

FOR SALE or LEASE

2586 Tuck Rd. Moneta, VA

4.09 Acres +/-

3 Industrial Buildings

Zoned AV (Agricultural Village) 13,500 SF +/- Total



Ricky Read, CCIM

Principal Broker

434 841 3659

ricky@realestatelynchburg.com

cbcread.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

COLDWELL BANKER COMMERCIAL READ & CO. | 101 Annjo Ct. Forest, VA | 434.455.2285

INDUSTRIAL

2586 Tuck Rd. Moneta, VA

PROPERTY DESCRIPTION



1. New Shop - 2022

- 5,000 SF
- 2 restrooms
- 24' Eave Height
- (3) 14' x 14' Drive-in doors
- (2) 8' x 8' dock doors -48" Dock, 36" Dock
- Airlines throughout
- 600 AMP 3 Phase Power
- Floor Drains
- 12" energy efficient insulation
- Propane Heat only
- Buss Duct

Rental Rate: \$3,300 / month



2. Shop 2 - 2019

- 3,680 SF
- Propane Heat, No A/C
- 24' Eave Height
- (1) 14' x 14' Drive-in door
- (1) 10' x 10' dock door w/ leveler
- 600 AMP 3 Phase Power
- Airlines throughout
- 2 ventilation fans
- Ceiling fans

Rental Rate: \$1,800 / month



3. Original Shop - 1995, additions thereafter

- 4,784 SF total
- (3) 12'x14' offices
- ADA Restroom
- 10'x10' Drive-in door
- Mini-Split Systems(8 tons total)
- LED lights throughout
- Propane Heat
- 400 AMP 3 Phase in shop area
- 200 AMP power in office
- Airlines throughout

PRICE: \$1,500,000

Rental Rate: \$3,150 / month

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LEGEND

---	PROPERTY LINE
	HANDICAP PARKING
	HANDICAP STRIPING
	HANDICAP SIGN
	PARKING QUANTITY
SS	PROPOSED SANITARY SEWER SERVICE LINE
---	PROPOSED WATER SERVICE LINE

- UTILITY NOTES:**
- EXISTING AND PROPOSED SERVICE CONNECTIONS SHALL NOT BE USED FOR DEMOLITION, GRADING, LANDSCAPING, OR ANY CONSTRUCTION PURPOSE UNTIL APPROPRIATE BACKFLOW DEVICES HAVE BEEN INSTALLED, TESTED AND TEST RESULTS HAVE BEEN APPROVED BY BEDFORD REGIONAL WATER AUTHORITY.
 - IF ANY BACKFLOW PREVENTION ASSEMBLIES ARE FOUND DURING DEMOLITION OR OTHER WORK, THEY SHALL NOT BE REMOVED, RELOCATED, OR REPLACED WITHOUT ADVANCE AUTHORIZATION FROM BEDFORD REGIONAL WATER AUTHORITY.
 - IF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS ARE DISCOVERED RELATIVE TO EXISTING OR PROPOSED PUBLIC WATER OR SEWER CONNECTIONS, BEDFORD REGIONAL WATER AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
 - NO SITE LIGHTING IS BEING PROPOSED AT THIS TIME.

LANDSCAPE: CLIENT REQUESTED BUFFER/SCREENING. BUFFER/SCREENING NOT REQUIRED BY BEDFORD COUNTY CODE.

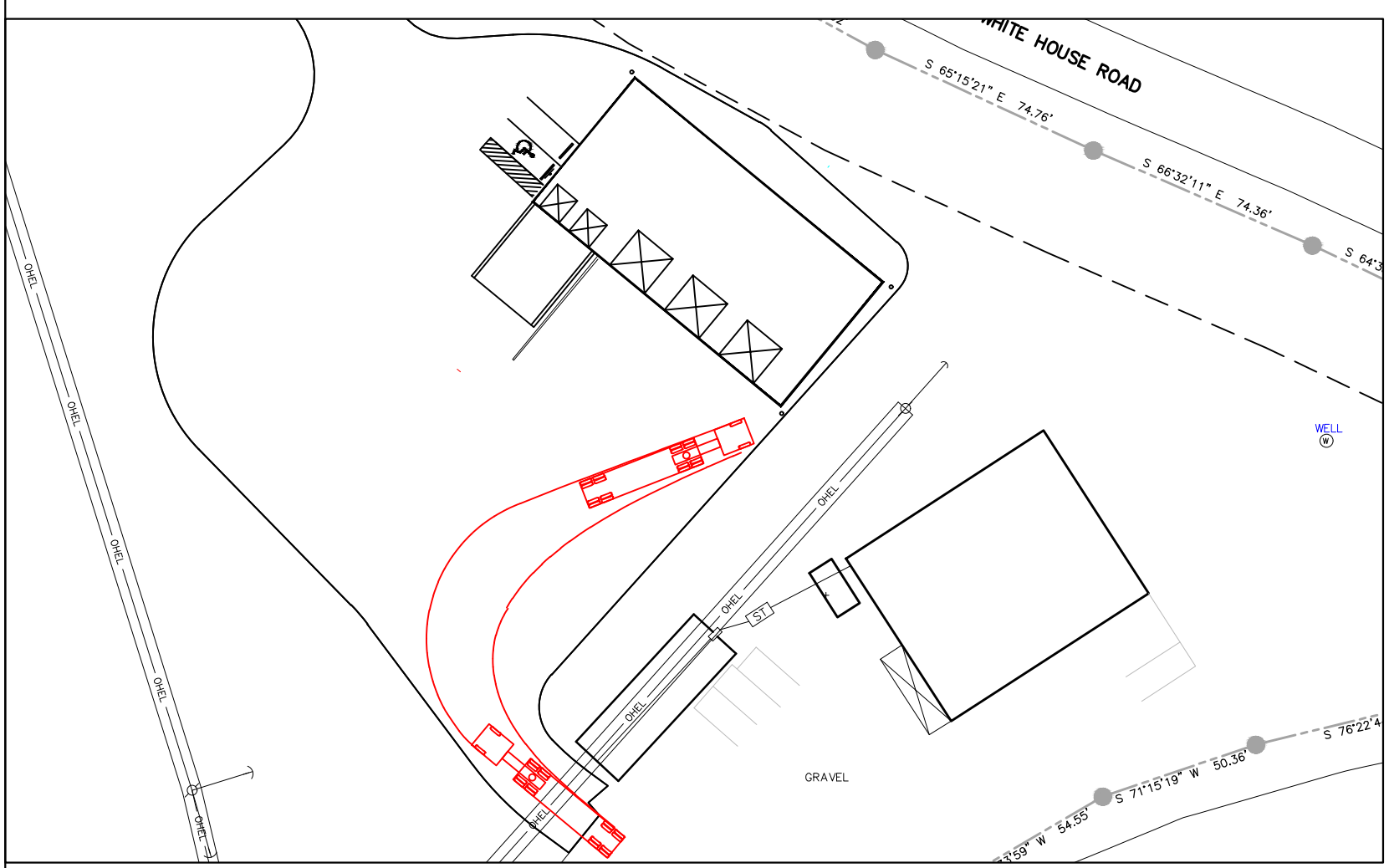
BUFFER/SCREENING LANDSCAPE TABULATION

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY SF	QUANTITY	QUANTITY & CANOPY TOTAL SF
	EVERGREEN TREE	THUJA OCCIDENTALIS	EMERALD GREEN	20-50 SF AT 20 YR SPREAD	50	22	22 X 50 = 1,100 SF

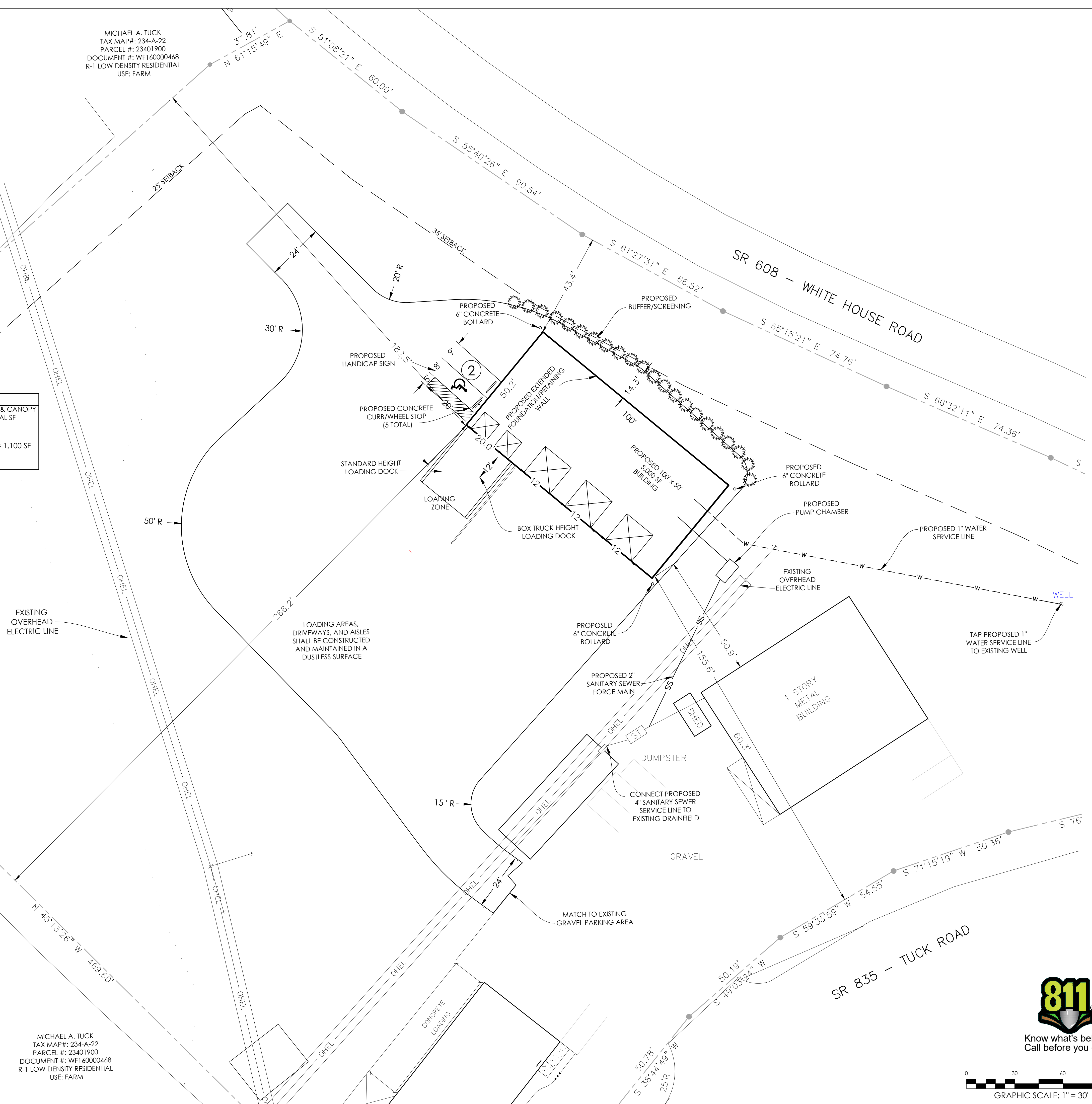
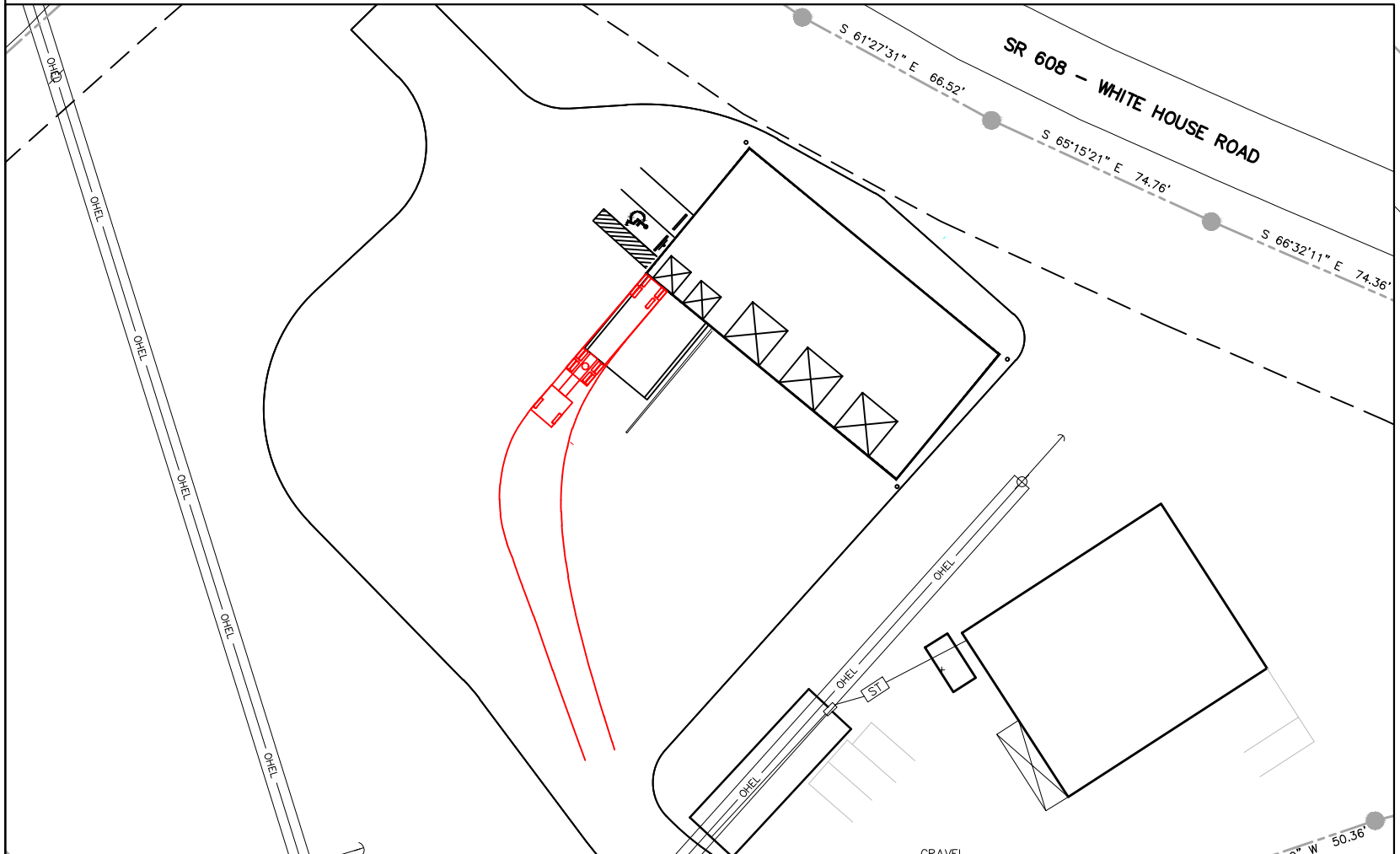
PARKING: 1 SPACE PER 5,000 SQUARE FEET (PER COUNTY ARTICLE F, DEVELOPMENT STANDARDS, SECT. 30-91-9 (f) WAREHOUSING)

REQUIRED PARKING STANDARD	PROVIDED PARKING STANDARD
ADA = 1	ADA = 1
LOADING = 1	LOADING = 1
TOTAL = 2 (1 LOADING ZONE)	TOTAL = 2 (1 LOADING ZONE)

WB-50 TRUCK TURNING DETAIL



WB-50 TRUCK DOCK TURNING DETAIL



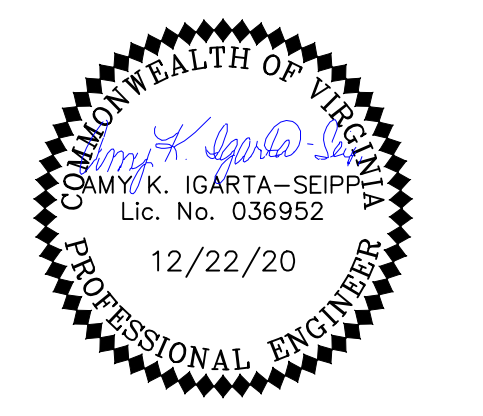
MICHAEL A. TUCK
TAX MAP#: 234-A-22
PARCEL #: 23401900
DOCUMENT #: WF160000468
R-1 LOW DENSITY RESIDENTIAL
USE: FARM

811
Know what's below.
Call before you dig.

GRAPHIC SCALE: 1" = 30'

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6200 FORT AVENUE, LYNCHBURG, VA 24502
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

**SITE DEVELOPMENT PLAN
(AMENDED) FOR
JLB LAKE ENTERPRISES, LLC.
2586 TUCK ROAD
BEDFORD COUNTY, VIRGINIA**



REVISION/DATE	REVISION/DATE
REVISED PER ESC COMMENTS: 2/13/21	REVISED PER COUNTY COMMENTS: 2/11/21

SCALE:	1" = 30'
ASD JOB #:	2020-354
FILE #:	2020-354 SITE
PARCEL ID:	234-A-22A
DATE:	DECEMBER 22, 2020
AMENDED:	OCTOBER 16, 2023