

FOR SALE
139 WINEBARGER CIR
LYNCHBURG, VIRGINIA



FOR MORE INFORMATION

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or Colliers International, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Colliers International.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Colliers International.

THE OFFERING

Located in Lynchburg, Virginia, the former Charter of Lynchburg Furniture manufacturing plant offers a substantial industrial footprint of 173,472 SF on 10.707 +/- acres, designed for flexibility and long-term value. The primary structure features durable Butler® building construction, a proven pre-engineered steel system known for its rapid assembly, cost efficiency, and exceptional strength. These steel-framed buildings are favored across industrial, commercial, and storage sectors for their customization options, minimal maintenance requirements, and enduring structural performance.

PRIME REGIONAL LOCATION

The property is strategically positioned just west of the signalized intersection of Wards Road and Lawyers Road, and immediately south of the Lynchburg city boundary in Campbell County, Virginia. This central location provides seamless access to the broader Lynchburg region via two major transportation corridors:

- U.S. Route 460, offering efficient east-west connectivity across the state; and
- U.S. Route 29, serving as a primary north-south arterial route.

These thoroughfares enable excellent distribution reach, workforce accessibility, and supply chain efficiency.

PROXIMITY TO MAJOR INSTITUTIONAL DEMAND DRIVERS

The site's location, just minutes from the rapidly growing Liberty University campus, further enhances its potential for alternative or complementary uses, including climate-controlled self-storage, research or technology operations, and service-oriented industrial uses.

139 WINEBARGER CIR

Address

173,472 SF

Across Multiple Structures

\$4,800,000

Sale Price

VERSATILE INDUSTRIAL FOOTPRINT

With an expansive footprint and flexible layout, the facility can support a wide range of industrial and commercial uses. Ideal applications include:

- Manufacturing operations
- Multi-tenant warehousing
- Light or heavy assembly
- Data centers
- Processing facilities
- Specialized logistics or distribution functions

ASSET DESCRIPTION:

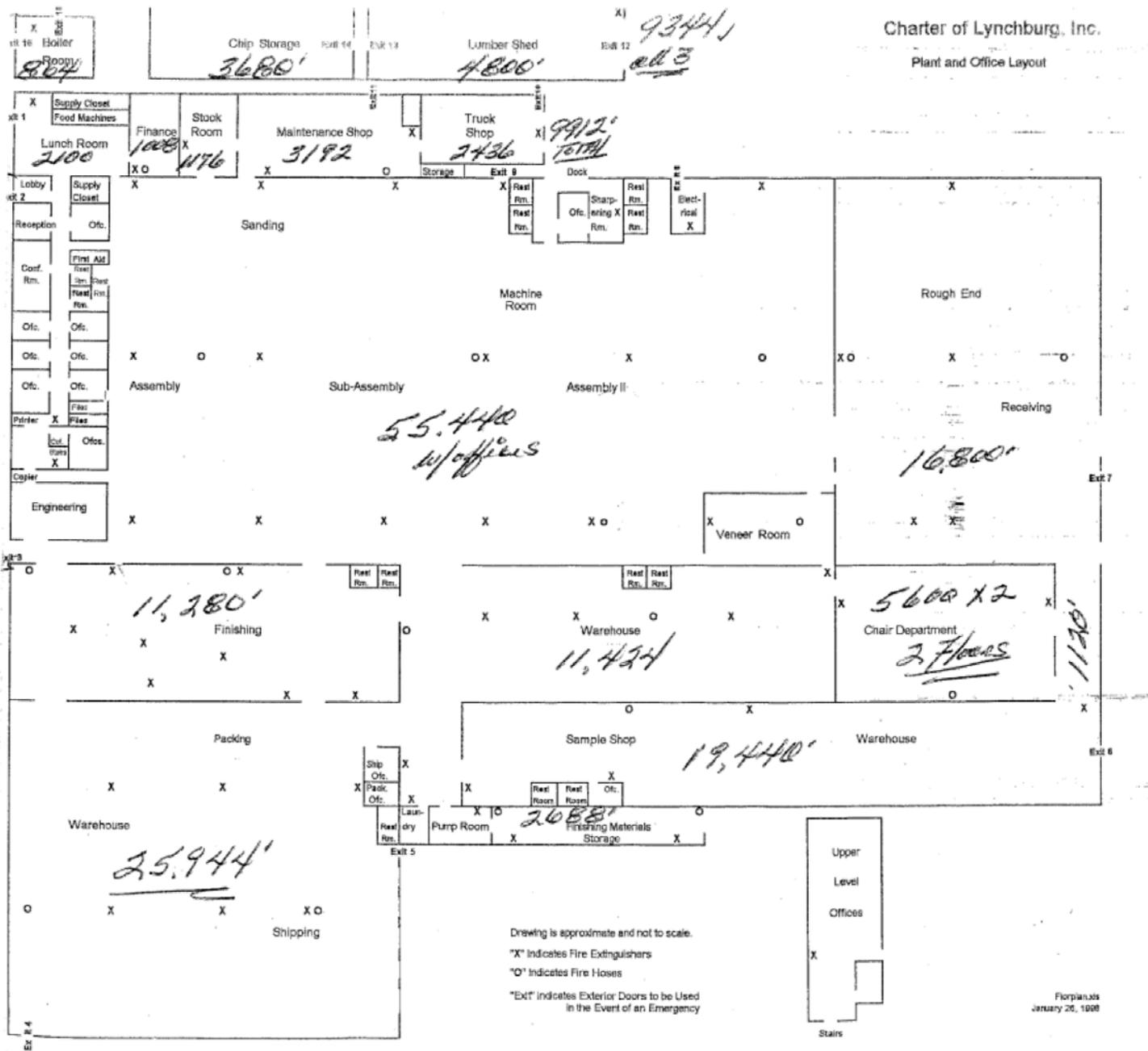
Property Address	139 Winebarger Cir
Tax map Parcel ID	22C-8-9
Zoning	IG - Industrial-General
Land Area	±10.707
Building Size	±173,472 SF
Ceiling Heights	23' Center Lines and 18' Sides
Column Spacing	50' +/-
Roll-up Doors	9 throughout the property, with the ability to add more
Power	3,000 amp service
Roof	24-gauge (F24) commercial roof
Heating/Cooling	Boiler System/Fan Drawn

SITE PLAN



*No municipal sewer, easement for existing septic system is over off-site parcel

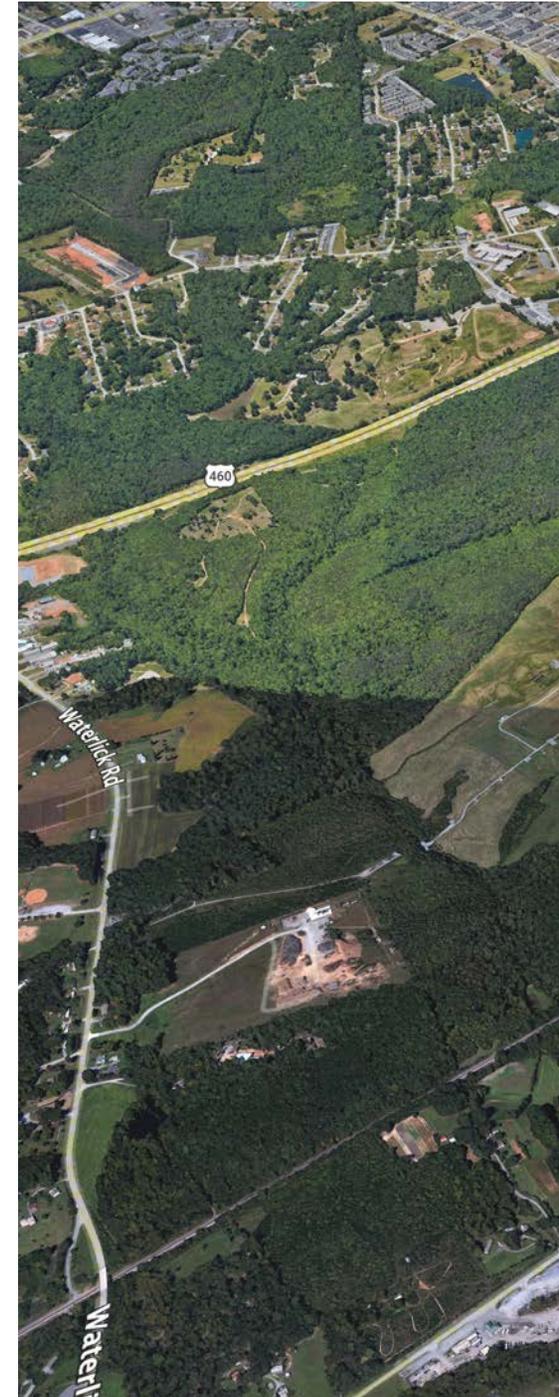
FLOOR PLAN





PROPERTY HIGHLIGHTS

- **\$4,800,000 sale price** – \$27.67/SF, significantly below replacement cost
- **Institutional-quality infrastructure** – large floorplate and acreage suitable for modern logistics and manufacturing operations
- **Located in Lynchburg, VA** – central Virginia location with access to major transportation corridors and regional labor pool
- **Below-replacement cost acquisition** – insulation from new competition and immediate equity creation opportunity
- **100% vacant** – immediate possession for owner-users; blank canvas for repositioning strategies
- **Zoned Industrial** - General/Heavy – maximum use flexibility for manufacturing, distribution, warehousing, or specialized operations
- **173,472 SF** of industrial space across multiple structures
- **10.707± acres** – ample land area for expansion, outdoor storage, or trailer parking
- **No development timeline risk** – move-in ready with modest capital improvements vs. 18-24+ month ground-up construction



LOCATION




LYNCHBURG REGIONAL AIRPORT

139 WINEBARGER CIR


JOE BEAN'S
Beans & Beyond


FOOD LION


ANGUS
WISCONSIN GRASS & COUNTRY

BOXLEY


GERDAU
Shape the future

HAWKINS-GRAVES

EST. 1966

POWELL'S
Truck & Equipment, Inc

LYNCHBURG MARKET OVERVIEW

The Lynchburg industrial market demonstrates exceptional fundamentals with a vacancy rate of just 5.6%, significantly below both the five-year average of 7.7% and ten-year average of 8.1%. This tight market reflects robust tenant demand, with net absorption of 140,000 SF over the past year outpacing new deliveries of 64,000 SF. Limited new construction, just 170,000 SF currently under development compared to a historical average of 43,000 SF, creates a supply-constrained environment that protects property values and supports continued rent growth.

MARKET HIGHLIGHTS

- **5.6% vacancy rate** – 210 basis points below five-year average, indicating strong occupier demand
- **Positive net absorption of 140,000 SF** – tenant demand exceeding new supply delivery
- **Limited development pipeline** – current construction activity nearly 4x historical norms, but still modest relative to market size
- **20.1 million SF total inventory** – established market with diversified tenant base across logistics, flex, and specialized manufacturing
- **Supply-constrained environment** – low vacancy and limited construction protect landlord pricing power

STRONG RENT GROWTH & INVESTMENT PERFORMANCE

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- **3.0% YoY rent growth** – more than double the national average of 1.4%
- **6.5% average annual rent growth (5-year)** – strong historical appreciation trend
- **5.4% average annual rent growth (10-year)** – sustained long-term performance through multiple economic cycles
- **2026 forecast: 2.9% rent growth** – Lynchburg projected to outpace national average of 1.6%
- **\$8.10/SF average market rent** – competitive pricing supports tenant retention and attracts new occupiers

The Lynchburg Region

Lynchburg is a city located in the foothills of the Blue Ridge Mountains, along the banks of the James River. Lynchburg is known as the “ City of Seven Hills” or the “Hill City”. Lynchburg is the fifth-largest MSA in Virginia, with population of 82,000 people. Lynchburg’s centralized location within Virginia allows easy access to major markets. The city is attractive to businesses of all shapes and sizes from traditional mom and pop shops as well as the headquarters of global corporations. Lynchburg is a city rich in history and tradition, with cobble-stoned streets and historic façade. The city as well as its residents strive to move into the future with forward thinking and technological innovation.

Lynchburg’s economy is thriving and has all the tools to continue this positive trend going forward. Growing population paired with rising income levels helps Lynchburg foster a \$8.74 billion economy. Lynchburg’s economy is centered around manufacturing and machining products reaching consumers all over the globe by exporting goods, ideas, and innovation. Lynchburg’s retailers earned \$1.6 billion in annual sales reaching 250,000 local consumers and thousands of visitors each year.

Within the Lynchburg market there are various institutions of higher education including University of Lynchburg (300 students), Central Virginia Community College (6,400 students), Sweet Briar College (319 students), University of Lynchburg (2800 students), Randolph College (666 students), and Liberty University (15,000 students on campus, 95,000 students online).

Lynchburg’s public schools are recognized as one of the top-tier systems in Virginia. Both high schools are among the top schools recognized by the Washington Post as being among the most challenging public schools in the country. Lynchburg Beacon of Hope is a local non-profit organization, has launched the Stay Close Go Far Promise Scholarship Program. The program encourages Lynchburg City High School graduates to Central Virginia Community College, Liberty University, Centra College of Nursing, Randolph College, Sweet Briar College, or the University of Lynchburg by giving them \$8,000 to use towards their education.

Lynchburg’s Top 20 Employers

Company	Employees
Liberty University Schools	6,401
Centra Hospitals	3,096
BWX Technologies, Inc.	2,500
Framatome	1,875
Lynchburg City Schools	1,605
Shentel	1,500
City of Lynchburg	1,076
Barton Malow	1,000
Genworth Financial	960
Southern Air, Inc.	830
Horizon Behavioral Health	705
J. Crew	640
HARRIS Corporation, RF Communications Division	620
Kroger Office	543
Meriwether-Godsey, Inc.	500
University of Lynchburg	489
Mary Baldwin University, Roanoke Center	440
Delta Star, Inc.	412
LSC Communications	412
STARTEK	400



LOGISTICS

INFRASTRUCTURE TRIFECTA

THE PORTS OF VIRGINIA AND BALTIMORE ARE MAJOR CATALYSTS FOR ECONOMIC AND INDUSTRIAL REAL ESTATE GROWTH IN THE MID-ATLANTIC.

The Port of Virginia

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD

LARGEST PORT ON EAST COAST

3.2M

TEU'S YTD 2021

↑ 24%

INCREASE IN FREIGHT YOY

The Port of Baltimore

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world.

13TH

LARGEST PORT IN THE U.S.

50+

CARGO LINES

15,000

PORT EMPLOYEES

SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

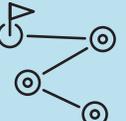
The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well-maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient. Several key highlights include:

 **2X TOP 25**
VA HAS TWO OF THE TOP 25 DOMESTIC INTERSTATE FREIGHT CORRIDORS

42% 
OF STATEWIDE TRUCK TRAFFIC IS HANDLED BY I-81

 **INTERMODAL CONNECTIVITY**
WITH MAJOR PORT AND RAIL

\$497 B 
IN GOODS ARE SHIPPED TO/FROM VA ANNUALLY

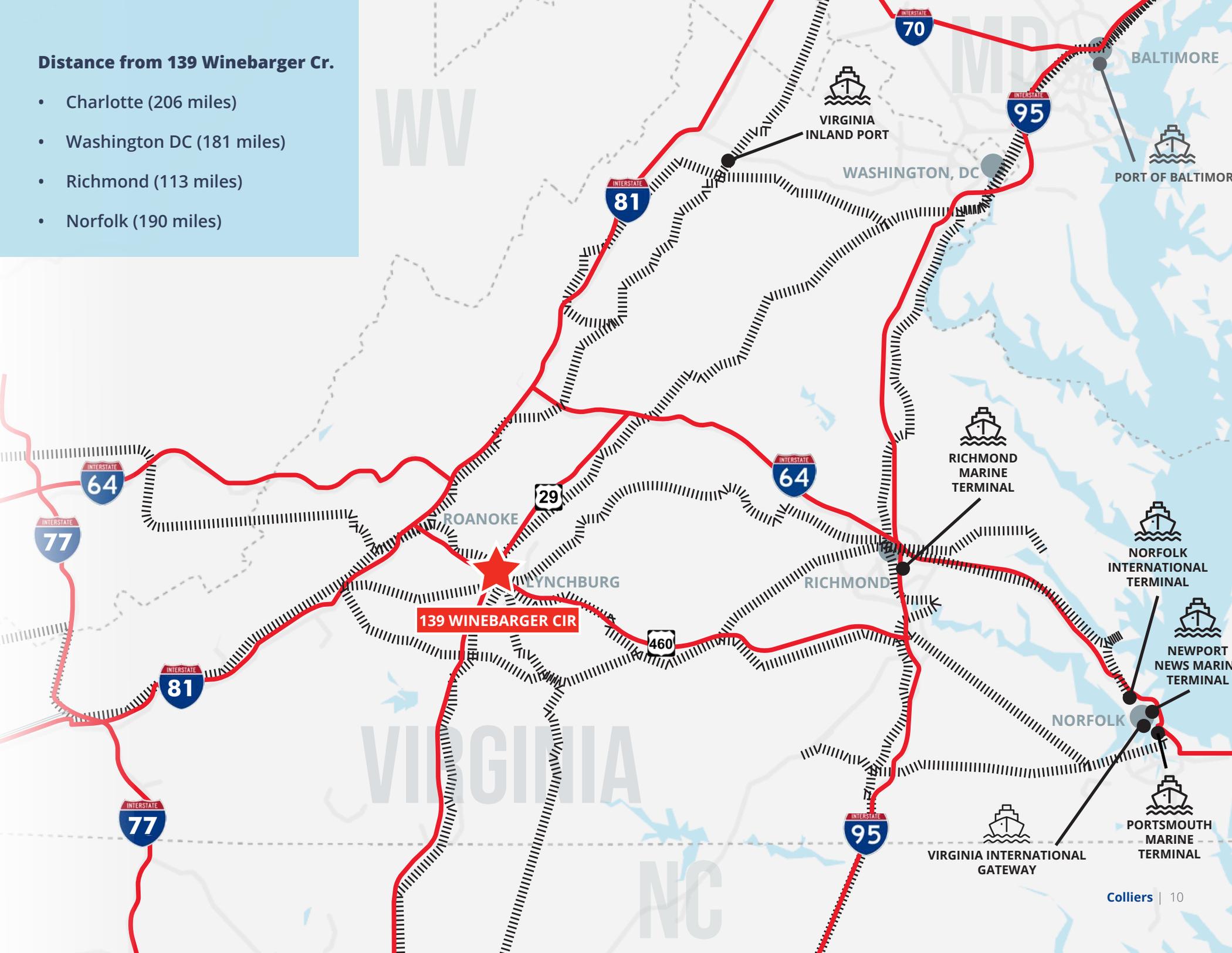
 INTERSTATE HIGHWAY

 RAILWAY SERVICE

 PORT OF VIRGINIA

Distance from 139 Winebarger Cr.

- Charlotte (206 miles)
- Washington DC (181 miles)
- Richmond (113 miles)
- Norfolk (190 miles)



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