FOR SALE OR LEASE - 20,202 SQ. FT. ±

3926 Seminole Trail
Charlottesville, VA 22911

Additional ANU buildings available:

1515 Country Club Rd.
Harrisonburg, VA

905 N. Memorial Blvd.
Martinsville, VA

PREPARED BY:

Coldwell Banker Commercial
Read & Co.

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

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

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

Warner Hall
Cell: 434-841-1417
Main: 434-455-2285 ext. 111
whall@realestatelynchburg.com

101 Annjo Court, Forest, VA 24551

www.CBCREAD.com
EXECUTIVE SUMMARY

20,202 Sq. Ft. ± Class A Multipurpose building on approximately 6.3 acres. Features numerous classrooms, offices, conference rooms, fire suppression system, irrigation system, elevator, & two stairwells.

PROPERTY SPECIFICATIONS

Property Type: Commercial Office
Year Built: 2012
Zoning: Multipurpose Bldg. (College)
Land: 6.34 Acres ±
Price: $5,500,000
Lease Rate: $20.00/Sq. Ft./Year (Potential to Subdivide)
Traffic Count: 38,000 (US 29/Airport Rd.)
Utilities: Public Water/Sewer/Electric
Power: 600 Amp 3 Phase
Elevator: ADA Accessible/2500 lb./15 person
Construction/Finishes: Steel frame/brick veneer, membrane roof, 2x2 acoustic tile ceiling, VCT tile, T8 Light fixtures, floor to ceiling windows, security system/cameras, & rooftop HVAC units.
Miscellaneous: Owner will consider a leaseback on a portion of the space

LOCATION INFORMATION

Located just off of Route 29 in a highly visible location

Nearby Businesses Include:

Charlottesville Albermarle Airport, Northside Industrial Park (Wilson Ready Mix, Skyline Brick, Hall’s Autobody, Sunbelt Rentals), J.W. Townsend, Cedar Hill Self Storage, ABC Supply Co, Clayton Homes, & various other retail and office locations.
CONTACT INFORMATION

For more information, please contact:

Rick Read, Broker
COLDWELL BANKER COMMERCIAL
Read & Co., Realtors
101 Annjo Court
Forest, VA 24551
Phone: (434) 455-3618
Fax: (434) 847-7746
Mobile: (434) 841-1642
rread@realestatelynchburg.com

Ricky Read, CCIM
COLDWELL BANKER COMMERCIAL
Read & Co., Realtors
101 Annjo Court
Forest, VA 24551
Phone: (434) 455-2285 ext. 101
Fax: (434) 847-7746
Mobile: (434) 841-3659
ricky@realestatelynchburg.com

Luke Dykeman
COLDWELL BANKER COMMERCIAL
Read & Co., Realtors
101 Annjo Court
Forest, VA 24551
Phone: (434) 455-2285 ext. 107
Fax: (434) 847-7746
Mobile: (434) 944-3920
lukedykeman@realestatelynchburg.com

Warner Hall
COLDWELL BANKER COMMERCIAL
Read & Co., Realtors
101 Annjo Court
Forest, VA 24551
Phone: (434) 455-2285 ext. 111
Fax: (434) 847-7746
Mobile: (434) 841-1417
whall@realestatelynchburg.com