

4201

MURRAY PLACE

LYNCHBURG, VA

AVAILABLE
SPACE

> **112,835 SF**

> **64,101 SF**

CONTACT:

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NEWMARK

> PROPERTY OVERVIEW



64,101 SF
Available



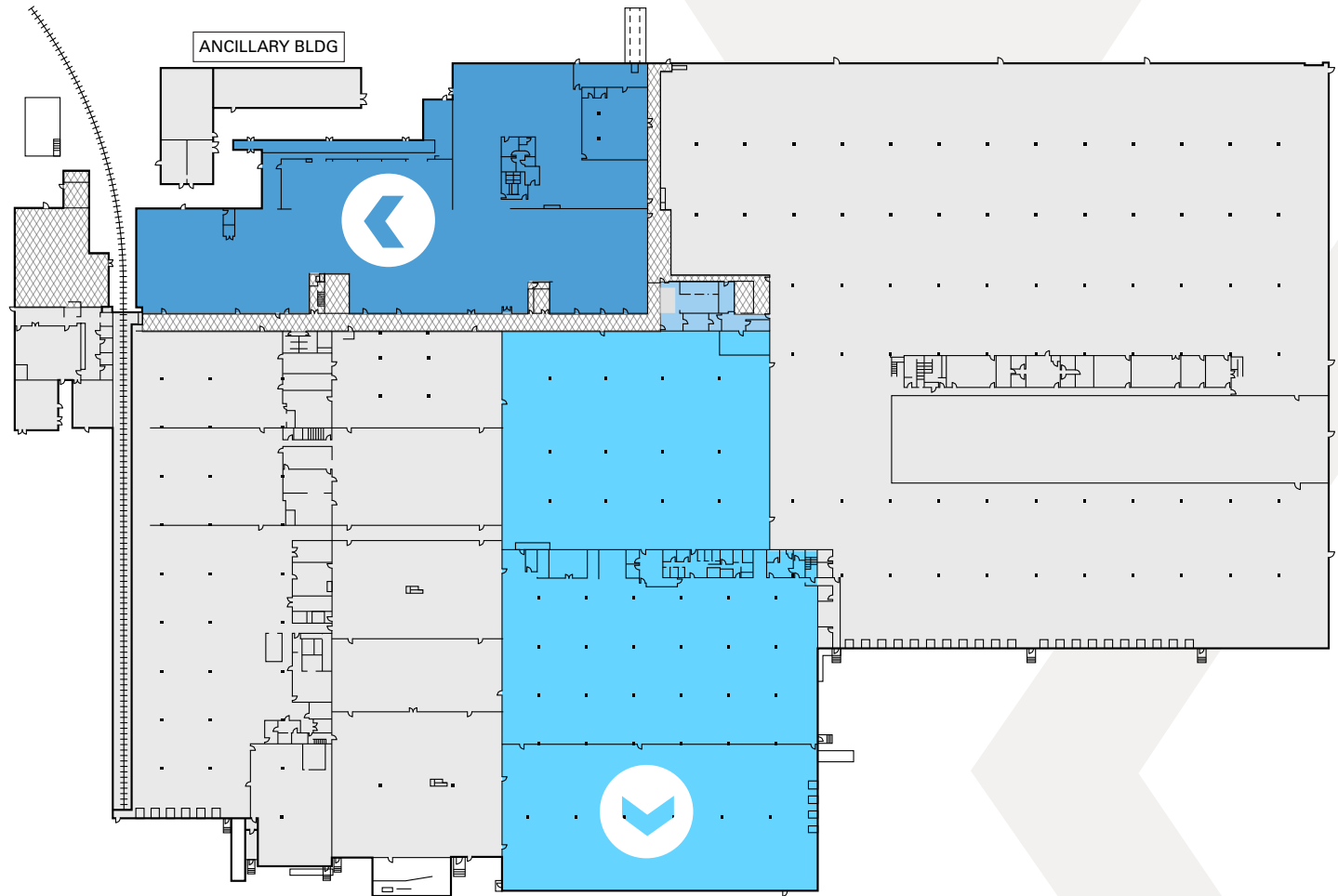
1
Docks



18'
Clear Height



1
at Grade Drive in



112,835 SF
Available



1
at Grade Drive in



3
Docks



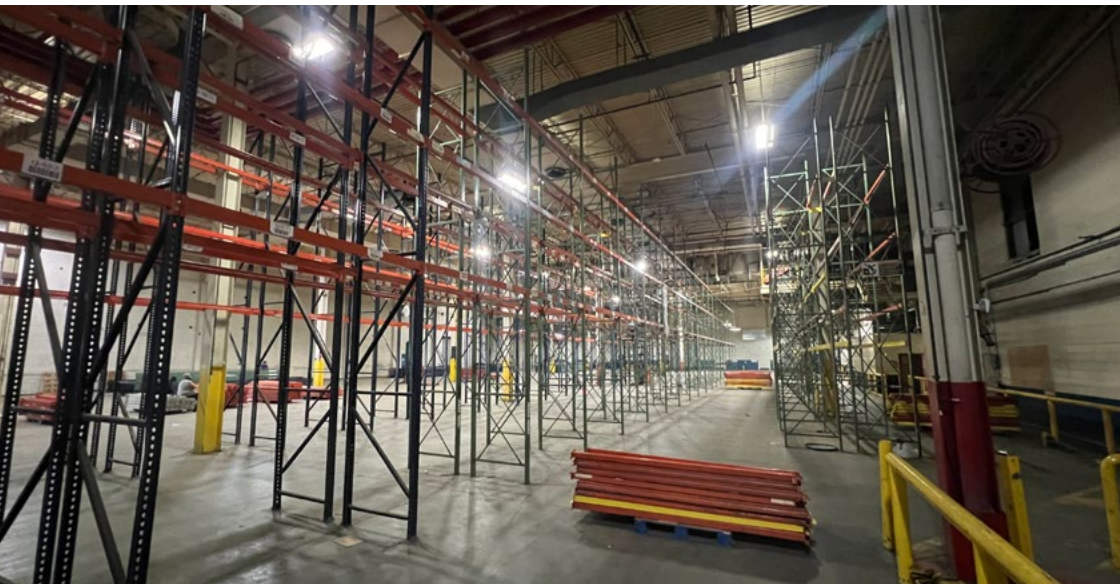
32'
Clear Height



FORKLIFT
Ramp stacked barrier icon



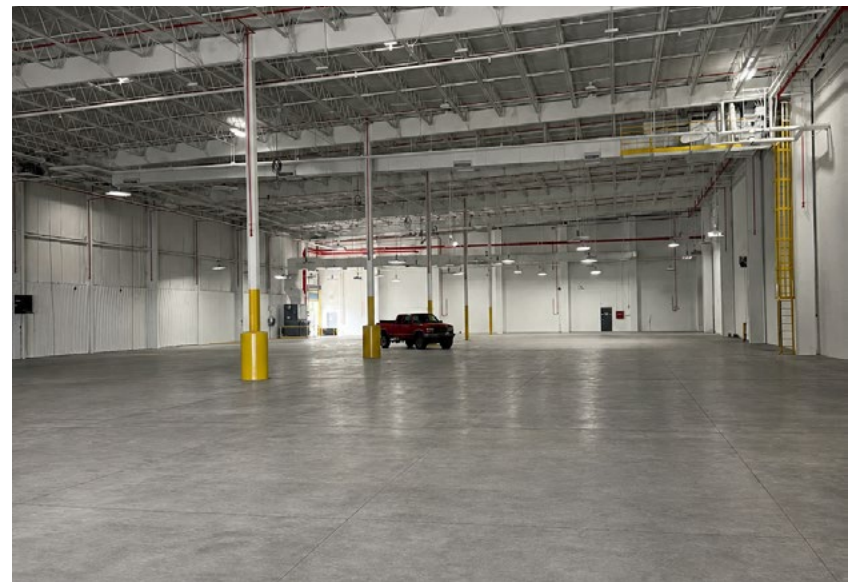
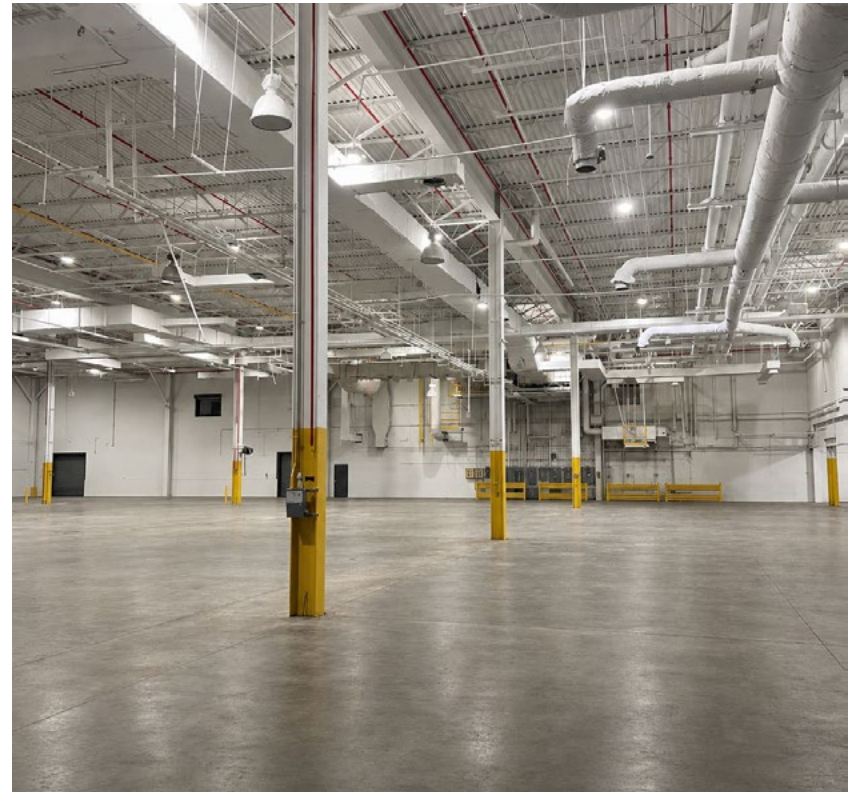
NEW LED
Lighting to be installed



Fire suppression system is a wet system – originally built in 1970 but has had multiple renovations done to the building - floors are reinforced concrete – ample power available on site can accommodate up to 13,200 Volts and 8 megawatts.

> PROPERTY DETAILS

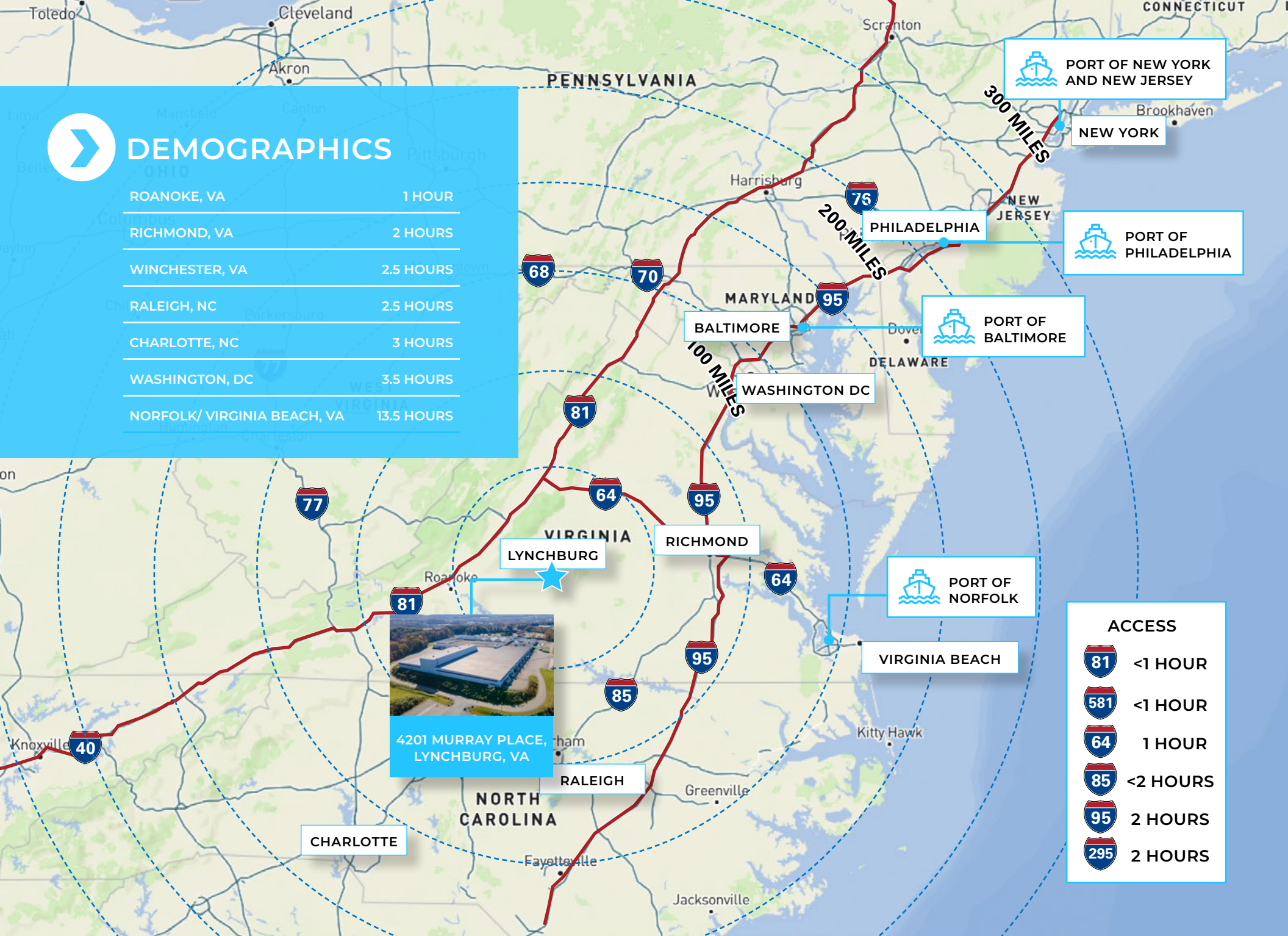
AVAILABLE SPACE	157,039 SF
SERVICE TYPE	NNN
FLOORS	2
ELEVATORS	1
DOCK DOORS	32
DRIVE-IN DOORS	8
CLEAR HEIGHT	18', 22', 24', 32', PRA 58', 14' Basement
COLUMN WIDTH/ DEPTH	40' x 40' x 40' x 60' 20' x 20'
ROOF	Tar & Gravel Single Ply & Metal
WALLS	Concrete, Cinder Block, & Insulated Metal
FLOORS	Mainly Reinforced Concrete; Offices Tiled & Carpeted
YEAR BUILT	1970 Renovated Multiple Times
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent Lighting T-12, T-8, and T-5 & Mercury Vapor Lighting on Parking Lot
POWER	Power Capacity of 13,200 Volts, 8 Megawatts
PARKING	532 Vehicle Parking Spots throughout the Property; 62 Slots for Trailer Parking/Slotting
LAND AREA	49.66 Acres
ZONING	I-3: Heavy Industrial
RAIL	Two Rail Spurs with Interior Loading; 6-Car Capacity; Rail Provider: Norfolk Southern





DEMOGRAPHICS

ROANOKE, VA	1 HOUR
RICHMOND, VA	2 HOURS
WINCHESTER, VA	2.5 HOURS
RALEIGH, NC	2.5 HOURS
CHARLOTTE, NC	3 HOURS
WASHINGTON, DC	3.5 HOURS
NORFOLK/ VIRGINIA BEACH, VA	13.5 HOURS



4201 MURRAY PLACE,
LYNCHBURG, VA

ACCESS

	<1 HOUR
	<1 HOUR
	1 HOUR
	<2 HOURS
	2 HOURS
	2 HOURS

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