

# FOR LEASE

1,459 Sq. Ft. to 4,377 Sq. Ft. ±



## 3635 Waterlick Rd. Forest VA

### Flex Space

### Property Information

<b>RENTAL RATE</b>	\$1,350/month per bay – w/o restroom \$1,550/month per bay – w/ restroom
<b>SIZE</b>	3 Bays – 1,459 Sq. Ft. each
<b>ZONING</b>	B – HC (Business Heavy Commercial)
<b>PARKING</b>	Common area parking/loading

#### Features

- Located on Waterlick Rd. near Timberlake Rd. intersection
- New construction
- 12'w x 14'h Drive-In doors
- 16' Eave Height, 23.5' Peak
- 200 AMP Power, 3 Phase
- Easy access w/ entrances on Waterlick & Rainbow Forest Rd.
- Surrounding businesses include: Startek, Wells Fargo, Dollar Tree, Pizza Hut, Essex Bank and numerous businesses located within Waterlick Plaza.

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant & Co.'s fiduciary responsibilities are to the Seller/Landlord.

**Ricky Read, CCIM**

434-841-3659

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#### Property Description

New metal building suitable for a variety of uses. Building is ideal for a machine shop, warehouse storage and numerous industrial uses. Spaces can be built out to tenant specs to include offices and multiple bays can be leased.

**Luke Dykeman**

434-944-3920

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**CBCREAD.COM**

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Coldwell Banker Commercial  
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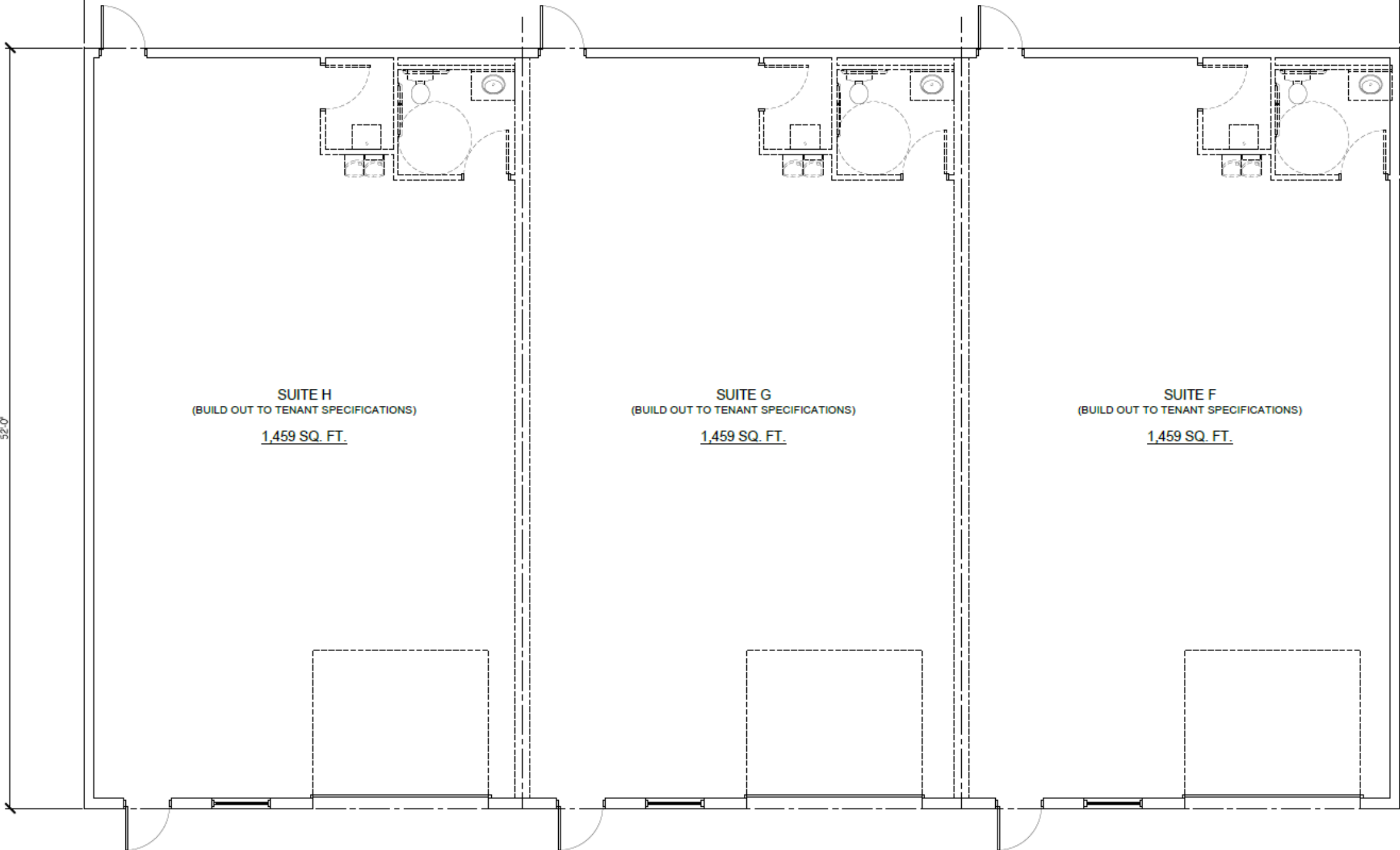
90'-0"

52'-0"

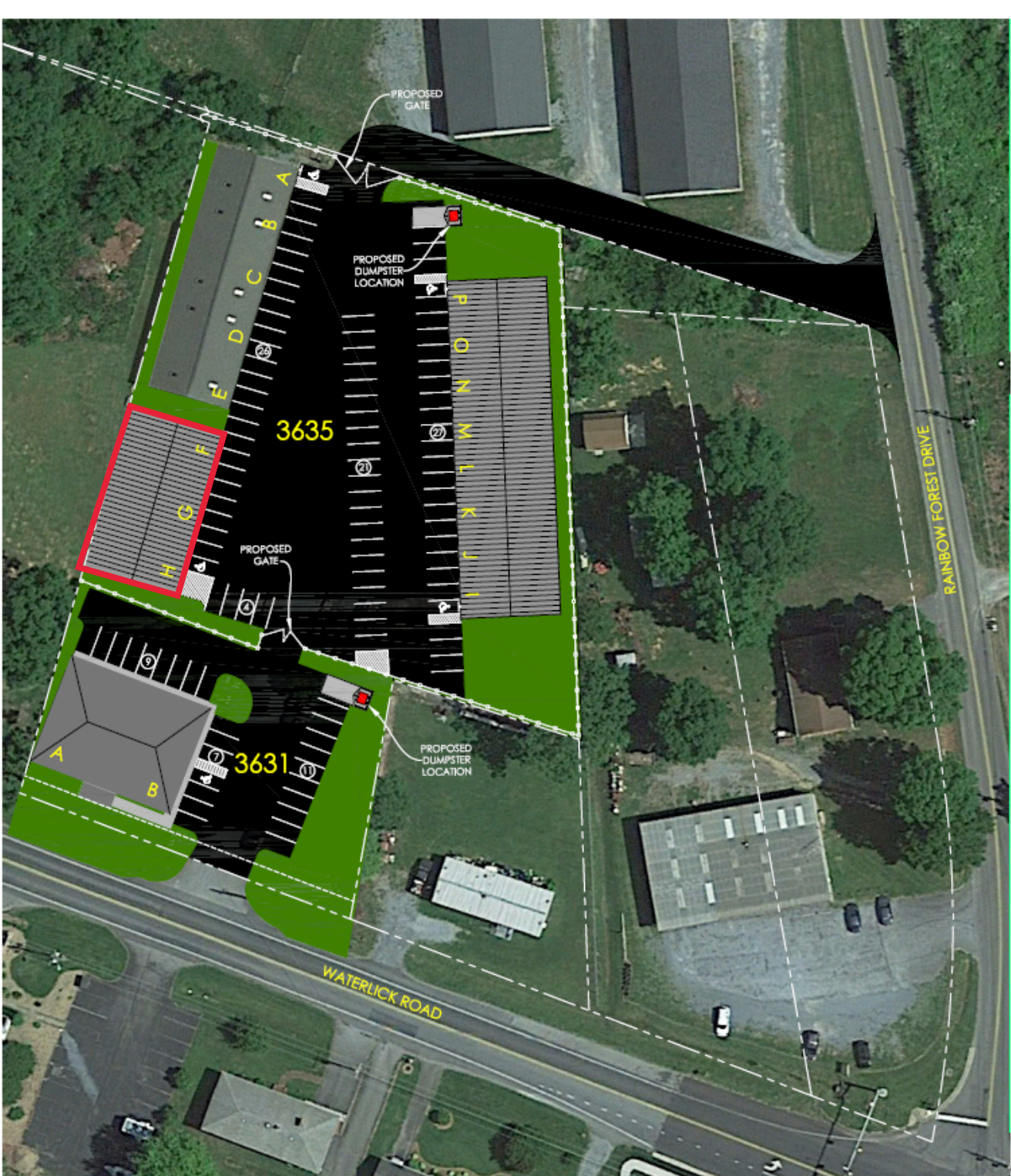
SUITE H  
(BUILD OUT TO TENANT SPECIFICATIONS)  
1,459 SQ. FT.

SUITE G  
(BUILD OUT TO TENANT SPECIFICATIONS)  
1,459 SQ. FT.

SUITE F  
(BUILD OUT TO TENANT SPECIFICATIONS)  
1,459 SQ. FT.







PROPOSED GATE

PROPOSED DUMPSTER LOCATION

PROPOSED GATE

PROPOSED DUMPSTER LOCATION

3635

3631

RAINBOW FOREST DRIVE

WATERLICK ROAD

E  
D  
C  
B  
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P  
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