

# FOR SALE

## 22 Acres ± - Brookneal-Campbell County Industrial Park



### Price Dr., Brookneal, VA 24528

#### Property Information:

**Acreage:**

22 Acres ±

**Location:**

Located in Brookneal VA with direct access to U.S. Route 501. 25 miles South of the Lynchburg Regional Airport, 6 miles from the Campbell County Airport, and 65 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

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#### Details:

**Zoning:**

I-H (Industrial Heavy)

**Power:**

Dominion Virginia Power

**Telecommunications:**

Century Link

**Water & Sewer:**

Town of Brookneal Water  
 On-Site Septic

**Natural Gas:**

Columbia Gas of VA

**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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