

SALE

Rt. 460 & Cabin Field Rd. - Lynchburg, VA 24504

57.42 +/- Acres

HEAVY INDUSTRIAL - CONDITIONAL



COLDWELL BANKER
COMMERCIAL
READ & CO.

CBCREAD.COM

Ricky Read, CCIM
Principal Broker
O: 434 455 2285 x101 | C: 434 841 3659
ricky@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL READ & CO.
101 Annjo Ct. | Forest, VA 24551 | 434 455 2285

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PROPERTY DESCRIPTION

Large Industrial tract of land located on Rt. 460 in Campbell County between Lynchburg and Concord, VA. Property has extensive road frontage on Rt. 460(Richmond Hwy) and Cabin Field Rd. Site was rezoned in 2000 and approved for a 15 lot Industrial park. Site plan and Proffers attached. Property is across the road from Adzig and J & J Weatherization. Approximately 22,000 vehicles travel Rt. 460 per day and the site has access to two cross-overs.

*List of proffers attached

OFFERING SUMMARY

Sale Price:	\$599,000.00
Road Frontage:	1,575' - Rt. 460 1,617' - Cabin Field Rd.
Size:	57.42 Acres
Zoning:	Heavy Industrial - Conditional*
Traffic Count:	22,000 VPD

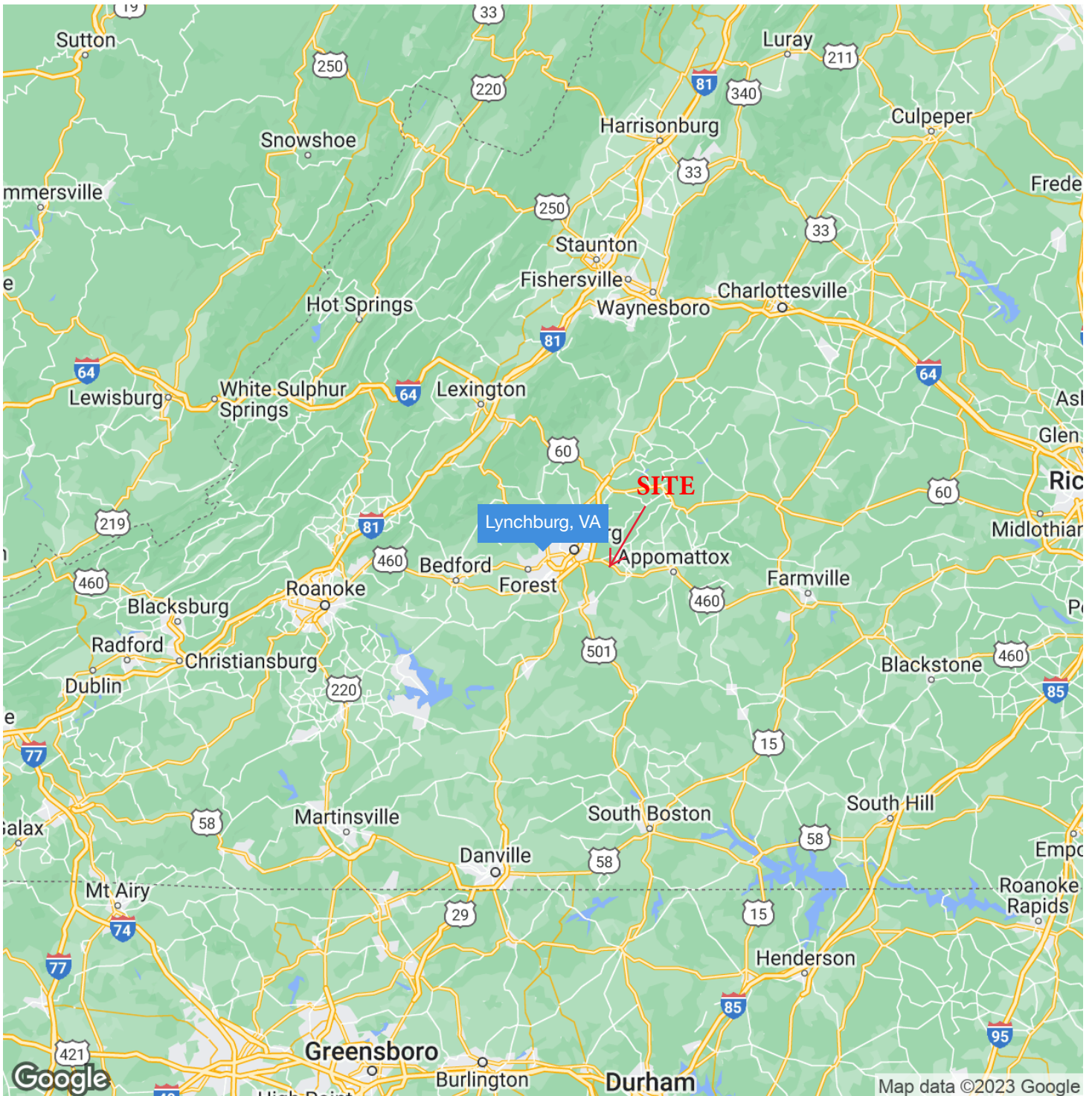
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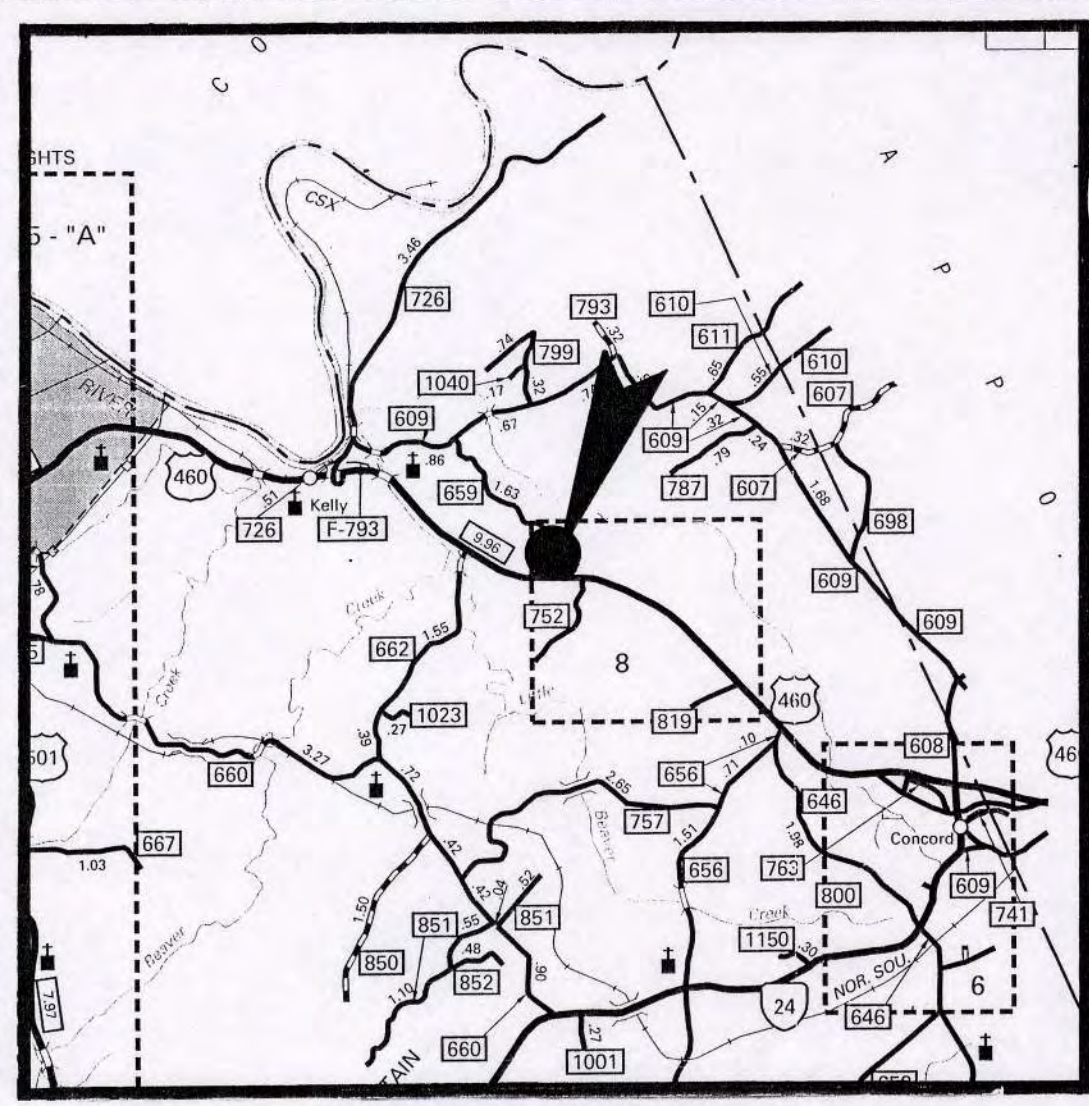


*Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

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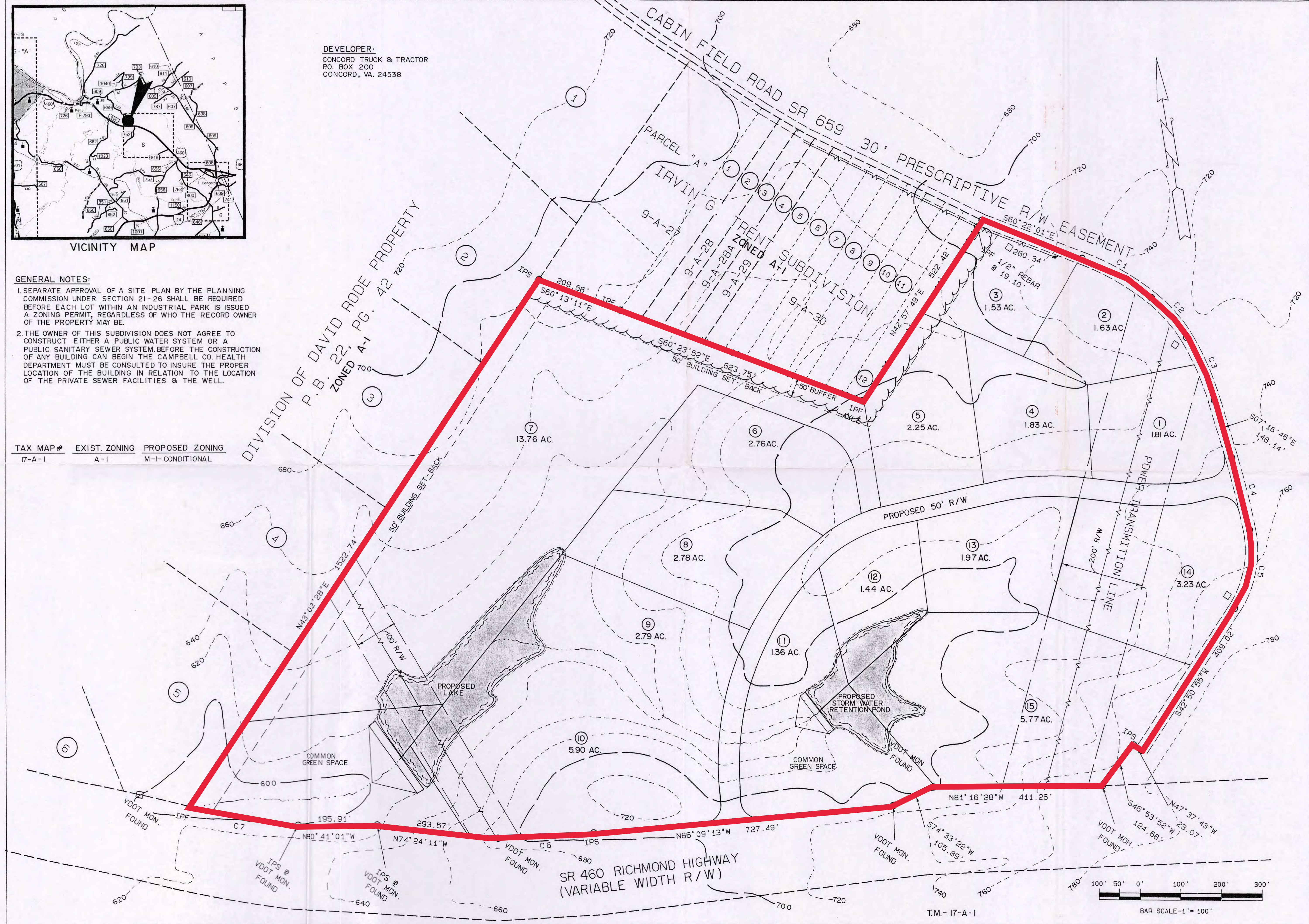
VICINITY MAP

DEVELOPER:
CONCORD TRUCK & TRACTOR
P.O. BOX 200
CONCORD, VA. 24538

GENERAL NOTES:

1. SEPARATE APPROVAL OF A SITE PLAN BY THE PLANNING COMMISSION UNDER SECTION 21-26 SHALL BE REQUIRED BEFORE EACH LOT WITHIN AN INDUSTRIAL PARK IS ISSUED A ZONING PERMIT, REGARDLESS OF WHO THE RECORD OWNER OF THE PROPERTY MAY BE.
2. THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT EITHER A PUBLIC WATER SYSTEM OR A PUBLIC SANITARY SEWER SYSTEM BEFORE THE CONSTRUCTION OF ANY BUILDING CAN BEGIN THE CAMPBELL CO. HEALTH DEPARTMENT MUST BE CONSULTED TO INSURE THE PROPER LOCATION OF THE BUILDING IN RELATION TO THE LOCATION OF THE PRIVATE SEWER FACILITIES & THE WELL.

TAX MAP #	EXIST. ZONING	PROPOSED ZONING
17-A-1	A-1	M-1- CONDITIONAL



BERKLEY HOWELL & ASSOC., P.C.
ENGINEERS • SURVEYORS • PLANNERS
LYNCHBURG, VA. SMITH MT. LAKE

SITE PLAN / PRELIMINARY PLAT
OXFORD FURNACE
INDUSTRIAL PARK

DATE: 9-21-99
TECHNICIAN:
CHECKED BY:
REVISIONS
NO. DATE
SCALES
AS SHOWN
PROJ. NO. DIV.
98545
SHEET NO.
OF
DRAWING NO.
"PLAT"

LONG MOUNTAIN DISTRICT-CAMPBELL COUNTY, VA
FIELDBOOK IDENTIFICATION:
VIEWS TO CREATE THIS DRAWING:
MANUSCRIPT DRAWING NUMBER:

SURVEY DATUM USED: FIELDBOOK IDENTIFICATION: VIEWS TO CREATE THIS DRAWING: MANUSCRIPT DRAWING NUMBER:

DIRECTOR
MIKE DAVIDSON
BUILDING OFFICIAL
TOM MATTHEWS
ZONING ADMINISTRATOR
PAUL HARVEY
GIS/COUNTY PLANNER
RICK YOUNGBLOOD

CAMPBELL COUNTY



COMMUNITY & ECONOMIC DEVELOPMENT
(804) 592-9595
BUILDING INSPECTIONS
(804) 592-9596
ZONING/SUBDIVISIONS
(804) 592-9597
GIS/COUNTY PLANNER
(804) 592-9592
FAX (804) 332-9693

COMMUNITY & ECONOMIC DEVELOPMENT

FILE COPY

DATE: January 4, 2000

REAL ESTATE TAX MAP # 0170-0A001-000-0

TO: Berkley-Howell & Associates, PC
Attention: William Berkley
1032 Claymont Drive
Lynchburg, VA 24502

REFERENCE: Request to rezone from A-1 to M-1, Proffered for industrial development
ZONING ORDINANCE SECTION (S): 22-14
APPLICATION NUMBER: 00-0332

This is to inform you that the above referred request for rezoning for 57.42 ± acres on Richmond Highway (Route 460) was approved by the Campbell County Board of Supervisors at their meeting on January 3, 2000. **This action by the Campbell County Board of Supervisors now authorizes the Zoning Office to issue a Zoning Permit, as applicable. Prior to initiation of construction, please come to the Zoning Office and obtain the required permit.**

Please be further advised that any utilization of this property is:

1. Subject to uses in Zoning District M-1, Industrial as identified in Section 22-14.A. of the Campbell County Zoning Ordinance.
2. Subject to these conditions: All applicable regulations and ordinances for development of this property as proffered in your letter dated November 12, 1999 (copy attached).

SIGNATURE: _____

Paul E. Harvey, Zoning Administrator

PEH: hsy

cc: Colen E. Davidson, Sr.
Real Estate & Mapping
File



RECYCLED PAPER

POST OFFICE BOX 100 • RUSTBURG, VIRGINIA 24588

November 12, 1999

Campbell County Planning Commission
Campbell County Board of Supervisors
P. O. Box 100
Rustburg, Virginia 24588

Re: Rezoning Application # 00-0332
Oxford Furnace Business Park
460 Westbound Lane
Comm. No. 98545

Gentlemen:

I/We hereby proffer to limit the use of the above referenced property, as par of the above referenced rezoning request, to the following as identified in Article IV Section 22-14.A. of Campbell County Zoning Ordinance:

All uses permitted under Section 22-14.A. with the following exceptions:

The following B-1 permitted uses will be deleted.

22-12.A.-9	Bowling, skating, billiards and similar indoor recreation
22-12.A.-10	Dancing establishments
22-12.A.-16	Hospitals
22-12.A.-17	Cemeteries
22-12.A.-23	Signs - No billboards will be permitted
22-12.A.-31	Airports, heliports and private landing areas
22-12.A.-32	Outdoor theaters
22-12.A.-34	Fair, circus', etc.
22-12.A.-35	Fairgrounds and similar facilities
22-12.A.-36	Coal ash fills

The following B-1 permitted uses will be amended.

22-12.A.-13	Amend to delete exterior kennels
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The following M-1 uses will be deleted.

22-14.A.-7	Coal and wood yards, lumber yards
22-14.A.-9	Cotton spinning mills
22-14.A.-20	Wood preserving operations
22-14.A.-22	Central mixing plant for concrete
22-14.A.-23	Sawmills and planing mills
22-14.A.-25	Manufacturing, compounding, assembling or treatment of nuclear fuels

22-14.A.-27	Sand, gravel and crushed stone operations
22-14.A.-28	Mining operations
22-14.A.-29	Paint, oil, shellac, turpentine or varnish manufacturing
22-14.A.-30	Automobile graveyards or junkyards
22-14.A.-31	Livestock sales and/or auction markets
22-14.A.-32	Petroleum refining, ethanol refining
22-14.A.-33	Bulk petroleum and other flammable liquids bulk storage structures
22-14.A.-34	Tire stockpiles
22-14.A.-35	Truck stops
22-14.A.-37	Correctional facilities

Other Conditions Proffered:

The property will be developed in general compliance with the attached site plan.


Property Owner

Property Owner