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Opportunity Zone with cash flow!

FOR SALE | 1320 Wards Ferry Road | Lynchburg, VA

FEATURES

- 18.55 acres
- 144,663 SF
- \$7,500,000
- 18-30 ceiling height
- 5-5 ton cranes
- 8 loading docks and 3 drive-ins
- 6.5% cap rate with long term national tenant (since 2001)
- OPPORTUNITY ZONE – with excess land
- Comprehensive Master Plan calls for high density residential
- Over looking Liberty University and adjacent to Central Virginia Community College

Grant Bates

Vice President

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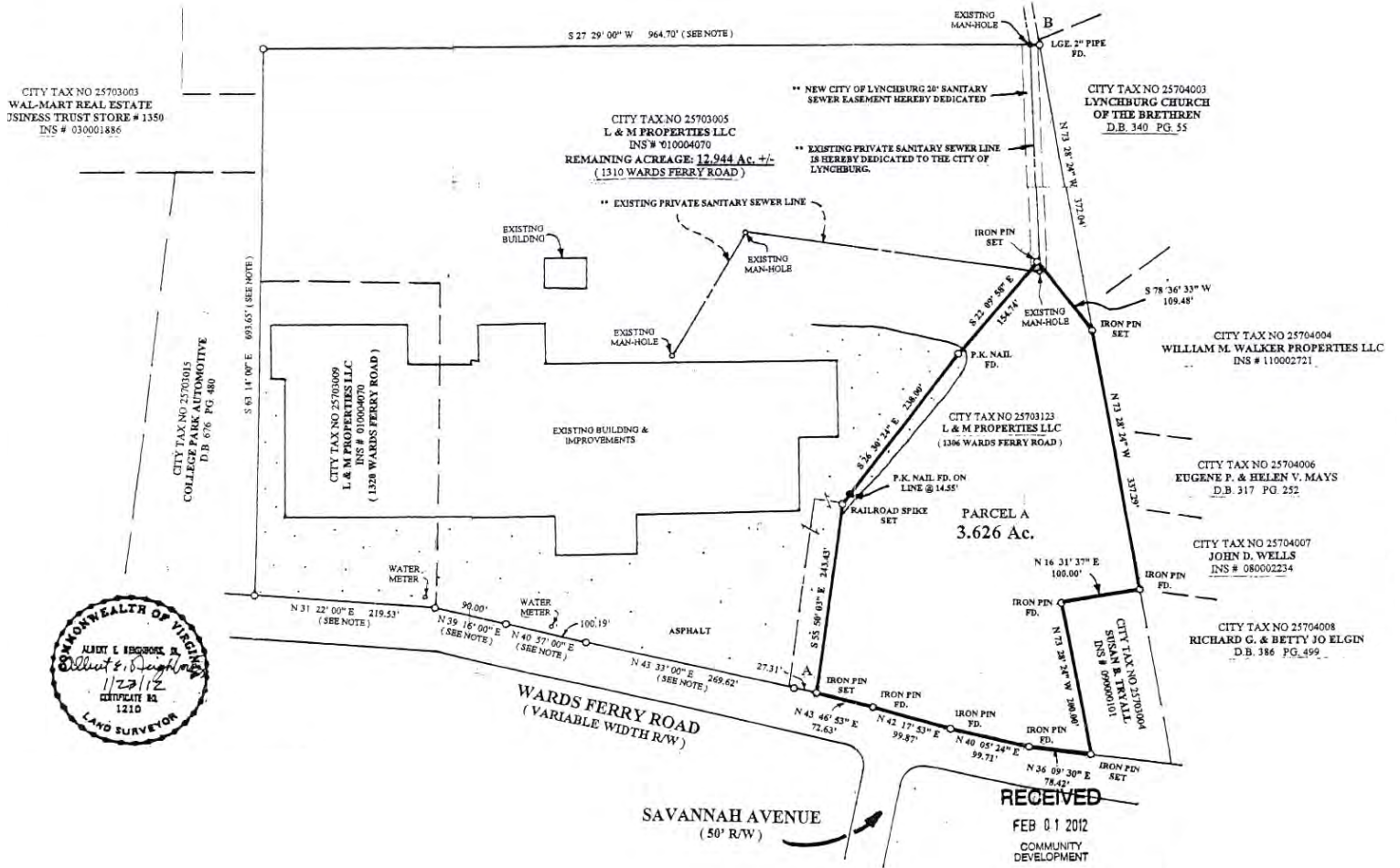
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Accelerating success.



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