



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

3200 CARROLL AVE. - Lynchburg, VA

1,500 - 7,500 Sq. Ft. ±

THE WORK DISTRICT 2.0 SHOP / WAREHOUSE SPACE FOR LEASE



Property Overview

Rental Rate	\$15.00/Sq. Ft./Year* <small>*3% Annual Increases, Tenant Pays All Utilities</small>
Building Size	1,500 - 7,500 +/- Sq. Ft.
Age	2025 (New Construction)
Features	- (5) 30' x 50' Units - 14' Roll-Up Doors- ADA Restroom- LED Lighting- Heated Warehouse/Fully Conditioned Office

Located on Carroll Ave. in Lynchburg, Virginia near the newly constructed Odd Fellows Rd. Interchange with easy access to Rt. 29 and Rt. 501. This location is ideal for a wide variety of commercial uses. Features include: Warehouse w/ Concrete Floors & Gas Heat, Office w/ Heat & AC, ADA Restroom, 14' Roll-Up Doors, Segra Fiber Internet, separately metered utilities, warehouse fans, & LED lighting.

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