

/// GARY W. CASE **AND COMPANY, INC.**

AVAILABLE

FOR LEASE



- **Location:** 3110 Odd Fellows Rd., Lynchburg, VA 24501
- **Type:** Office
- **Size** 3,800 Sq. Ft. Upper Level Office
- **On Site Parking**
- **Zoning:** I-3 (Heavy Industrial District)
- **Located in the City of Lynchburg's Enterprise and Opportunity Zones which provides monetary incentives for qualifying businesses.**
- **Notes:** - Excellent Access
- Located in the First Lynchburg Industrial Park on Odd Fellows Rd. directly off the Lynchburg Expressway/U. S. Rt. 29 and St.

Rt. 460 and 501 Bypass.

- **Industrial Park with major trucking companies, Main U.S. Post Office, FedEx and multiple industries and supply houses.**
- **Landlord pays base years real estate taxes and insurance.**
- **Tenant pays utilities.**

■ **Price: Lease: \$2,137.50 mo. / \$25,650.00 yr./\$6.75 Sq. Ft. Yr.**

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

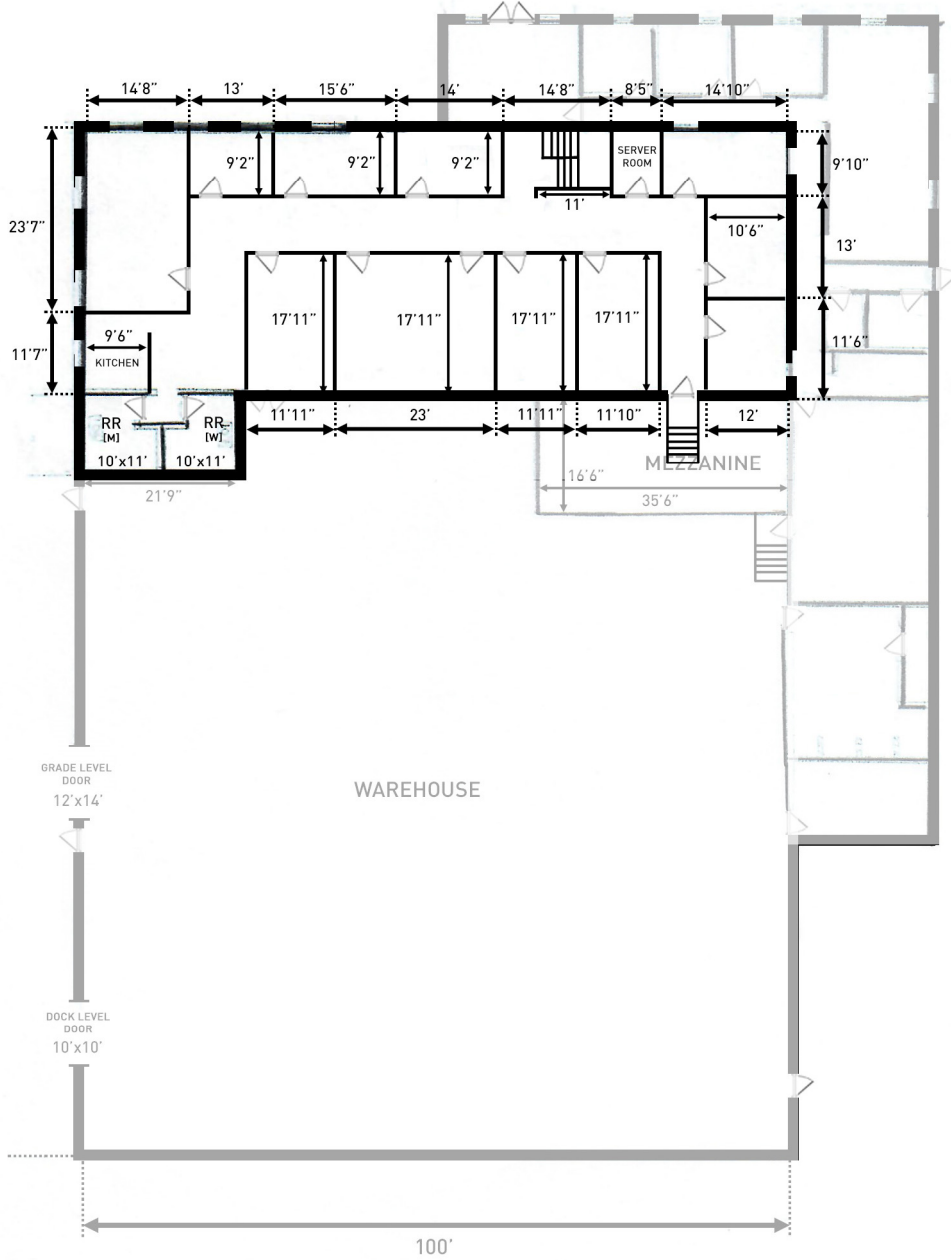
 **GARY W. CASE**
AND COMPANY, INC.

307 Brook Park Place

Forest, VA 24551

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3110 Odd Fellows Rd.
 Lynchburg, VA 24501

SECOND FLOOR

All measurements are approximate.