



FOR LEASE | **271,172 SF**
4201 MURRAY PLACE | **LYNCHBURG, VA**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



**TWO RAIL SPURS WITH
INTERIOR LOADING; 6-CAR
CAPACITY; RAIL PROVIDER:
NORFOLK SOUTHERN**



**LARGE
PARKING FIELD**



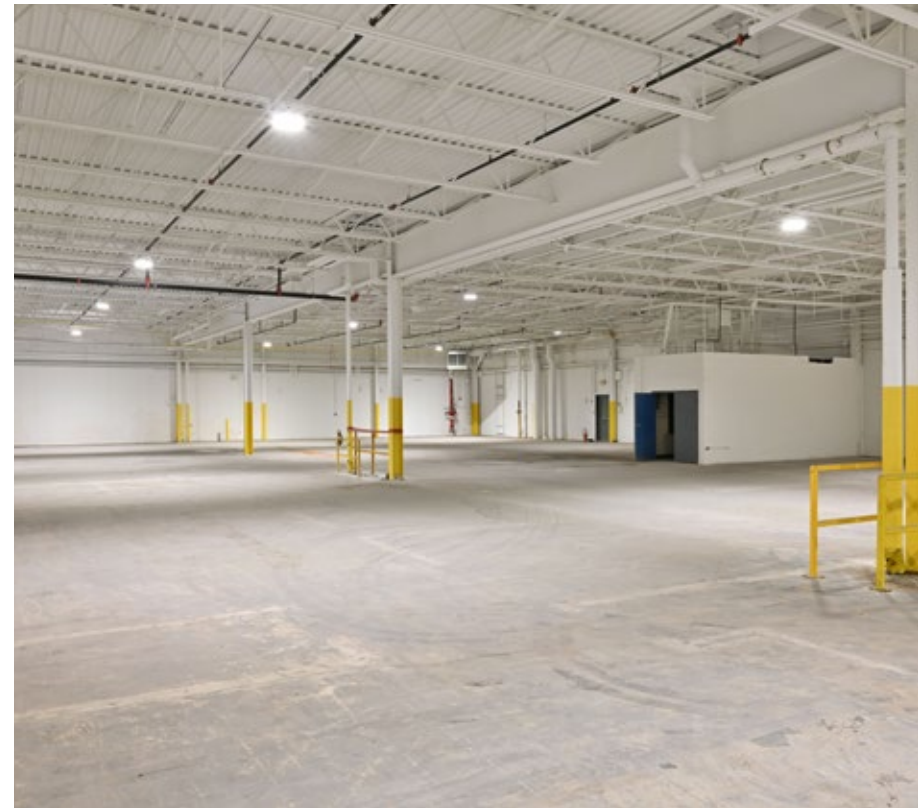
**AMPLE ACREAGE
FOR EXPANSION**



PROPERTY DETAILS

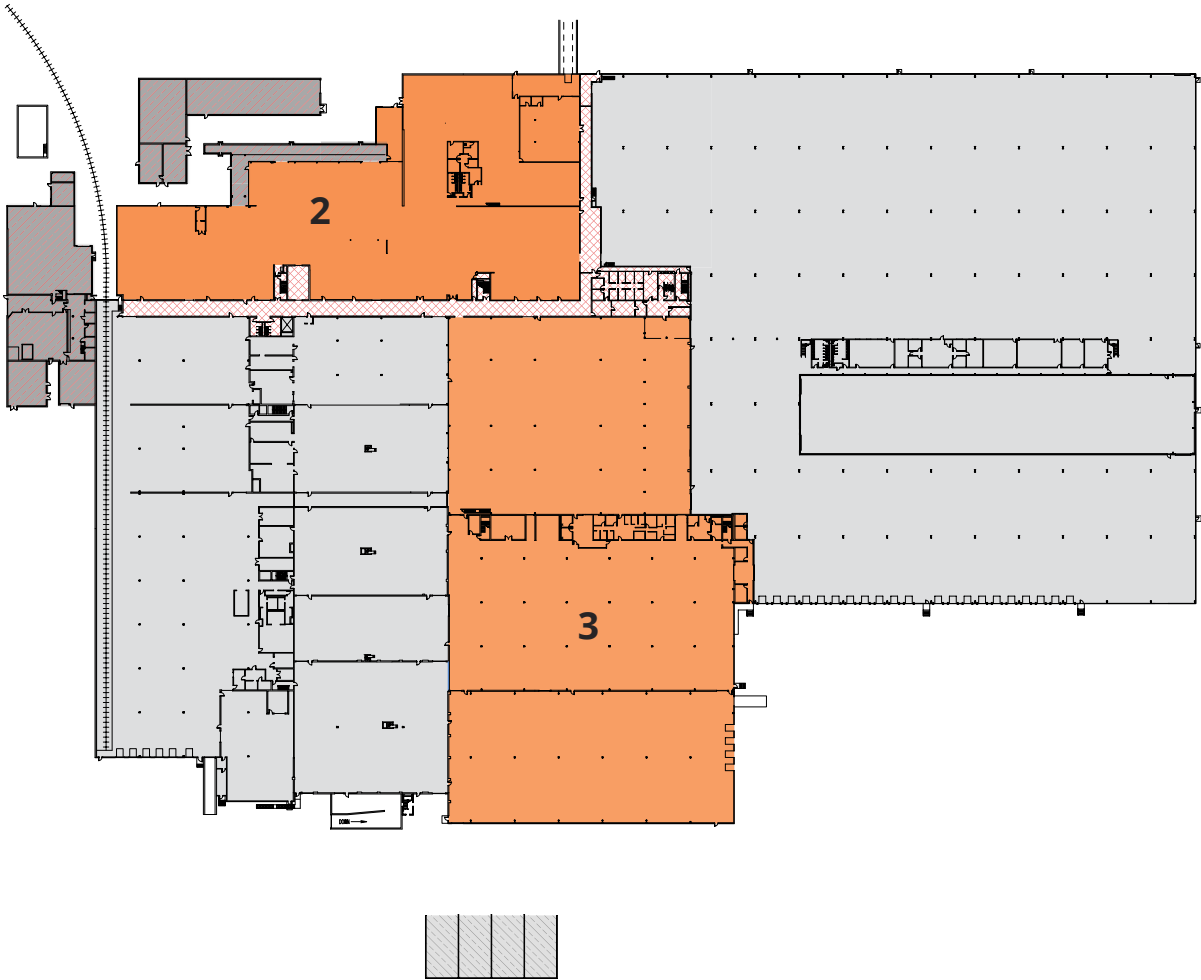
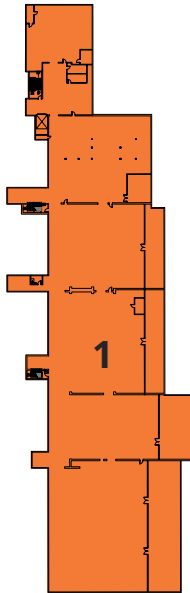
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AVAILABLE SPACE	271,172 SF
MINIMUM DIVISIBLE	39,298 SF
UPPER LEVEL WAREHOUSE SPACE	175,019 SF
LOWER LEVEL WAREHOUSE SPACE	56,855 SF
OFFICE SPACE	39,298 SF
SERVICE TYPE	NNN
FLOORS	2
ELEVATORS	1
DOCK DOORS	32
DRIVE-IN DOORS	8
CLEAR HEIGHT	18', 22', 24', 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



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	LOWER LEVEL WAREHOUSE	56,855 SF
2	AVAILABLE WAREHOUSE	60,911 SF
3	AVAILABLE WAREHOUSE	114,108 SF
TOTAL		271,172 SF



4201 MURRAY PLACE | LYNCHBURG, VA



LOCATION MAP

4201 MURRAY PLACE | LYNCHBURG, VA

LYNCHBURG REGIONAL AIRPORT 6 MILES

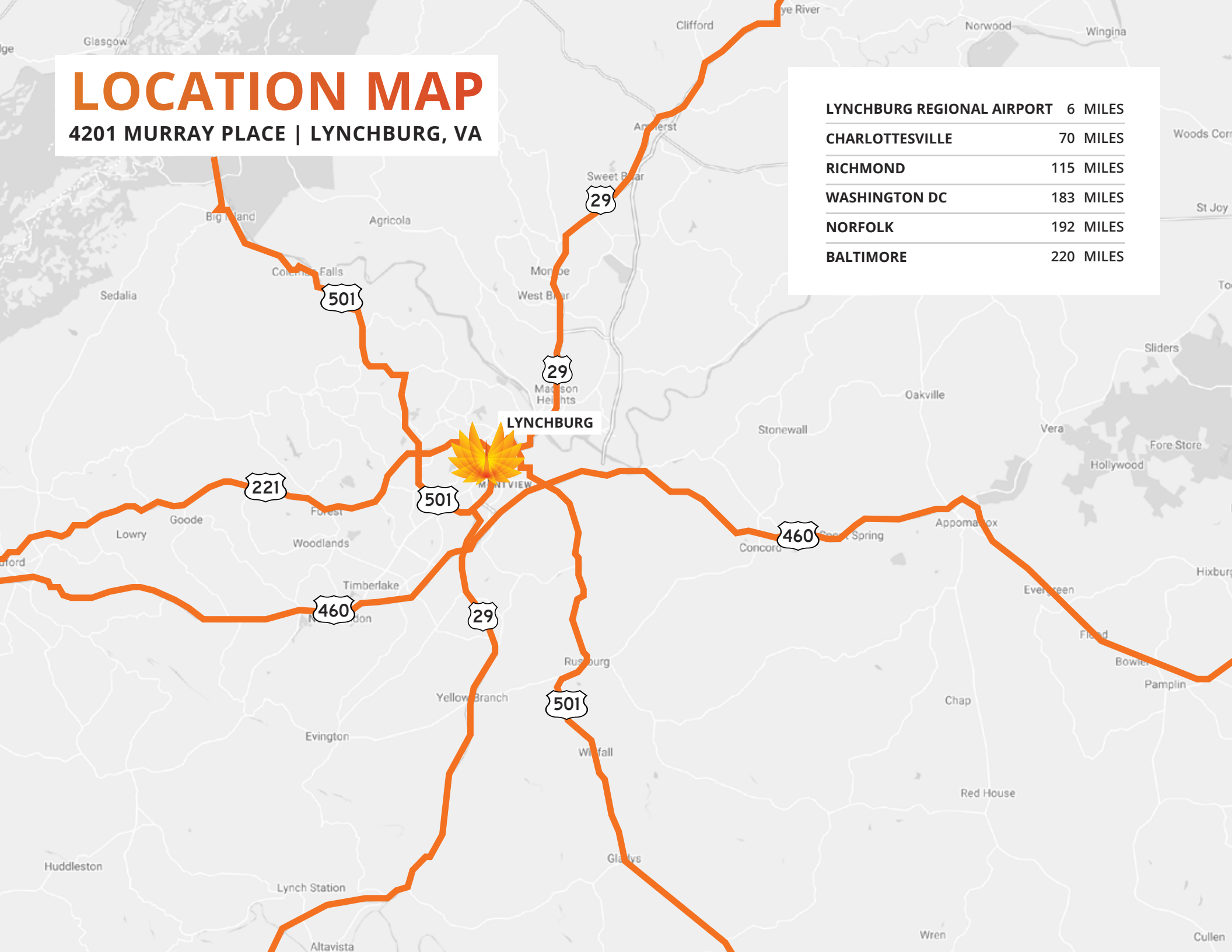
CHARLOTTESVILLE 70 MILES

RICHMOND 115 MILES

WASHINGTON DC 183 MILES

NORFOLK 192 MILES

BALTIMORE 220 MILES





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