

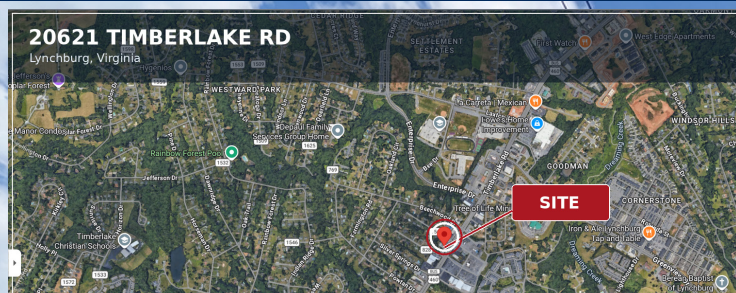


**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

# FOR LEASE

20621 TIMBERLAKE ROAD - Lynchburg, VA

Flex Space - 2,000 Sq. Ft. ±



## Property Description

Highly visible commercial property positioned along the Timberlake Road corridor with excellent frontage, prominent pylon signage, and convenient access from one of Lynchburg's primary commercial routes. The property offers a flexible layout suitable for a variety of office, service, contractor, retail showroom, or mixed office/warehouse users.

The building features a combination of private offices, open workspace, storage, restroom facilities, and a large rear garage/warehouse area with roll-up door access.

## Offering Summary

**Rental Rate** \$3,400.00/Month\*  
\*3% Annual Increases, Tenant Pays All Utilities

**Building Size** 2,000 Sq. Ft. ±

**Use** Office/Retail/Warehouse

**Zoning** B-GC

[cbcread.com](http://cbcread.com)

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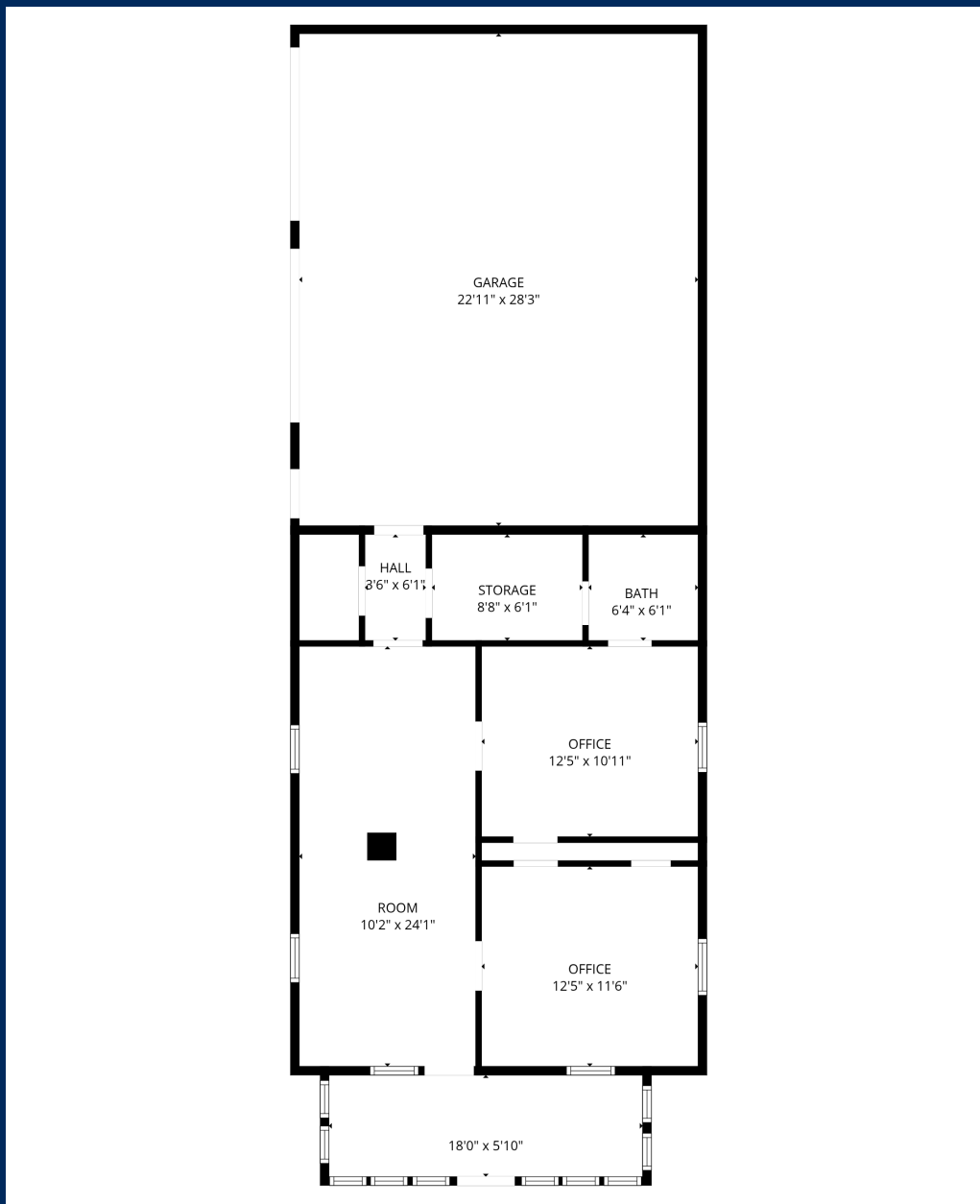


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