



25,000 SF of Office/Flex Space Available

Property Features

- 50,000 SF building with 25,000 SF of office/flex space available consisting of 20,000 SF of office and 5,000 SF of warehouse
- Located on 21 acres
- Ideally suited for any call center or data processing center
- Located just off Forest Rd (Rt 221) in Bedford County
- 138 parking spaces
- Ceiling clear height in the warehouse 22'
- 10x12 warehouse delivery door

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,429	32,755	86,995
No. of Households	1,920	13,984	32,530
Avg. HH Income	\$73,536	\$67,619	\$68,795
Daytime Population	7,069	33,168	84,414

For more information, contact:

GEORGE LUPTON, CCIM
 Senior Associate
 434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, CCIM, SIOR, CRE
 First Vice President
 434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
 6000 Boonsboro Rd., Suite A
 Lynchburg, VA 24503
www.thalhimer.com

AERIAL CLOSE-UP



AERIAL DISTANCE

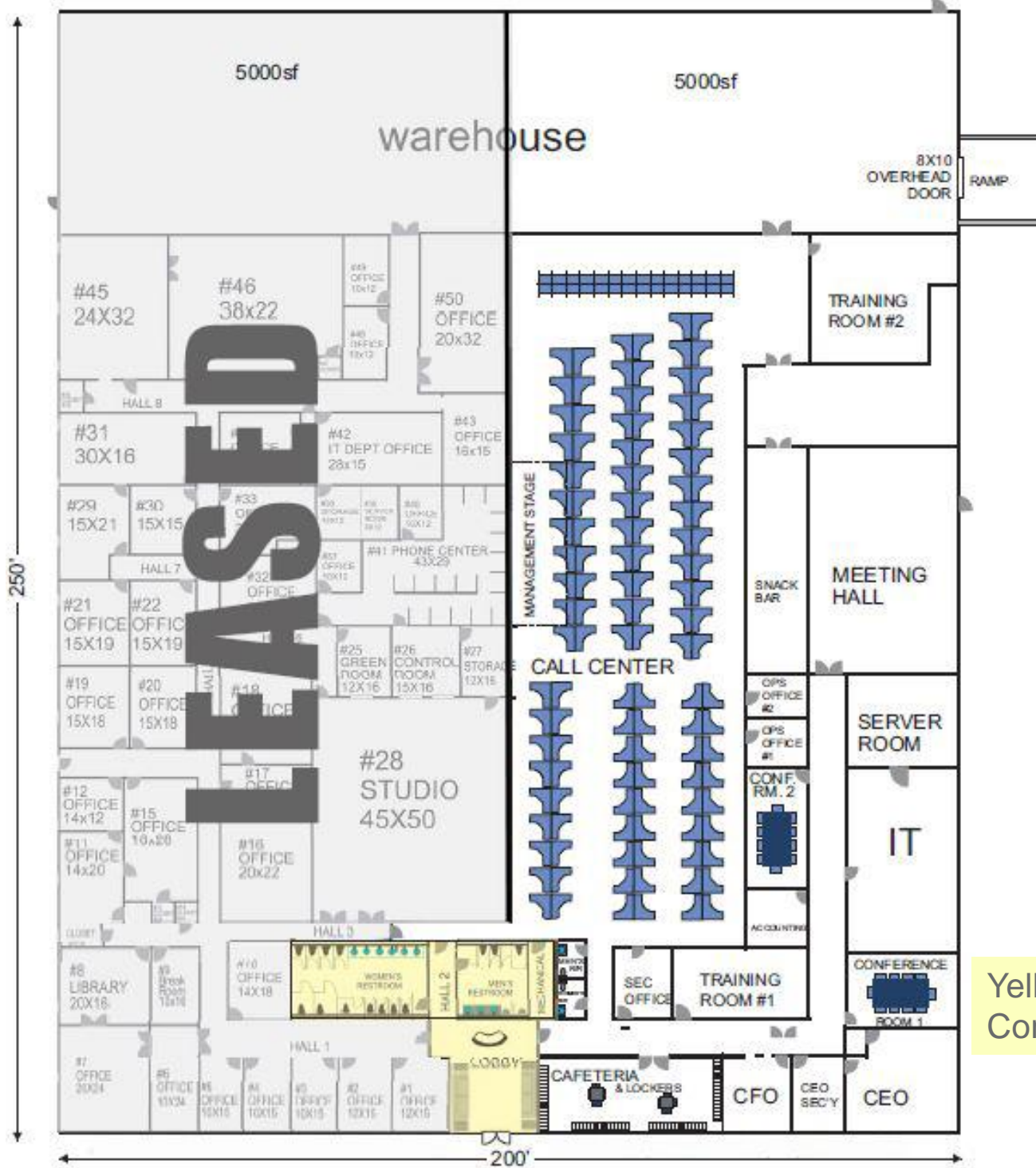


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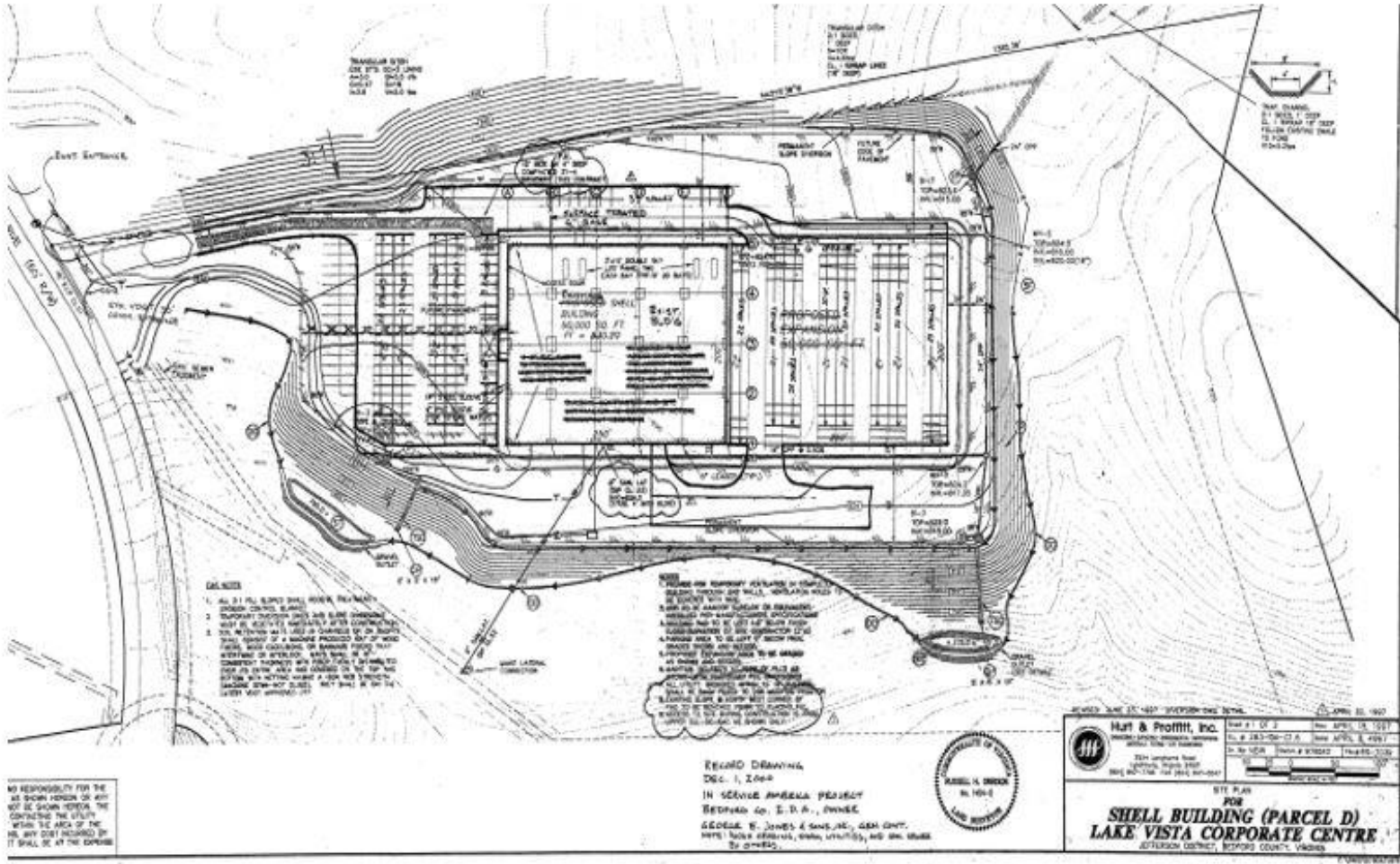
Yellow =
Core Area

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NO RESPONSIBILITY FOR THE AS SHOWN HEREON OR ANY NOT BE SHOWN HEREON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. IT SHALL BE AT THE CONTRACTOR'S RISK TO OBTAIN ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES.

- NOTES**
1. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 2. SURVEY POINTS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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CONCRETE DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RECORD DRAWING
 DEC. 1, 1998
 IN SERVICE AREA PROJECT
 BEDFORD CO. I. D. A., OWNER
 GEORGE E. JONES & SONS, INC., GEN. CONT.
 1000 N. MAIN STREET, SUITE 100, FOREST, VA 24551



Hart & Proffitt, Inc.
 2014 Lakeside Lane
 Lynchburg, VA 24503
 (434) 525-1100

DATE: APRIL 22, 1997
 SHEET # 1 OF 2
 PROJECT: SHELL BUILDING (PARCEL D) LAKE VISTA CORPORATE CENTRE
 DRAWN BY: J. W. HART
 CHECKED BY: J. W. HART
 SCALE: AS SHOWN

SITE PLAN FOR SHELL BUILDING (PARCEL D) LAKE VISTA CORPORATE CENTRE
 BEDFORD COUNTY, BEDFORD COUNTY, VIRGINIA

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