

FOR SALE



5,500 SF Manufacturing/Warehouse/Contractor/Mechanic building in Lynchburg, VA

Offered at \$399,999

Featuring 5,500 SF Warehouse/ Shop/ Manufacturing building located on Main Street in Lynchburg, Virginia. This building is very functional, and a great value, offering:

- ✓ Open Span Warehouse Space
- ✓ 18' Ceiling Heights
- ✓ 2 12' Grade Level Doors
- ✓ Gas Heated Warehouse Space
- ✓ Fenced in Adjacent Lot
- ✓ Built out Office, Bath, Kitchen Area
- ✓ Roof overlay last year.
- ✓ Zoned B-5 Permitting a wide variety of business uses
- ✓ Mezzanine Storage Areas.
- ✓ 3-Phase 400 AMP /240 Volt Power
- ✓ Second floor area built out over office containing a Kitchen area and a full bath

CONTACT CHIP DUFF, DOMINION COMMERCIAL 434.238.4456