



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

5,000 Sq. Ft. – Office/Warehouse



3431 Forest Brook Rd., Lynchburg, VA 24501 **\$14.00 SF/Year**

Property Overview

Attractive Office/Warehouse building located off of Lakeside Dr. in Lynchburg, Va. Interior has 2,600 Sq. Ft. of office space and 2,400 Sq. Ft. of warehouse space. Office area consists of 5 offices, large reception area, ADA bathroom and kitchenette/breakroom. Warehouse consists of 2 drive-in bay doors, 2 man doors, and utility sink.

Features

- Ample Parking
- Road Signage
- City Water/Sewer
- 18 Ft Warehouse Ceilings
- Tile Flooring Throughout

RICKY READ, CCIM
434-841-3659
ricky@realestatelynchburg.com

LUKE DYKEMAN
434-944-3920
lukedykeman@realestatelynchburg.com

FORREST BOOTH
434-841-4110
forrest@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

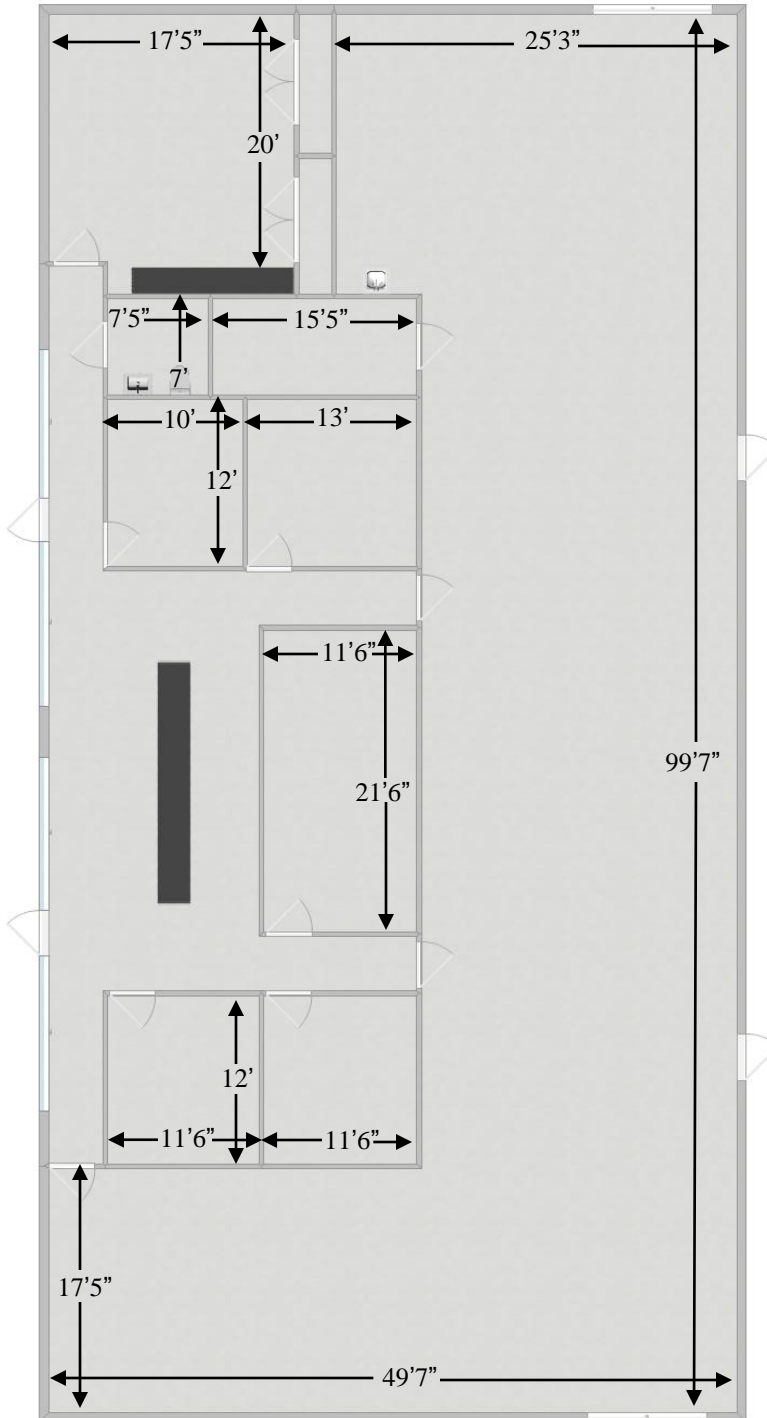
©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE



RICKY READ, CCIM
434-841-3659
ricky@realestatelynchburg.com

LUKE DYKEMAN
434-944-3920
lukedykeman@realestatelynchburg.com

FORREST BOOTH
434-841-4110
forrest@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

