

# LEASE

## 1069 Burnbridge

1065-1069 Burnbridge Rd. Forest, VA 24551



[cbcread.com](http://cbcread.com)

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Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.2285

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### PROPERTY DESCRIPTION

This property features two storage spaces currently available for lease. Unit #2 is a 780 Sq. Ft. rectangular storage space featuring double doors at the entrance. Unit #3 is a 720 Sq. Ft. L-Shaped storage space featuring shelving on the back wall of the space. These units are conveniently located right in Forest, VA with easy accessibility to Forest Rd. and Thomas Jefferson Rd.

### PROPERTY HIGHLIGHTS

- Overhead Lighting
- Built in shelving
- Double doors on select units
- Connectivity to Forest Rd
- Convenient to Thomas Jefferson Rd.

### OFFERING SUMMARY

Rental Rate:	\$650 & \$700/Month
Building Size:	720 & 780 Sq. Ft. (1500 Total)
Use:	Storage Space
Year Built:	1955

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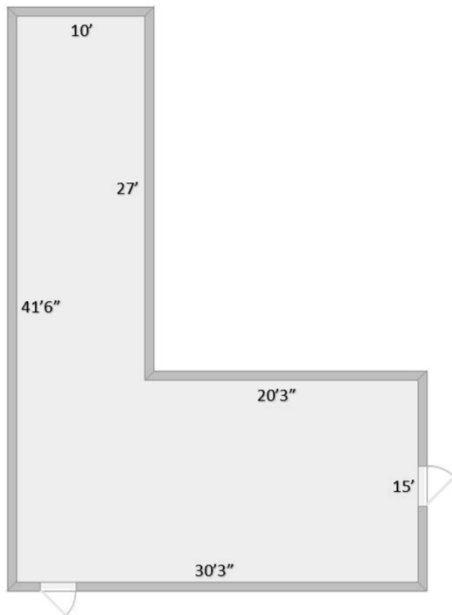
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## Floor Plan

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# Map's

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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