

# INDUSTRIAL BUILDING FOR SALE

1015 DILLARD DRIVE, FOREST, VIRGINIA (LYNCHBURG MSA)



# GENTRY

COMMERCIAL REAL ESTATE, INC.



+/- 47,833sf industrial building on just under 9.5 acres. Building is comprised of +/- 7,033sf office space with breakroom/canteen, private offices, large open areas, multiple office restrooms as well as large warehouse restrooms with showers and dressing/locker areas. Drive-in and loading dock access. Large paved parking area with room for expansion.

- Fully heated and cooled
- Wet sprinkler system throughout
- 23' eave height ; 40' x 40' column spacing
- 7500A; 277/480v; 3-phase electric with 70kw generator and switchgear in place
- Two 16'x14' drive-in doors; Two loading dock doors – (16'x14' and 8'x8')
- Small secondary building for dumpster, air compressor, etc.
- ASKING PRICE: \$1,950,000

**CHRISTOPHER R. GENTRY, SIOR**

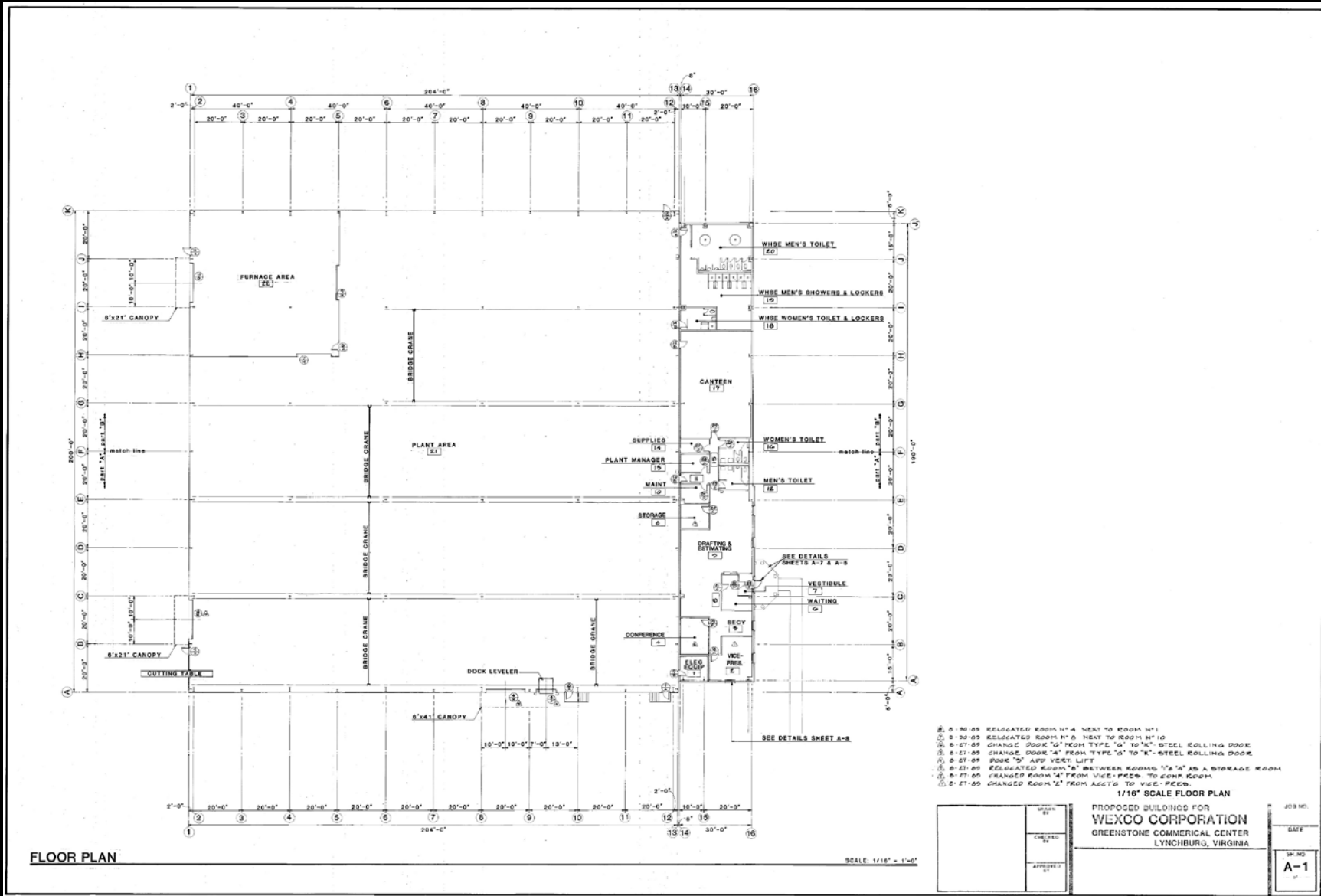
434.485.8901

cgentry@gcrei.com

**GENTRY COMMERCIAL REAL ESTATE, INC.**

1216-C, Greenview Drive, Lynchburg, Virginia 24502

434.485.8900



- ⊖ 0-10-89 RELOCATED ROOM N\*1 NEXT TO ROOM N\*1
- ⊖ 0-10-89 RELOCATED ROOM N\*8 NEXT TO ROOM N\*10
- ⊖ 0-21-89 CHANGE DOOR 'G' FROM TYPE 'G' TO 'K' STEEL ROLLING DOOR
- ⊖ 0-21-89 CHANGE DOOR 'A' FROM TYPE 'A' TO 'K' STEEL ROLLING DOOR
- ⊖ 0-21-89 DOOR 'D' ADD VEST. LIFT
- ⊖ 0-21-89 RELOCATED ROOM 'B' BETWEEN ROOMS 'A' & 'A' AS A STORAGE ROOM
- ⊖ 0-21-89 CHANGED ROOM 'M' FROM VEST. PRGB. TO CONF ROOM
- ⊖ 0-21-89 CHANGED ROOM 'D' FROM ACC'S TO VEST. PRGB.

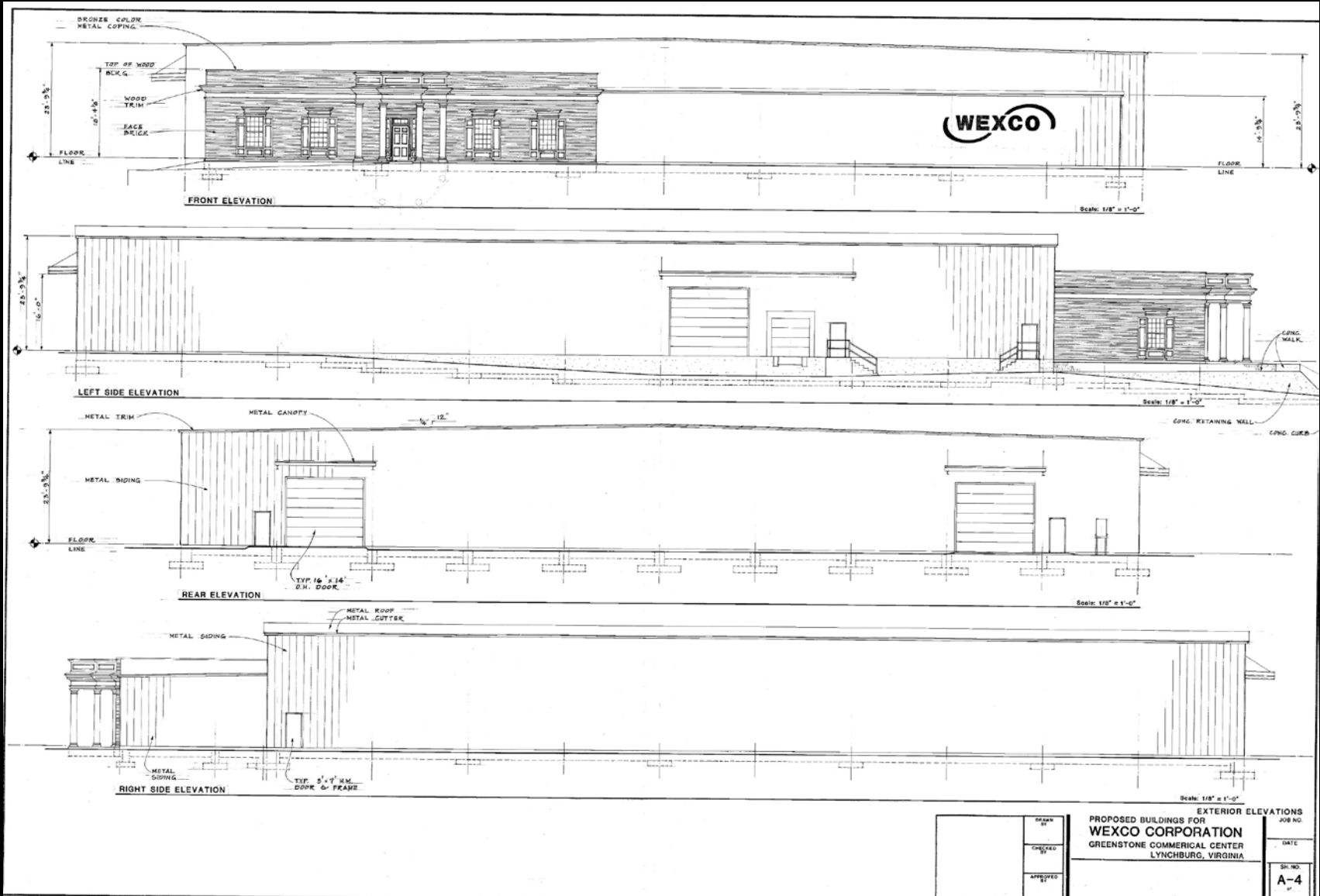
1/16" SCALE FLOOR PLAN

DESIGN BY	PROPOSED BUILDING FOR <b>WEXCO CORPORATION</b> GREENSTONE COMMERCIAL CENTER LYNCHBURG, VIRGINIA	JOB NO.
CHECKED		DATE
APPROVED		DATE

A-1

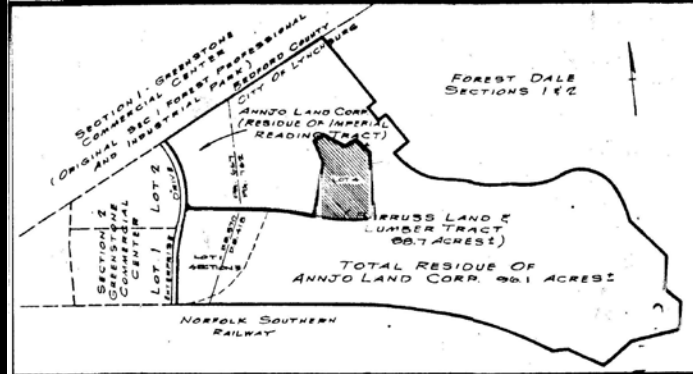
**FLOOR PLAN**

SCALE 1/16" = 1'-0"



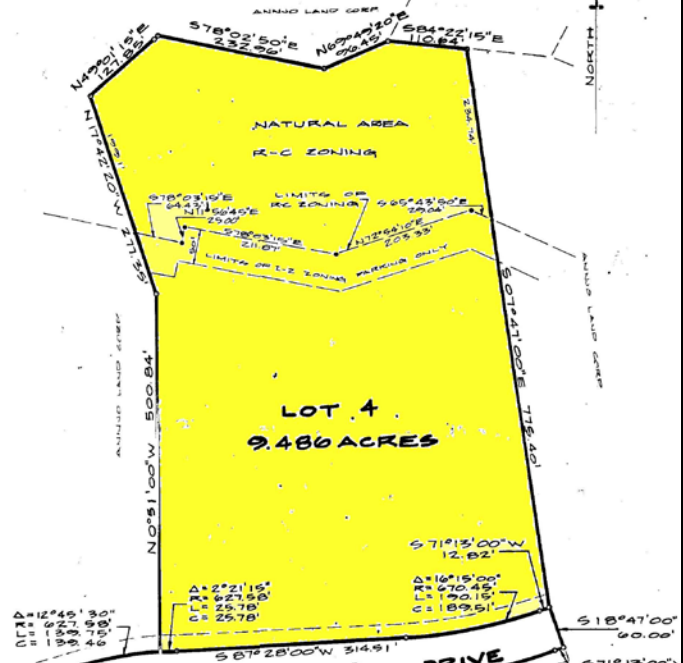
DRAWN BY		EXTERIOR ELEVATIONS	
CHECKED BY		JOB NO.	
APPROVED BY		DATE	
		PROPOSED BUILDINGS FOR	
		WEXCO CORPORATION	
		GREENSTONE COMMERCIAL CENTER	
		LYNCHBURG, VIRGINIA	
		SH. NO.	
		A-4	





THE CITY OF LYNCHBURG RESERVES THE RIGHT TO REQUIRE ANY DRAINAGE OR UTILITY EASEMENTS NECESSARY TO CONSTRUCT THIS PORTION OF DILLARD DRIVE AND TO SERVE LOT 4 WITH UTILITIES AT NO COST TO THE CITY OF LYNCHBURG.

PC2-196



SOURCE OF TITLE:  
I, DOYLE B. ALLEN, HEREBY CERTIFY THAT THE PARCEL AS PLATTED HEREON IS PART OF THE PROPERTY CONVEYED TO ANNJO LAND CORP. BY DEED FROM BURRUSS LAND & LUMBER CO., INC., DATED JULY 14, 1975, AND RECORDED IN D.B. 418, PG. 762, AT THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPEL COUNTY, VA.

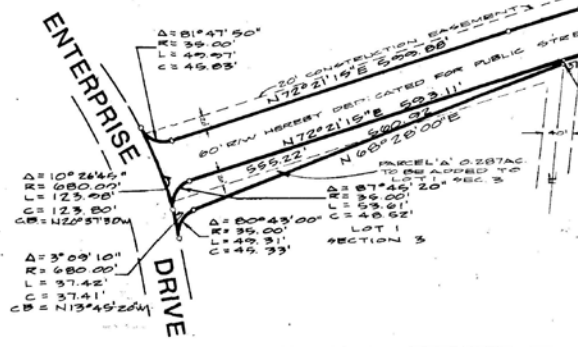
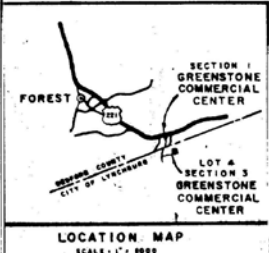
THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THE OWNERS HEREBY CERTIFY THEY ARE THE FEE-SIMPLE OWNERS OF SAID LAND.

*Doyle B. Allen*  
FOR ANNJO LAND CORPORATION

COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA  
I, LINDA C. JENNINGS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 31st DAY OF July, 1985. MY COMMISSION EXPIRES April 4, 1988.  
NOTARY PUBLIC *Linda C. Jennings*

SUBDIVISION APPROVED:  
*Paul Adams* 5-6-85  
CITY ENGINEER, LYNCHBURG, VA.  
*Edward Hays*  
CLERK OF COURSE, LYNCHBURG, VIRGINIA

- NOTES:
- (1) THIS PROPERTY AS SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD AREA ZONE "A" FOR A 100 YEAR FLOOD AS DETERMINED BY THE U.S. DEPT. OF H.U.D. AND SHOWN ON A PLAT DATED SEPTEMBER 1, 1978, AND REVISED NOVEMBER 16, 1983.
  - (2) IRON PINS SET AT ALL LOT CORNERS AND CURVE POINTS UNLESS OTHERWISE NOTED.
  - (3) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



Hurt & Proffitt, Inc.  
Engineers & Surveyors  
1933 Fort Ave.  
LYNCHBURG, VA 24501  
Phone 804 847-7796

SCALE: 1"=100' DATE: JUNE 5, 1985  
CONTRACT NO. 86574 F.S. NO.  
SHEET NO. 205-A-D17 FILE NO. SL-56  
REVISION: JULY 30, 1985

PLAT SHOWING LOT 4, SECTION 3  
**GREENSTONE COMMERCIAL CENTER**  
BEING PART OF THE PROPERTY OF ANNJO LAND CORPORATION LYNCHBURG, VIRGINIA

# MARKET OVERVIEW

LYNCHBURG, VIRGINIA



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COMMERCIAL REAL ESTATE, INC.

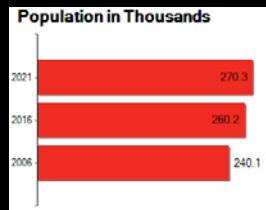


The 2,122-square mile Lynchburg Metropolitan Statistical Area (MSA) is located in south central Virginia in the foothills of the Blue Ridge Mountains. The historic James River bisects the region with the Roanoke (Staunton) River and expansive 23,400-acre Smith Mountain Lake situated to the south. The region's two major U.S. highways, Routes 29 and 460 have become corridors for most of the industrial, commercial, and residential development. The city of Lynchburg, located at the intersection of U.S. Routes 29 and 460 and at the heart of the MSA, is a major highway and transportation hub, as well as a diversified manufacturing center. The Lynchburg MSA is the fifth largest MSA in Virginia with a population approaching 250,000.

Lynchburg is 110 miles west of Richmond, the state capital; 190 miles west of Norfolk; and 52 miles east of Roanoke. An active community boasting friendly residential neighborhoods, Lynchburg has a tradition of outstanding public education. The economic strength of the region lies in its broad base of employers. These include more than 200 manufacturers in industries such as plastics, pharmaceuticals, wireless communications, materials handling, and more. There are two large nuclear firms that employ three percent of the region's workforce, as well as major insurance firms, a nationally recognized health care industry, and six colleges and universities.

A city with outstanding cultural, educational, and recreation opportunities, Lynchburg operates 12 parks, 24 playgrounds, eight community centers, an Olympic-size pool, 34 tennis courts, and 26 baseball diamonds. Other opportunities include hiking in the Blue Ridge Mountains or on the Appalachian Trail; swimming and boating on Smith Mountain Lake, one of the country's largest man-made bodies of water; skiing at nearby Wintergreen Resort; or taking in a minor-league baseball game at the city-managed stadium.

Two major hospitals are located in Lynchburg--Virginia Baptist Hospital with 317 beds provides obstetric, medical-pediatric, neonatal, and psychiatric services for the area. Lynchburg General Hospital with 270 beds operates the area's emergency department and provides cobalt therapy, and neurological intensive care. The area's third hospital is located in the town of Bedford. Bedford Memorial Hospital provides 178 patient beds. The Lynchburg MSA is served by more than 230 physicians and 70 dentists representing more than 30 medical and surgical specialties.



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With a 7,000+ acre campus and over 6.6 million square feet of building space, Liberty University is the largest private, nonprofit university in the nation, the largest university in Virginia, and the largest Christian university in the world. Liberty University is accredited by the Southern Association of Colleges and Schools Commission on Colleges to award associate, bachelor's, master's, specialist, and doctoral degrees. Liberty is a liberal arts institution with 16 colleges and schools and offers more than 550 programs in fields such as education, counseling, religion, law, aviation, cinematic arts, business, and more. Part of the Big South conference, Liberty fields 20 NCAA Division I athletic teams and 41 Club Sports teams. With a total enrollment that exceeds 110,000 students with undergraduate enrollment of nearly 50,000 students, Liberty University generates over \$1 billion in economic activity in the Lynchburg, VA MSA, through its students, visitors and its associated enterprises.



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434.485.8900

EXCLUSIVELY LISTED BY:

**CHRISTOPHER R. GENTRY, SIOR**  
PRESIDENT

GENTRY COMMERCIAL REAL ESTATE, INC.

[cgentry@gcrei.com](mailto:cgentry@gcrei.com)

434.485.8901 Direct

434.485.8900 Main



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1216 Greenview Drive,  
Suite C  
Lynchburg, VA 24502

[www.gcrei.com](http://www.gcrei.com)

This offering memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property"). The potential investor is urged to perform its own examination and inspection of the Property and information relating to same and shall rely solely on such examination and investigation and not on this offering memorandum or any materials, statements or information contained herein or otherwise provided. Neither Gentry Commercial Real Estate, Inc., its members, managers, officers, employees or agents ("Broker"), nor Owner, its partners or property manager, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this offering memorandum or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. This offering memorandum is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. Buyers, in conjunction with their financial and legal advisors, should conduct a thorough investigation of the property to determine the suitability of the property for their needs. By acknowledging your receipt of this offering memorandum, you agree that all information contained herein is confidential, you will keep all materials in the strictest of confidence and will not disclose or permit anyone else to disclose this offering memorandum or its contents in any manner which is detrimental to the interests of the Owner.

Gentry Commercial Real Estate, Inc. is licensed in the Commonwealth of Virginia with a principal office address of 1216 Greenview Drive, Suite C, Lynchburg, VA 24502.