

# FOR LEASE

## 3,600 Sq. Ft. ±



## 425 Crowell Lane - Lynchburg, VA 24502

### Property Information

#### Total SF

3,600 ±

#### Rental Rate

\$2,500/Month

#### Zoning

I-H (Heavy Industrial)

#### Age

2018

### Property Features

- Propane Heated Warehouse
- 60'x60'
- Additional Concrete Pad
- 12'x20' Roll-Up Door
- ADA Bathroom
- Single Phase Power (3 Phase Available)
- 14' Eave Height (16' to Center)
- Potential to add HVAC
- Room to expand on adjacent concrete pad

### Property Features

This property is located on Crowell Lane, just off of Timberlake Rd. with nearby access to Rt. 460, in Lynchburg, VA. Zoning allows for a variety of uses.

Features include: Ample parking, storage areas, single phase power (3 phase available), concrete floor, propane heat, 12'x20' roll-up door, 16' ceiling (14' eave height), ADA restroom, and other amenities. Potential to add HVAC, additional warehouse or office space could be added to the existing concrete pad.

Owner covers taxes, building insurance, and water/septic. Tenant covers electricity, gas, internet, & phone.

#### Rick Read

Direct: 434-455-3618

rread@realestatelynchburg.com

#### Ricky Read, CCIM

Cell: 434-841-3659

Main: 434-455-2285 ext. 101

ricky@realestatelynchburg.com

#### Luke Dykeman

Cell: 434-944-3920

Main: 434-455-2285 ext. 107

lukedykeman@realestatelynchburg.com

[WWW.CBCREAD.COM](http://WWW.CBCREAD.COM)

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Read & Co., Realtors  
101 Annjo Court, Forest, VA 24551  
434-455-2285