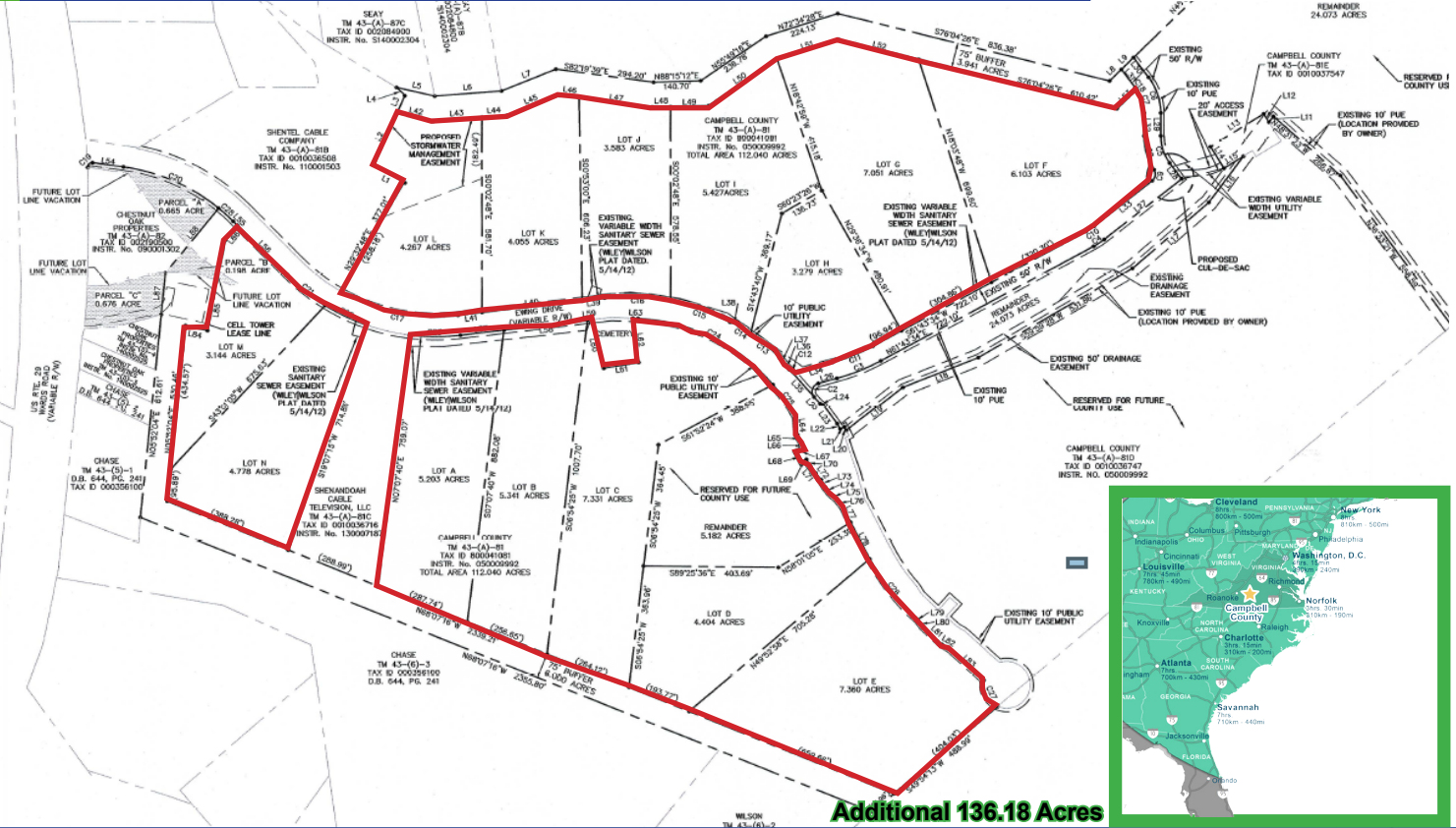


FOR SALE

3.2 - 207 Acres ± (Subdividable) Seneca Commerce Park



Additional 136.18 Acres

Ewing Dr. - Rustburg, VA 24588

Property Information:

Acreage*:

- Lot A - 5.2 Acres
- Lot B - 5.3 Acres
- Lot C - 7.3 Acres
- Lot D - 4.4 Acres
- Lot E - 7.3 Acres
- Lot F - 6.1 Acres
- Lot G - 7 Acres
- Lot H - 3.2 Acres
- Lot I - 5.4 Acres
- Lot J - 3.5 Acres
- Lot K - 4 Acres
- Lot L - 4.2 Acres
- Lot N - 4.7 Acres

***Additional 136.18 Acres Available**

Location:

Located in Rustburg VA with direct access to U.S. Route 29. 12 Miles South of the Lynchburg Regional Airport (12 minute drive time) and 56 Miles from I-81.

Taxes:

Real Estate - \$0.52 per \$100 Assessed Value
 Business Personal Property - \$1.11 per \$100 Purchase Price (1-10 Years)
 Machinery & Tool - \$0.81 Effective Tax Rate per \$100 Original Purchase Price

Rick Read
 Main: 434-455-3618
 rread@realestatelynchburg.com

Ricky Read, CCIM
 Cell: 434-841-3659
 Main: 434-455-2285 ext. 101
 ricky@realestatelynchburg.com

Details:

Zoning:

I-H (Industrial Heavy)

Power:

Appalachian Electric Power

Telecommunications:

Verizon (Telephone), Mid-Atlantic Broadband (Fiber Optic)

Water & Sewer:

Campbell County Utilities & Service Authority

Topography:

Good

Covenants & Restrictions:

Contact Agent

Price:

Industrial- \$35,000/Acre
 Commercial - \$45,000/Acre

Luke Dykeman
 Cell: 434-944-3920
 Main: 434-455-2285 ext. 107
 lukedykeman@realestatelynchburg.com

Coldwell Banker Commercial Read & Co. represent the seller/landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co's fiduciary responsibilities are to the Seller/Landlord.

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3.2 - 207 Acres ± (Subdividable)
Seneca Commerce Park

