

4201

MURRAY PLACE

LYNCHBURG, VA

AVAILABLE SPACE

> 112,835 SF

> 64,101 SF

CONTACT:

GRANT BATES

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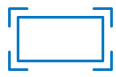
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NEWMARK

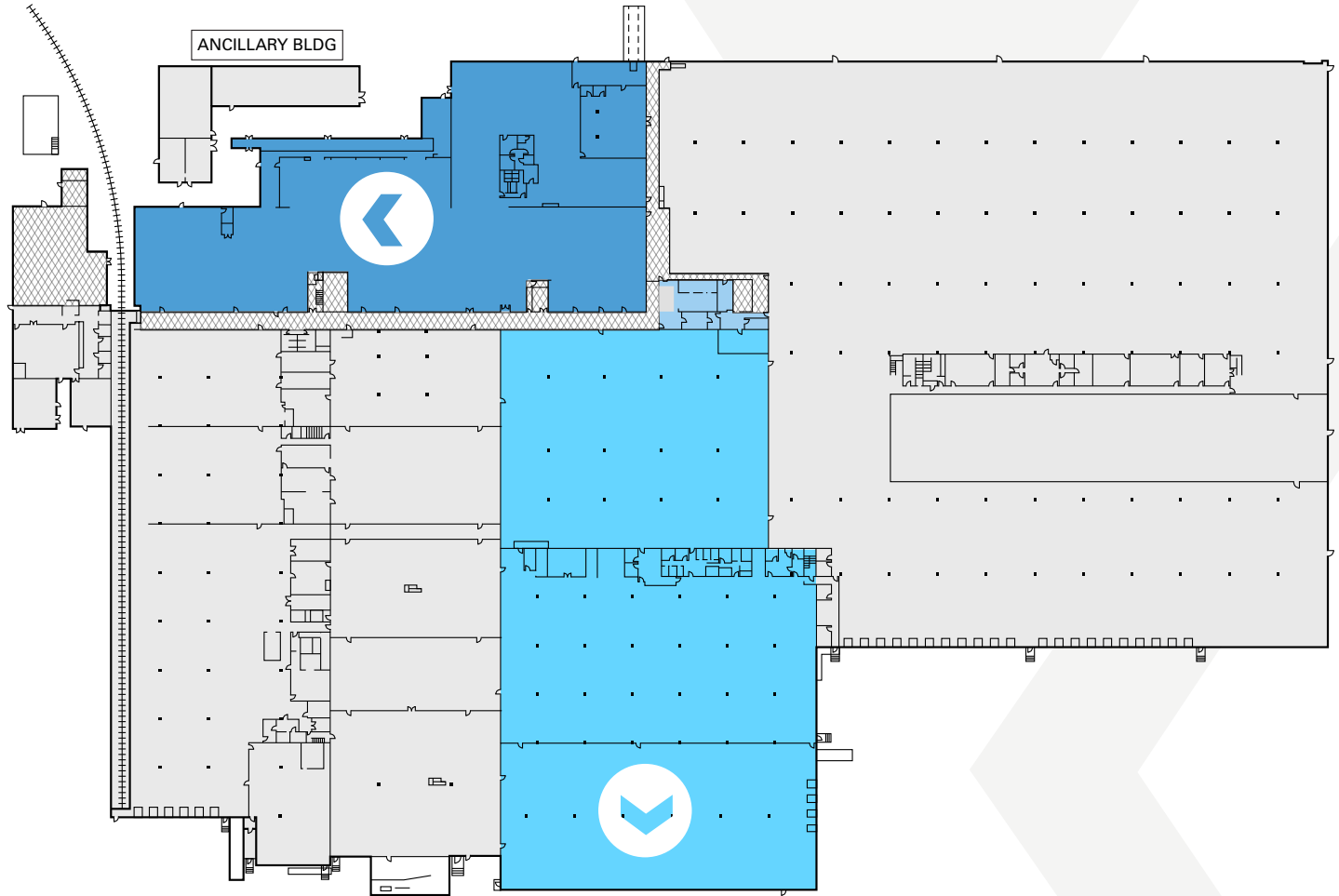
> PROPERTY OVERVIEW


 64,101 SF
Available


 1
Docks

 18'
Clear Height

 1
at Grade Drive in



 112,835 SF
Available

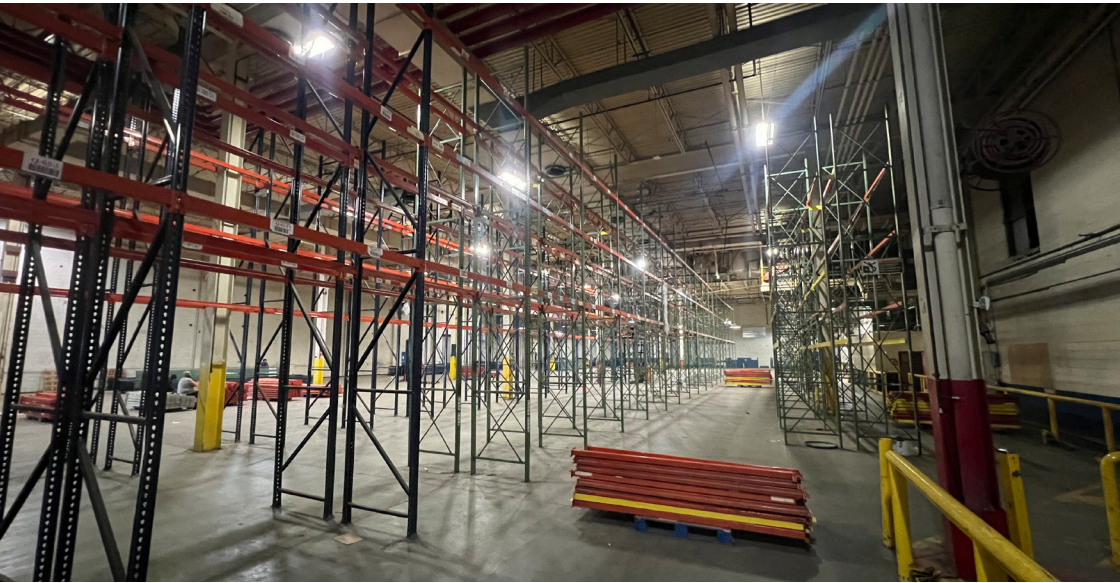
 1
at Grade Drive in

 3
Docks

 32'
Clear Height

 FORKLIFT
Ramp stacked barrier icon

 NEW LED
Lighting to be installed



PROPERTY DETAILS

AVAILABLE SPACE	157,039 SF
SERVICE TYPE	NNN
FLOORS	2
ELEVATORS	1
DOCK DOORS	32
DRIVE-IN DOORS	8
CLEAR HEIGHT	18', 22', 24', 32', PRA 58', 14' Basement
COLUMN WIDTH/ DEPTH	40' x 40' x 40' x 60' 20' x 20'
ROOF	Tar & Gravel Single Ply & Metal
WALLS	Concrete, Cinder Block, & Insulated Metal
FLOORS	Mainly Reinforced Concrete; Offices Tiled & Carpeted
YEAR BUILT	1970 Renovated Multiple Times
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent Lighting T-12, T-8, and T-5 & Mercury Vapor Lighting on Parking Lot
POWER	Power Capacity of 13,200 Volts, 8 Megawatts
PARKING	532 Vehicle Parking Spots throughout the Property; 62 Slots for Trailer Parking/Slotting
LAND AREA	49.66 Acres
ZONING	I-3: Heavy Industrial
RAIL	Two Rail Spurs with Interior Loading; 6-Car Capacity; Rail Provider: Norfolk Southern



Fire suppression system is a wet system – originally built in 1970 but has had multiple renovations done to the building - floors are reinforced concrete – ample power available on site can accommodate up to 13,200 Volts and 8 megawatts.

DRIVE TIMES

ROANOKE, VA	1 HOURS
RICHMOND, VA	2 HOURS
WINCHESTER, VA	2.5 HOURS
RALEIGH, NC	2.5 HOURS
CHARLOTTE, NC	3 HOURS
WASHINGTON, DC	3.5 HOURS
NORFOLK/ VIRGINIA BEACH, VA	3.5 HOURS



4201 MURRAY PLACE,
LYNCHBURG, VA

ACCESS

	<1 HOUR
	<1 HOUR
	1 HOUR
	<2 HOURS
	2 HOURS
	2 HOURS



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