



# 162,600 SF

**Industrial space for sale**



## 1 Millrace Drive

**Lynchburg, VA 24502**

### Property specifications

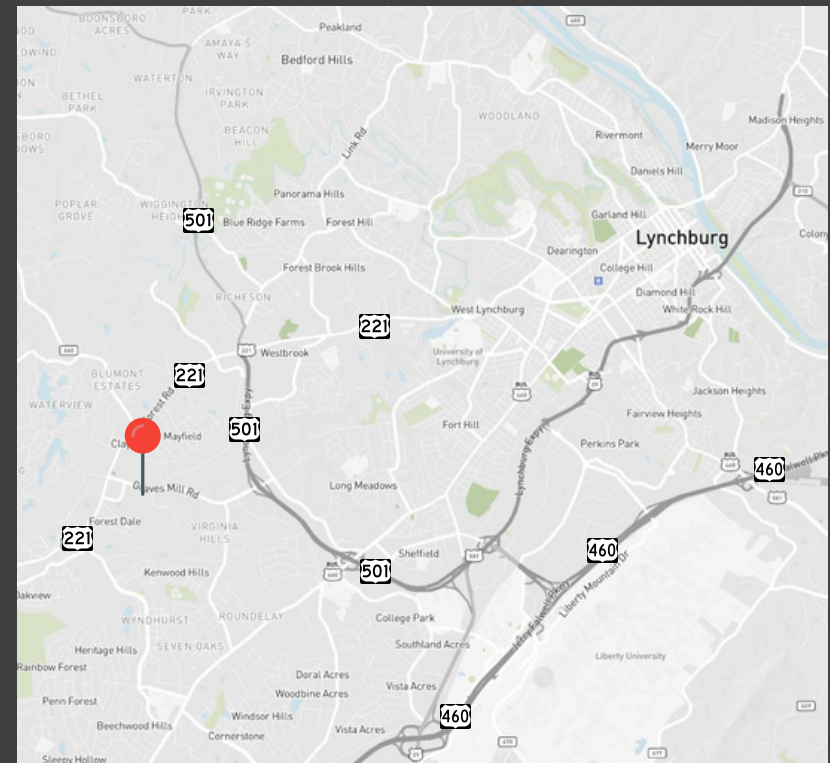
- 22+/- acres
- Zoned: I-2
- Warehouse: 153,400+/- SF
- Out parcel building: 9,200+/- SF
  - Ideal for office, showroom, or medical office
- Loading:
  - 17 total exterior docks
  - 4 drive-in doors
- Ample on-site parking: 229 car parking
- Warehouse is fully sprinkled
- Power: (2) transformers: 1,500 and 1,000 KVA
- Out parcel building:
  - Great visibility and access
  - Good window line
  - Adjacent loading dock
  - Ideal uses: office, showroom, medical office

### Location

- Tremendous location with great accessibility
- 1 mile to Route 501, Lynchburg Expressway
- Less than 1 mile to Route 221
- 5 miles to Route 460

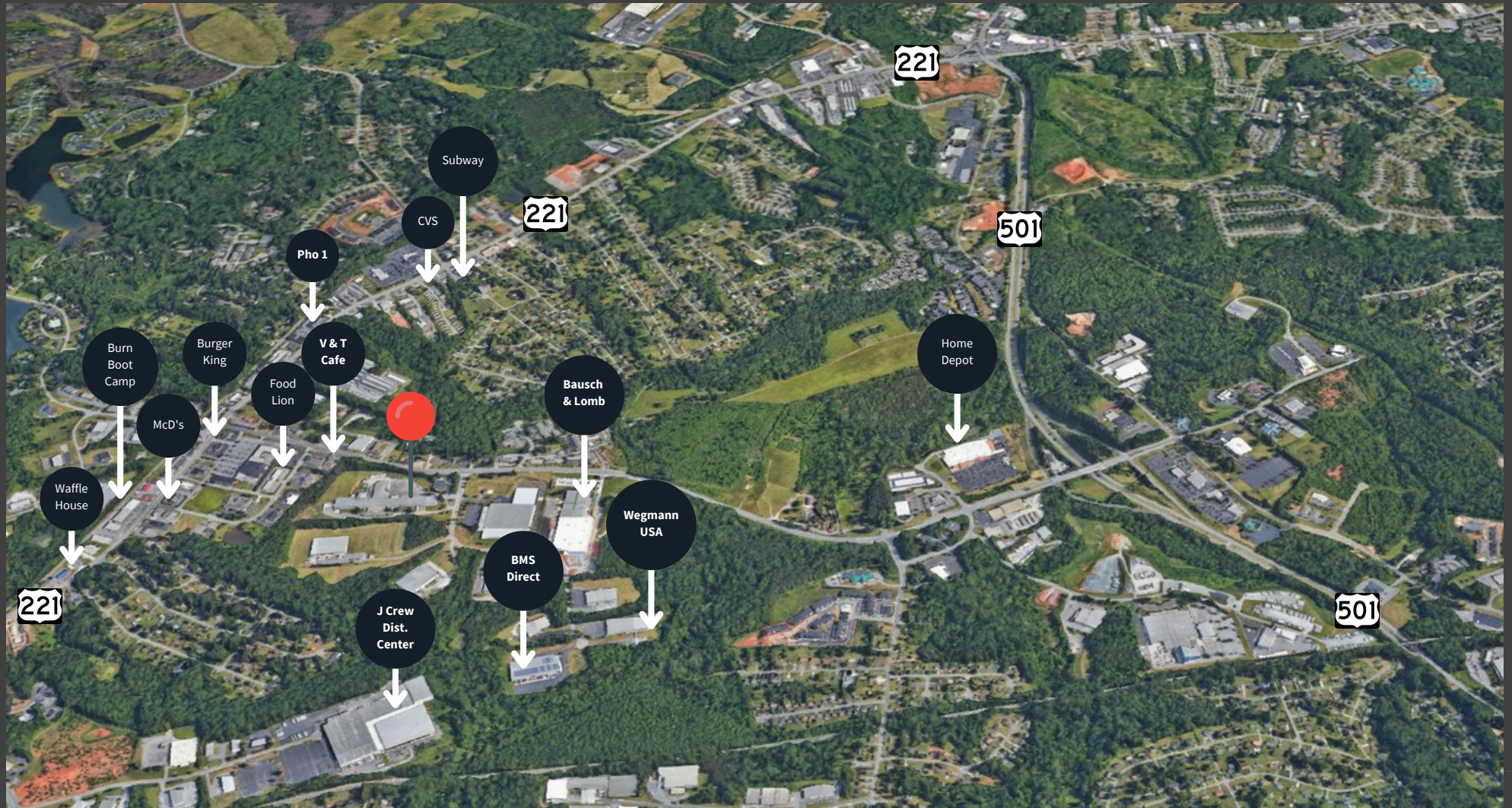
### Advantages and amenities

- Located at the main entrance to Lynchburg's industrial park
- Abundant nearby amenities
- Surplus land for expansion, parking, and storage
- Great site circulation
- Two access points off Millrace Drive



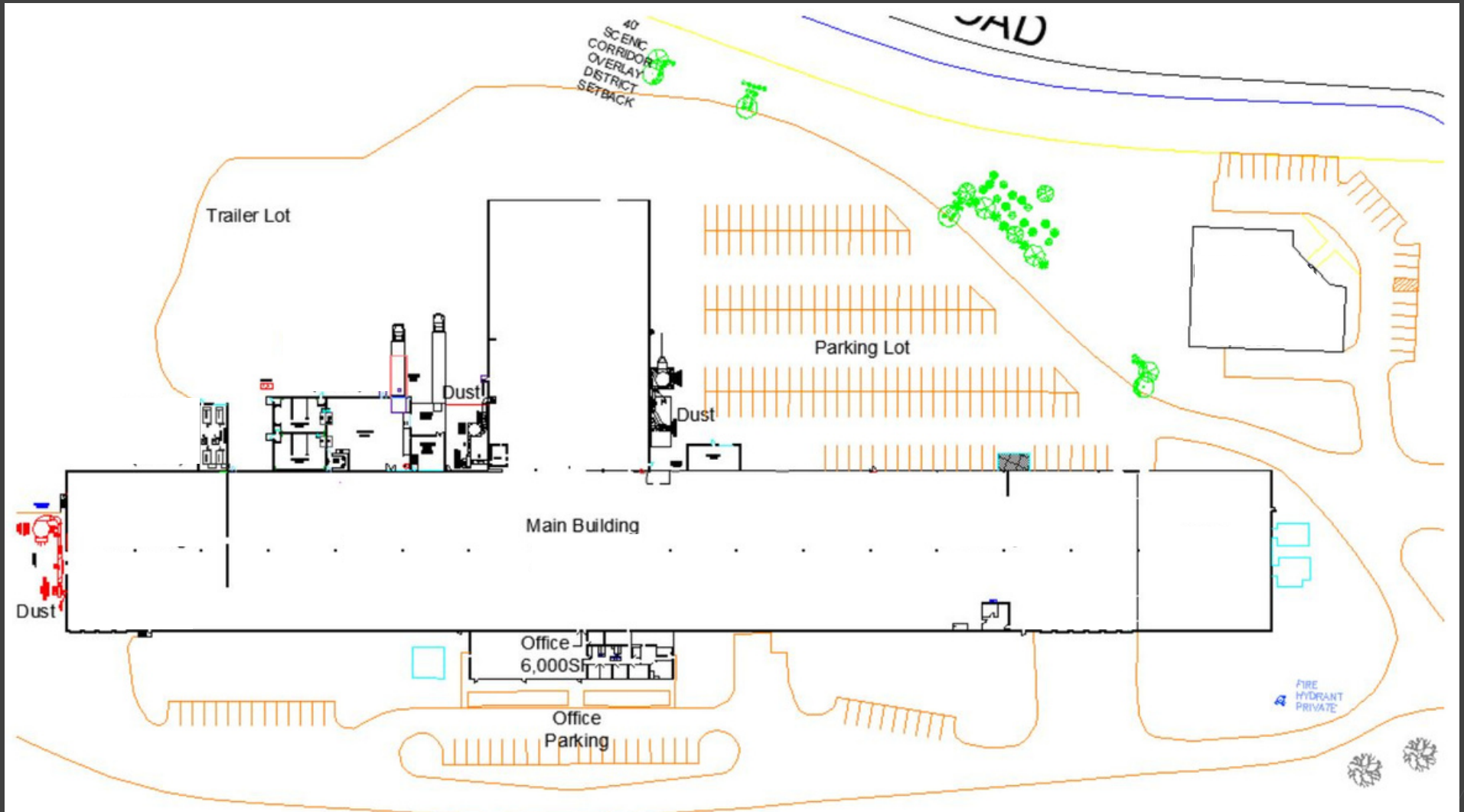


# Aerial Overview & Highway Access





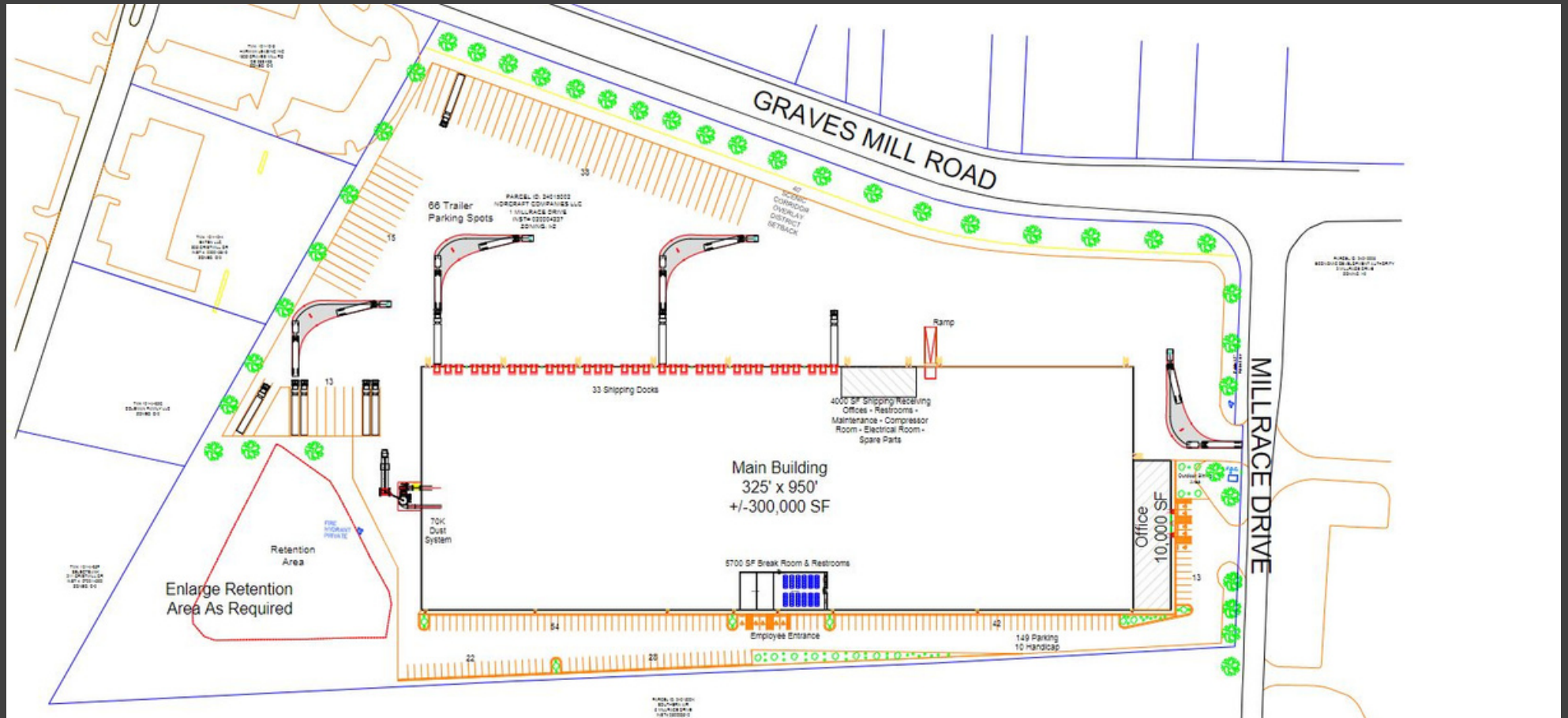
Warehouse: 153,400+/- SF  
Out parcel building: 9,200+/- SF



Existing Site Plan



# Sample Site Plan for Potential Redevelopment



Sample: 300,000+/- SF rear load distribution facility

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