

LEASE

3 Millrace

3 Millrace Dr, Lynchburg, VA, 24502

FLEX / INDUSTRIAL



cbcread.com

Ricky Read, CCIM

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PROPERTY DESCRIPTION

3 Millrace Dr. is a 7,660 Sq. Ft. Office/Showroom/Flex space with loading dock, warehouse space, executive offices and wide open showroom area. Located at the signalized corner of Millrace Dr. and Graves Mill Rd., this property is in the heart of mixed use development and industrial. Easy access to US-501, Timberlake Rd.(460 Bus.) and Forest Rd. (Rt. 221)

***Will renovate to suit**

PROPERTY HIGHLIGHTS

- 22,000 VPD
- Loading dock
- Office/showroom and warehouse/storage space
- Signalized Corner lot w/ good visibility and a access

OFFERING SUMMARY

Lease Rate:	Negotiable*
Lot Size:	2.00 Acres
Available SF:	7,660 SF
Zoning	Industrial (I-2)
Traffic Count	22,000 VPD



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One Millrace
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Exterior



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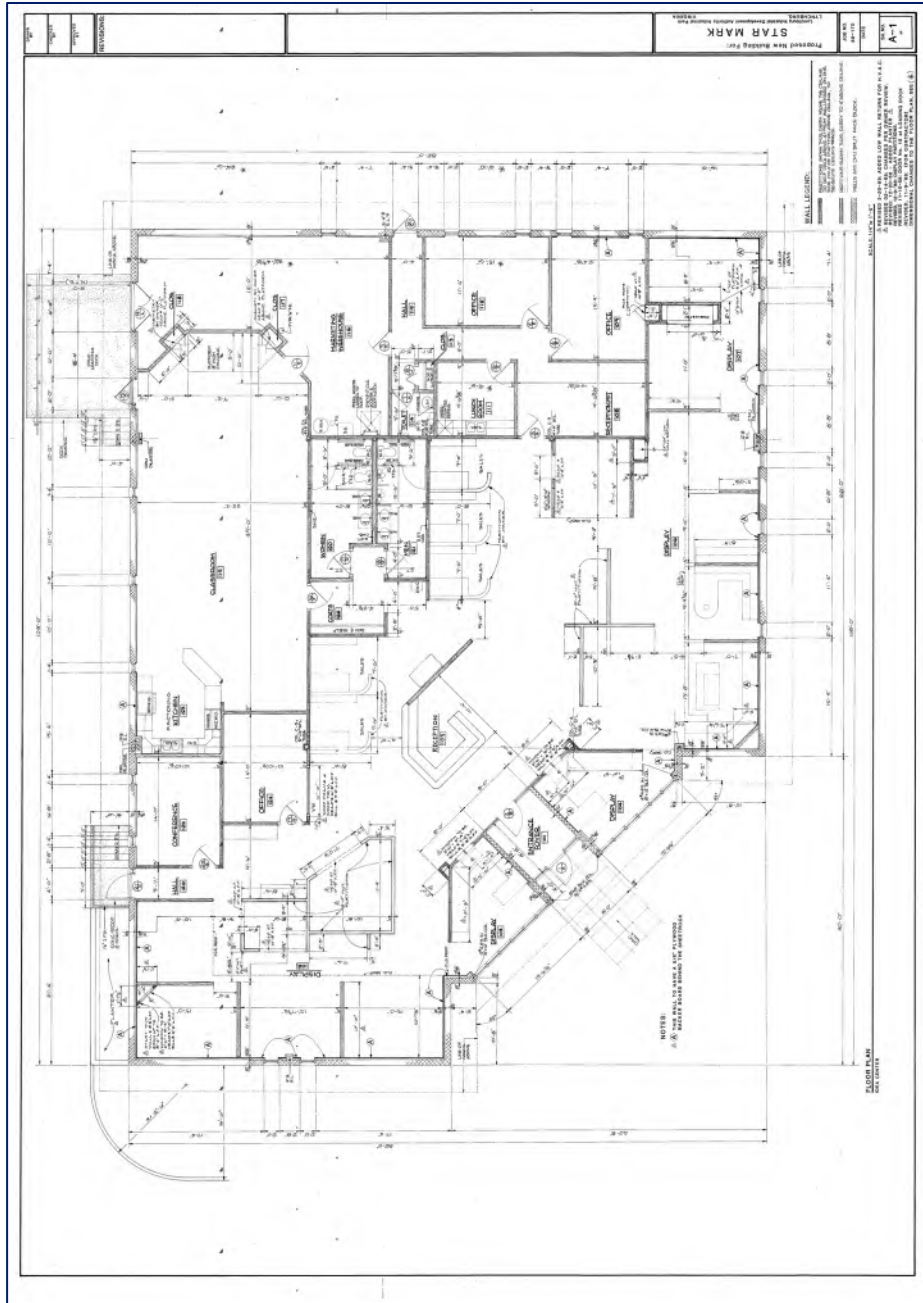


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Floor Plan



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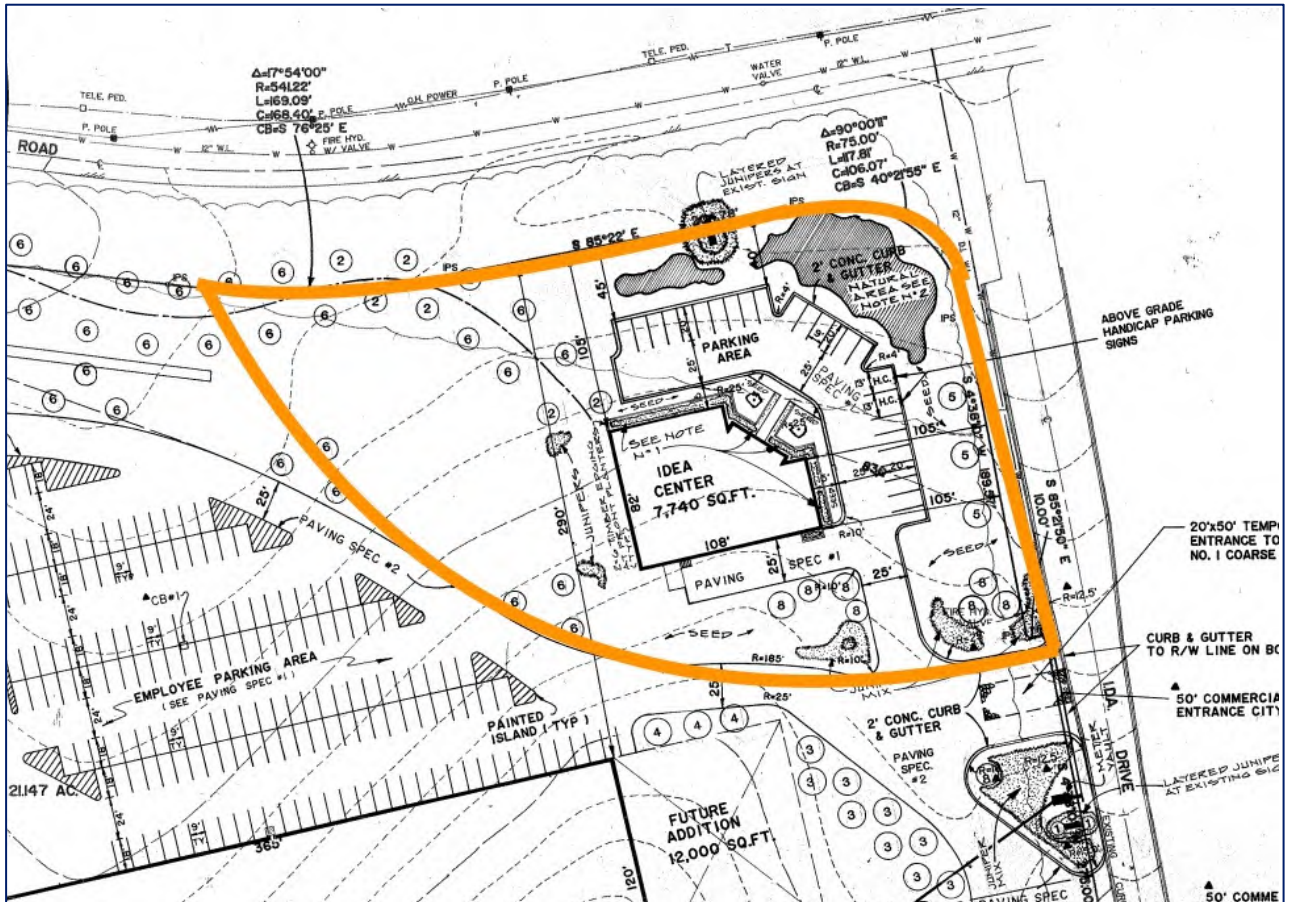
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Site Plan



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Surrounding Area



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