

LEASE

WAREHOUSE

2970 Perrowville Rd. | Forest, VA

30,000 SF



cbcread.com

Ricky Read, CCIM

Principal Broker

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**COLDWELL BANKER
COMMERCIAL
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WAREHOUSE

2970 Perrowville Rd. | Forest, VA



PROPERTY DESCRIPTION

Nice open warehouse space ideal for storage or shipping/receiving. Building consists of two 15,000 SF sections, both with dock access for easy loading/unloading and one drive-in door. One section has racking in place available for purchase. Great trucking access from Perrowville Rd.

***Utilities are included.**

PROPERTY HIGHLIGHTS

- 17' Peak, 12' Eave Height
- (2) 10' x 10' docks, (1) 12' x 10' drive-in
- Restrooms
- Racking Available*
- No Heating or Cooling
- Easy access
- Sprinkled
- Some office available

OFFERING SUMMARY

Lease Rate	\$5.25 /SF*
Available SF:	30,000 +/- SF
Zoning	I - 1
Power:	3 Phase/480 Volts



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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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