



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

3200 CARROLL AVE. - Lynchburg, VA

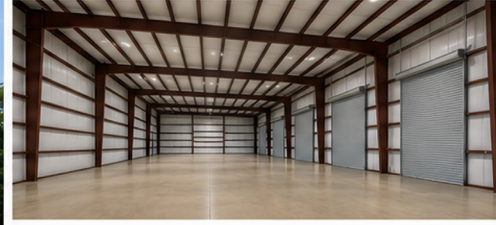
1,500 - 4,500 Sq. Ft. ±

7,500 SQ. FT. FLEX BUILDING

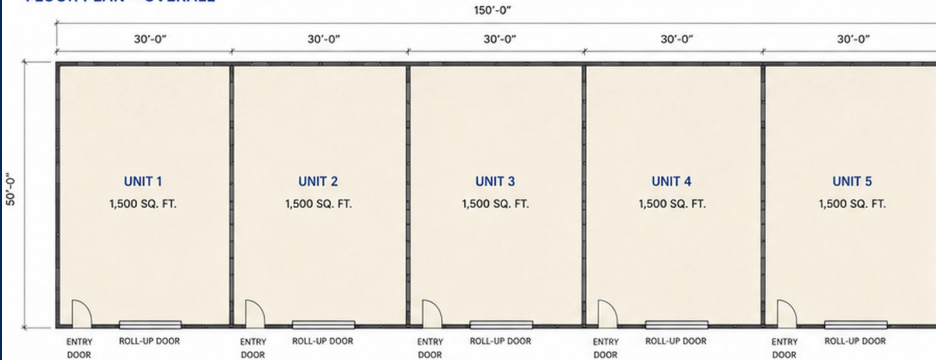
DIVIDED INTO 5 UNITS - 1,500 SQ. FT. EACH

BUILDING OVERVIEW

- Total Size: 7,500 Sq. Ft.
- 5 Units @ 1,500 Sq. Ft. each
- Each unit features 1 roll-up door, 1 entry door, and dedicated utility panel
- Each unit includes a heated & cooled office, ADA restroom, and heated warehouse
- Clear-span steel construction with insulated metal panels
- Rectangular layout - 150' x 50'
- Units can be combined in increments of 1,500 Sq. Ft.



FLOOR PLAN - OVERALL



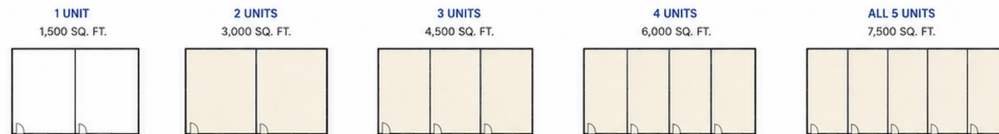
INTERIOR FEATURES

- HEATED WAREHOUSE**
Comfortable year-round for your operations.
- HEATED & COOLED OFFICE**
Private office space with HVAC for year-round comfort.
- ADA RESTROOM**
Each unit includes an ADA-compliant restroom.
- DEDICATED UTILITIES**
Separate utility panel for each unit.



COMBINE UNITS TO FIT YOUR NEEDS

Units can be combined in increments of 1,500 Sq. Ft.



*All measurements are approximate. Floor plans and renderings are for illustrative purposes only and subject to change.



Rental Rate \$15.00/Sq. Ft./Year*

*3% Annual Increases, Tenant Pays All Utilities

Age 2025/2026
(New Construction)

Building Size 1,500 - 4,500 Sq. Ft. ±
(1,500 Sq. Ft. per unit)

Zoning I-2 (Light Industrial)

cbcread.com

Ricky Read, CCIM
Principal Broker
434-841-3659
ricky@realestatelynchburg.com

Luke Dykeman
Associate Broker
434-944-3920
lukedykeman@realestatelynchburg.com

Forrest Booth
Commercial Agent
434-841-4110
forrest@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

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