

LEASE

2 Industrial Buildings
7,920 SF & 3,600 SF

3900, 3904 Harris Ln
Lynchburg, VA



cbcread.com

Ricky Read, CCIM

Principal Broker

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PROPERTY DESCRIPTION

3900–3904 Harris Ln in Lynchburg, VA is a former equipment rental location with a large 2.25 Acre lot and two Industrial buildings(7,920 and 3,600 SF). Site is centrally located just off of the Odd Fellows Rd. connector between Rt. 29 and Rt. 460. The B-5 zoning permits a variety of uses. Property is just 5 minutes from Liberty University and 5 minutes from downtown Lynchburg. Buildings consist of showroom/office areas with shop space, drive-in doors and a dock. Lot is fully fenced and secure.

PROPERTY HIGHLIGHTS

- Total of 11,520 SF
- Customer Facing Retail Area
- Flat, Gravel lot
- Prime Location
- Drive-in and Dock capability
- Fenced Lot

OFFERING SUMMARY

Lease Price:	\$10/SF/Year
Lot Size:	+/- 2.25 Acre
Building Sizes:	7,920 & 3,600 SF
Zoning	B-5

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Exterior



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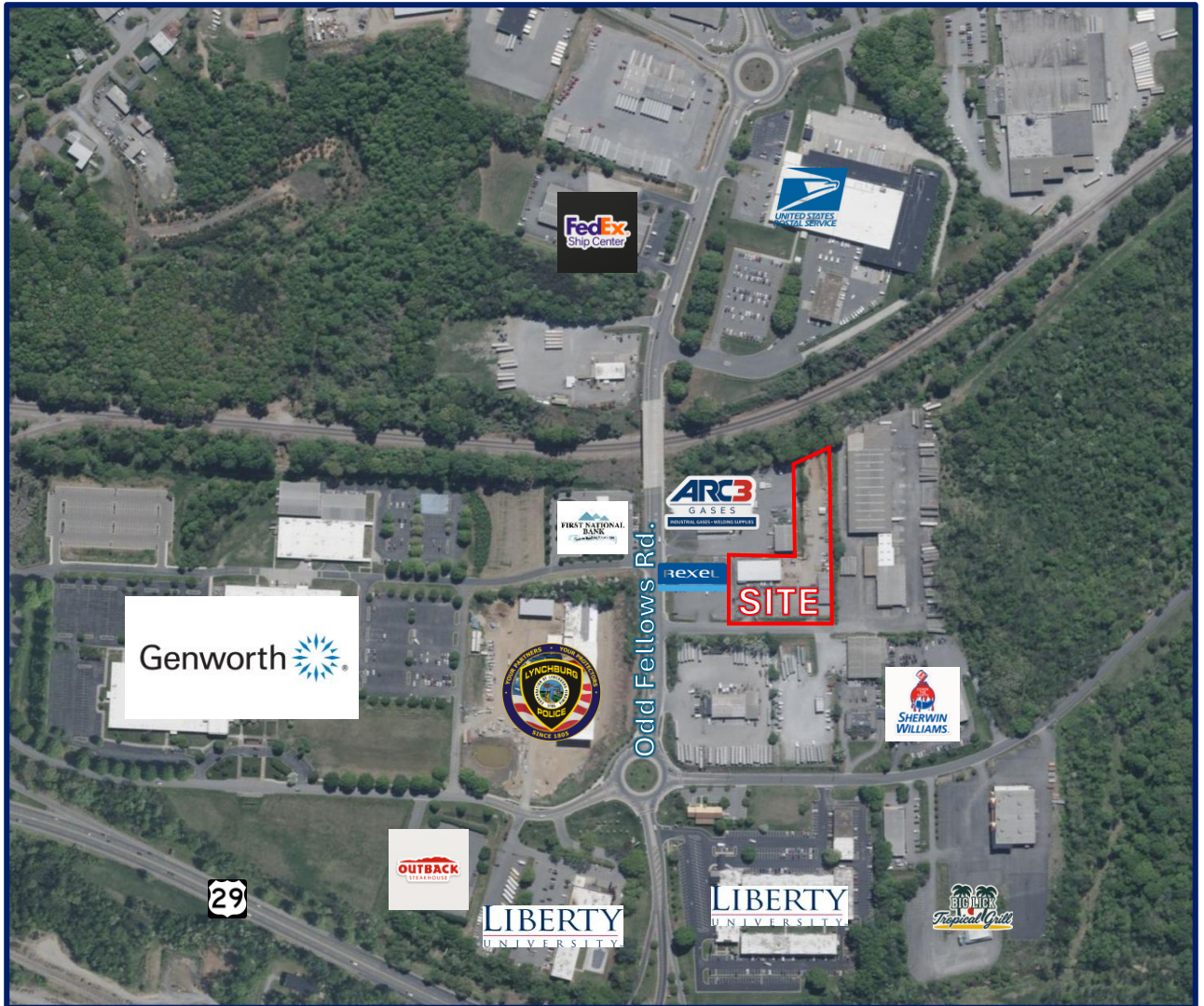


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LEASE

3900, 3904 Harris Ln
Lynchburg, VA

Maps



Lynchburg, VA

Nearby Business' Include; ARC 3 Gases, Rexel, Sherwin and Williams
Flooring, FedEx Shipping Center, Outback Steakhouse, Big Lick Tropical
Grill, USPS and Lynchburg Police Department Headquarters

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Parcel Map



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This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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