

NEWMARK

OFFERING MEMORANDUM



**VISTA CENTRE
INDUSTRIAL CENTER**

140 Vista Centre Drive | Forest, VA 24551

76,440 SF | 32' Clear Height | 22 Dock Doors | For Lease

Delivering Q2 2027

EXCLUSIVELY MARKETING BY NEWMARK

Grant Bates, SIOR | Wyant Wharton

EXECUTIVE SUMMARY

Newmark is pleased to present the exclusive leasing opportunity at Vista Centre Industrial Center – a brand new 76,440 square foot speculative industrial facility in Forest, Virginia (Lynchburg MSA). The property offers rare, modern Class A industrial space in a supply-constrained market, with the flexibility to demise to 38,220 SF to accommodate smaller tenant requirements.

PROPERTY HIGHLIGHTS

- Brand new Class A speculative industrial development delivering Q2 2027
- 76,440 SF total building with flexibility to demise to 38,220 SF
- 32' clear height – ideal for modern distribution, logistics, and light manufacturing
- 22 dock-high doors and 2 ramped drive-in doors for maximum loading flexibility
- 68 automobile parking stalls on +/- 4.5 acres
- Located in Vista Centre Business Park, Forest, VA – one of the Lynchburg region's premier industrial parks
- Direct access to US Route 460 and US Route 29, connecting to I-81, I-64, and the broader Mid-Atlantic interstate network
- Proximity to the Port of Virginia (Norfolk), Port of Baltimore, and Virginia's Class I rail network (CSX and Norfolk Southern)
- Lynchburg MSA: Virginia's 5th largest metro with an \$8.74 billion economy and strong manufacturing heritage

76,440 SF

Demisable to 38,220 SF

32' Clear Height

22 Docks | 2 Drive-Ins

+/- 4.5 Acres

68 Auto Stalls

AERIAL OVERVIEW

140 Vista Centre Drive | Forest, VA 24551



Overhead aerial of the pad site with the adjacent industrial building and commercial corridor.



Aerial perspective of the site and surrounding industrial and commercial context.

PROPERTY SPECIFICATIONS

SPECIFICATION	DETAIL
Address	140 Vista Centre Drive, Forest, VA 24551
Total Building Size	76,440 SF
Minimum Divisible	38,220 SF
Site Size	+/- 4.5 Acres
Clear Height	32'
Dock-High Doors	22
Drive-In Doors	2 Ramped
Automobile Parking	68 Stalls
Lease Rate	Upon Request — Subject to Tenant Improvements
Occupancy	Q2 2027 Delivery
Development Type	New Speculative Development
Sprinkler System	ESFR

All specifications are preliminary and subject to change. Contact the exclusive agents for updated construction details and delivery timeline.

THE LYNCHBURG REGION

Lynchburg is located in the foothills of the Blue Ridge Mountains along the banks of the James River. Known as the 'City of Seven Hills' or the 'Hill City,' Lynchburg is Virginia's fifth-largest MSA with a population of approximately 82,000 people. The city's centralized location within Virginia provides easy access to major markets throughout the Mid-Atlantic and Southeast.

Lynchburg's economy is thriving, supported by a growing population and rising income levels that help drive an \$8.74 billion regional economy. Manufacturing and machining industries are central to the economy, with retailers earning \$1.6 billion in annual sales. Lynchburg is home to several major institutions of higher education, including Liberty University (one of the world's largest), contributing to a skilled and diverse workforce pipeline.



Signalized intersection at US Route 460 — direct site access and traffic corridor.

LYNCHBURG'S TOP EMPLOYERS

COMPANY	EMPLOYEES
Liberty University Schools	6,401
Centra Hospitals	3,096
BWX Technologies, Inc.	2,500
Framatome	1,875
Lynchburg City Schools	1,605
Shentel	1,500
City of Lynchburg	1,076
Barton Malow	1,000
Genworth Financial	960
Southern Air, Inc.	830
Delta Star, Inc.	412
STARTEK	400

LOGISTICS INFRASTRUCTURE

THE PORTS OF VIRGINIA AND BALTIMORE ARE MAJOR CATALYSTS FOR ECONOMIC AND INDUSTRIAL REAL ESTATE GROWTH IN THE MID-ATLANTIC.

The Port of Virginia

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country, comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal, and the Virginia Inland Port in Front Royal.

3RD Largest Port on East Coast

3.2M TEUs

24% Freight Growth YOY

The Port of Baltimore

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest. One of only four Eastern U.S. ports with a 50-foot shipping channel, it can accommodate some of the world's largest cargo ships.

13TH Largest Port in the U.S.

50+ Cargo Lines

15,000 Port Employees

INTERSTATE & RAIL ACCESS

2ND

DENSEST Interstate System

42%

of VA Truck Traffic via I-81

\$497B

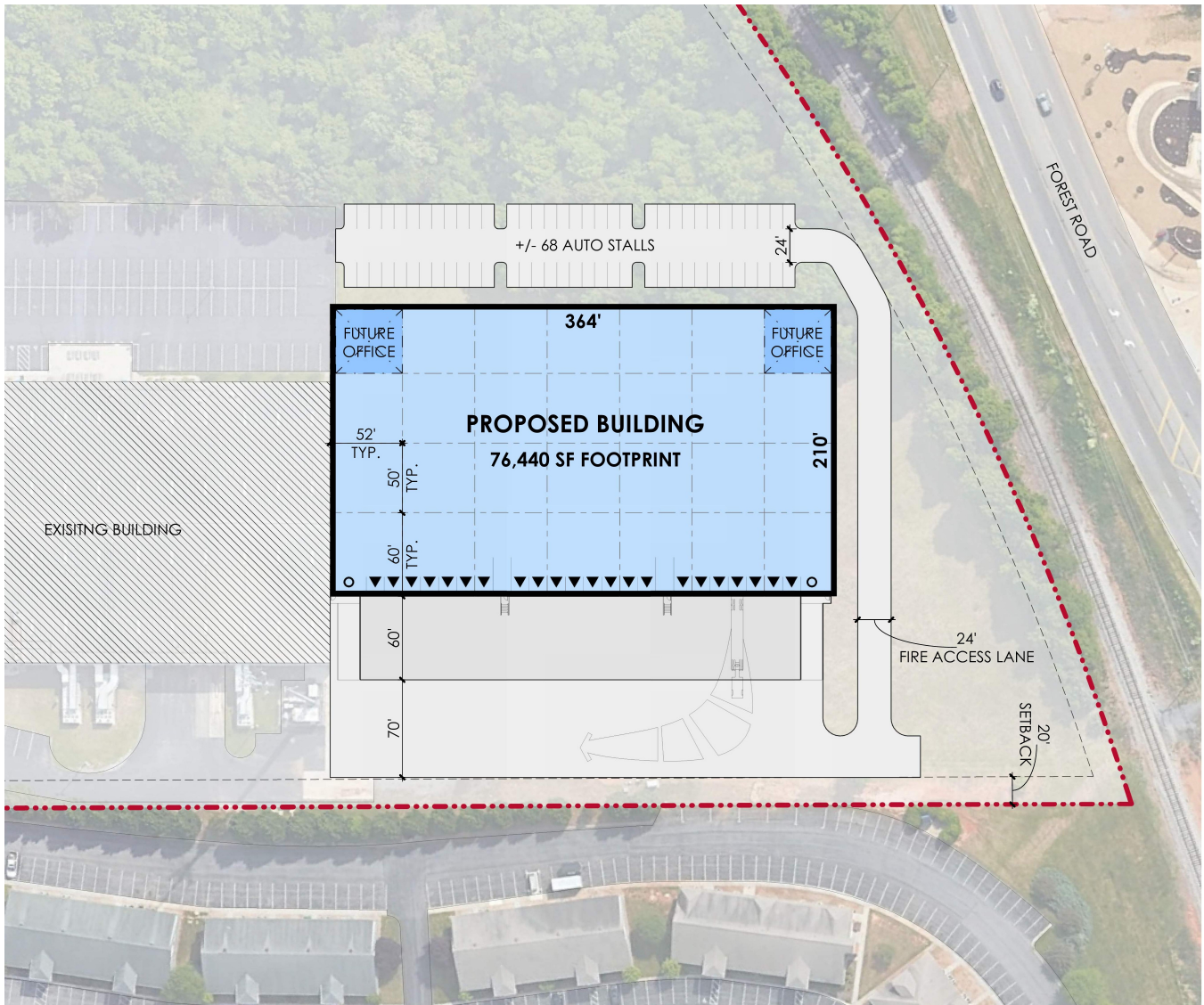
Goods Shipped Annually

2

Class I Railroads (CSX & NS)

PRELIMINARY SITE PLAN

FOR ILLUSTRATIVE PURPOSES ONLY — SUBJECT TO CHANGE



FOR MORE INFORMATION, PLEASE CONTACT:

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