

# LEASE

**1091 Burnbridge Rd.**  
1091 Burnbridge Rd. Forest, VA 24551



[cbcread.com](http://cbcread.com)

**Ricky Read, CCIM**

Principal Broker

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**COLDWELL BANKER**  
**COMMERCIAL**  
**READ & CO.**

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225

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## PROPERTY DESCRIPTION

1091 Burnbridge Rd is a 2400 SF commercial space split between ~1500 SF of conditioned warehouse space with 13 ' ceilings and an additional 900 SF of professional office space. Located just off Forest Rd (24,000 VPD) 1091 Burnbridge is located in the heart of Forest, VA in close proximity to other businesses including: Kroger, Joe Beans, Papa Johns, Subway, McDonalds, Taco Bell, Bojangles, Benjamins, Sheetz and O'Reillys Auto.

## PROPERTY HIGHLIGHTS

- 13 Foot Ceilings
- 26 Parking Spaces
- High Traffic Count
- Great Access
- Newly renovated building

## OFFERING SUMMARY

Lease Rate:	\$18/SF/Yr
Parking Spaces:	26
Building Size:	2400 SF
Zoning:	C - 2

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## Interior

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## Exterior and Maps

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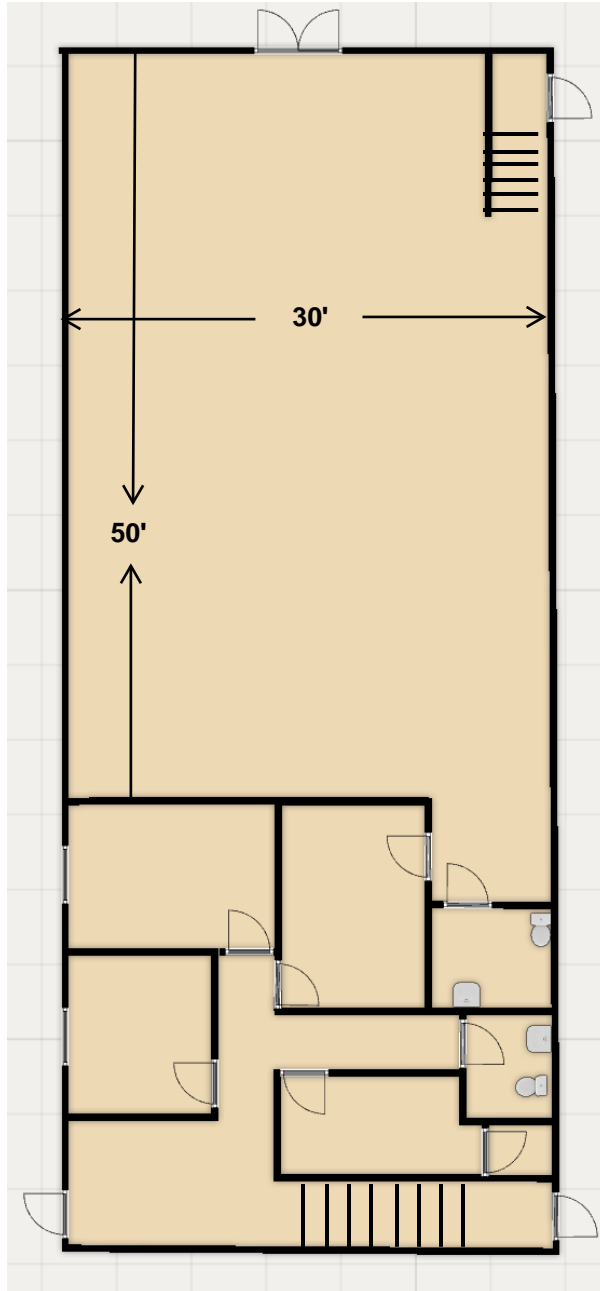
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## Floor Plans

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