

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

AVAILABLE

FIRST LYNCHBURG INDUSTRIAL PARK

Land for Sale Will Build to Suit

■ **Parcels:**

° 1. 3518 Mayflower Drive	1.716 acres	\$110,000
° 2. 100 Bradley Drive	5.93 acres	\$320,000
° 3. 135 Bradley Drive	3.013 acres	\$210,000
° 4/5. 3540 & 3550 John Capron Dr.	26.0 acres	\$1,560,000

■ **Zoning: I-3 Heavy Industrial; Manufacturing,
Warehousing and Industrial Support Facilities**

■ **Located in the City of Lynchburg's Enterprise and Opportunity
Zones which provides monetary incentives for qualifying businesses**

■ **Utilities:** Water: City of Lynchburg
Electricity: AEP
Sewer: City of Lynchburg
Gas: Commonwealth Gas

■ **Location:** - Strategically located off U. S. Rt. 29 at the Odd
Fellows Rd. Interchange Connection with St.
Rt. 460 and St. Rt. 501
- Lynchburg Regional Airport 4 Miles

- River Ridge Mall and Major Shopping Area 1 Mile
- Liberty University 1 Mile



Area Businesses:

City of Lynchburg School Bus Facility
▪ City of Lynchburg Technology Center
▪ State of Virginia DMV ▪ Virginia Employment Commission ▪ Main U.S. Post Office ▪ Pepsi
▪ N.B. Handy Co. ▪ VAMAC ▪ Genworth
▪ C.A. Tooling ▪ R. E. Michel ▪ Air Products
▪ UniFirst ▪ Watts Petroleum ▪ Lewis Systems
▪ Trane, Inc. ▪ American Hoffman Corp.
▪ Harrington Corp. ▪ Waterjet Cutting Inc.
▪ Ryder Truck Rental ▪ Flowers Bakery
Trucking Terminal ▪ LU Maintenance Facility
▪ Parker Seals ▪ Georgia Pacific ▪ Delta Star Corp. ▪ American Electric Power ▪ FedEx, UPS and Old Dominion Freight ▪ City Electric
▪ Schewel Furniture Company Warehouses
▪ First National Bank/Lynchburg Headquarters

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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

307 Brook Park Place
Forest, VA 24551

Phone: (434) 847-6692 • Cell: (434) 610-6692

Email: gary@garycaseco.com

