

LEASE

FLEX/WAREHOUSE

7539 Stage Rd. | Concord, VA

3,000 - 10,600 SF



cbcread.com

Ricky Read, CCIM

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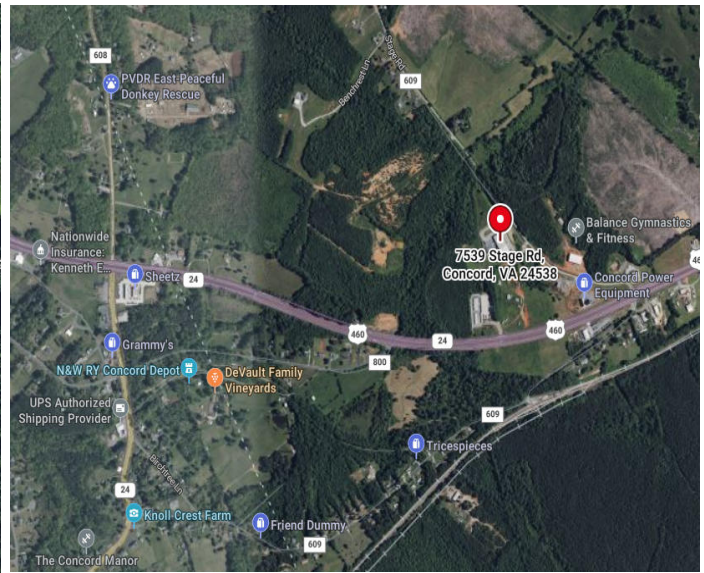
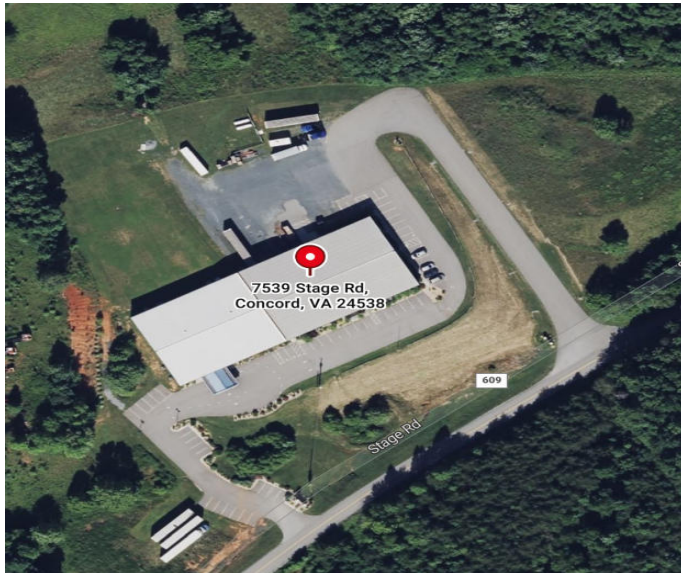
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PROPERTY DESCRIPTION

Fully conditioned warehouse building available for short term leasing in Concord, VA. 3,000 SF of professional office space on ground level, also available. Formerly the Gleaning for the World building, the property consists of high ceiling warehouse with restrooms, heating and cooling, dock and drive-in doors, some outside storage and some racking in place. Ideal for shipping and receiving or storage space.

PROPERTY HIGHLIGHTS

- 20' Eave Height
- (2) 8' x 8' docks, (1) 10' x 10' drive-in
- Back-up generator
- Fiber
- Security System
- Fully Conditioned
- LED lights

OFFERING SUMMARY

Lease Rate	\$8 /SF*
Available SF:	7,600 SF - Warehouse 3,000 SF - Office
Zoning	B - 1
Parking:	50 Spaces



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CONFIDENTIALITY AGREEMENT

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This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

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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