



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

490 CROWELL LANE - Lynchburg, VA

900 - 1,800 Sq. Ft. ±



Property Overview

Rental Rate \$1,250/Unit/Month
*3% Annual Increases, Tenant Pays All Utilities

Building Size 900 - 1,800 Sq. Ft. ± (900 Sq. Ft. per unit)

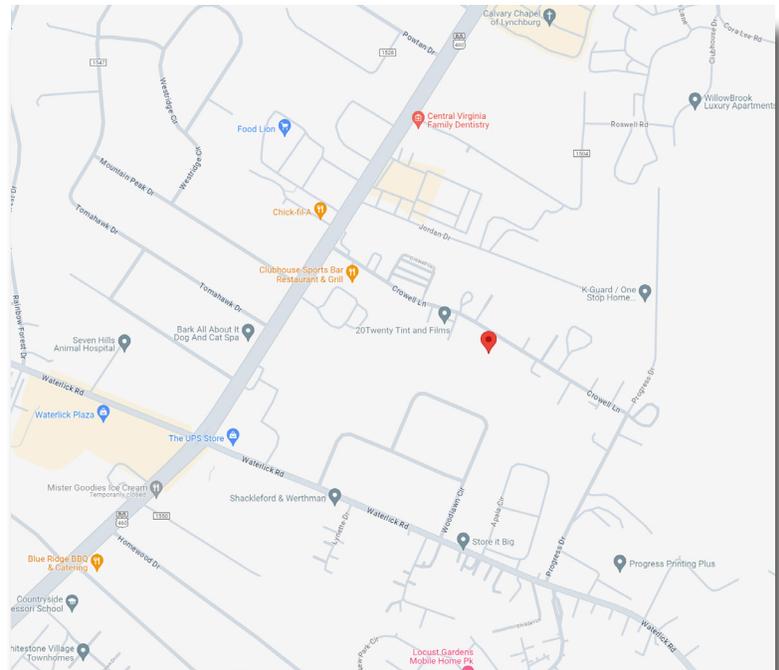
- Features**
- Office/Warehouse Space
 - 10'x10' Roll-Up Doors
 - Restrooms
 - 12' Ceilings in Warehouse
 - Heated & Cooled
 - Water/Sewer & Dumpster Included

Located on Crowell Lane just off of Timberlake Rd. in Lynchburg, VA, with easy access to Rte. 460. Units can be leased individually or as a whole. Features include: concrete floors, warehouse water hookups, ample parking, pylon & building signage, and 12' warehouse ceiling height.

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