 6.13 Acres/906 Ft. Frontage
- Building: Can build up to 60,000 sq. ft. plus additional mezzanine space with 97 parking spaces and multiple loading docks. (See Attached Site Plan)
- **Zoning: I-2** (Light Industrial)
- Enterprise Zone: 29 Millrace Drive is located in the City of Lynchburg's Enterprise Zone, which provides monetary incentives for qualifying businesses.
- Notes: Major commercial and industrial area.
- Owner Will Build to Suit

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

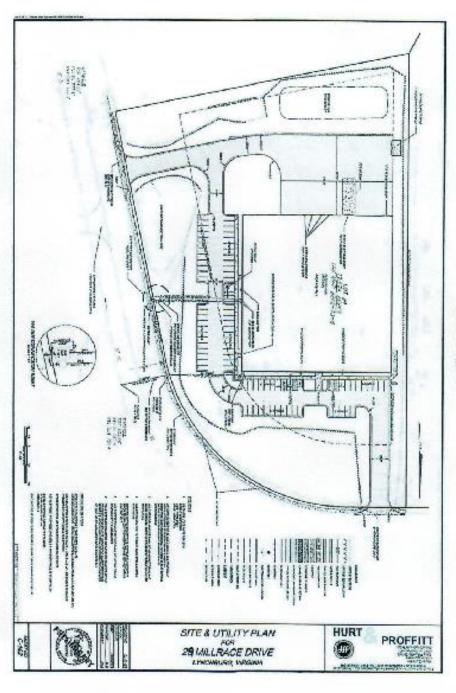


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## PROPOSED SITE PLAN

Millrace Dr. Lynchburg, VA



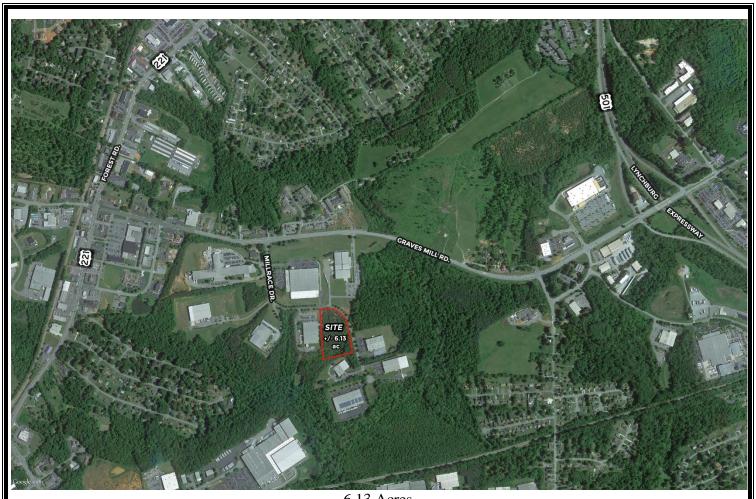
Lynchburg Center for Industry Located in the

> • 97 on-site 6.13 acres

parking spaces

· 61,000 sq. ft.

Additional Mezzanine space can be added



6.13 Acres 29 Millrace Drive Lynchburg, VA