



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR SALE OR LEASE

3926 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22911
20,202 Sq. Ft. +/- & 6.3 Acres



Property Overview

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

Location

Located just off of Route 29 in a highly visible location. The University of Virginia Campus (Approximately 22,000 Students) is located less than nine miles away.

Price

\$5,500,000



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Property Type: Commercial Office
Year Built: 2012
Zoning: Multipurpose Bldg.
Land: 6.34 Acres ±
Price: \$5,500,000
Lease Rate: \$20.00/Sq. Ft./Year NNN
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.

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.

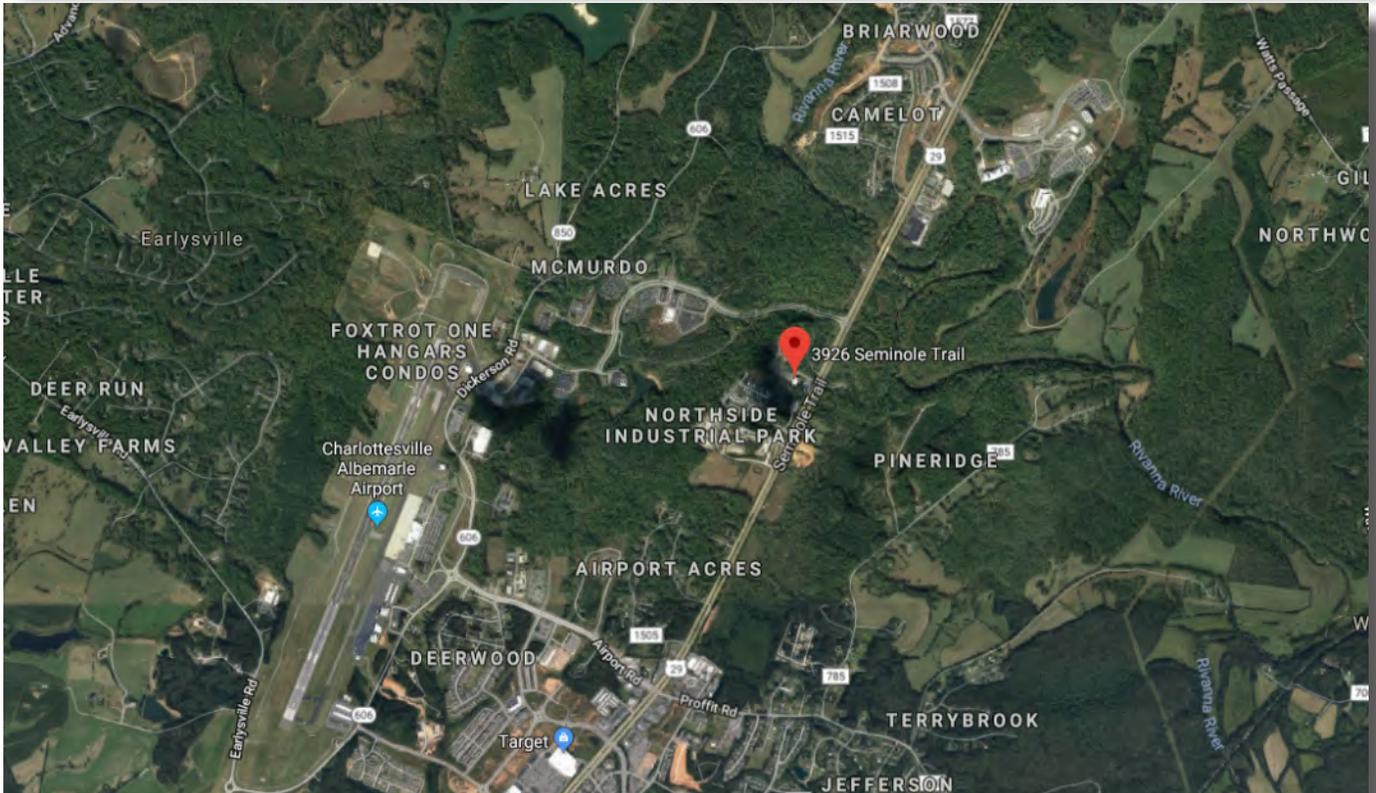
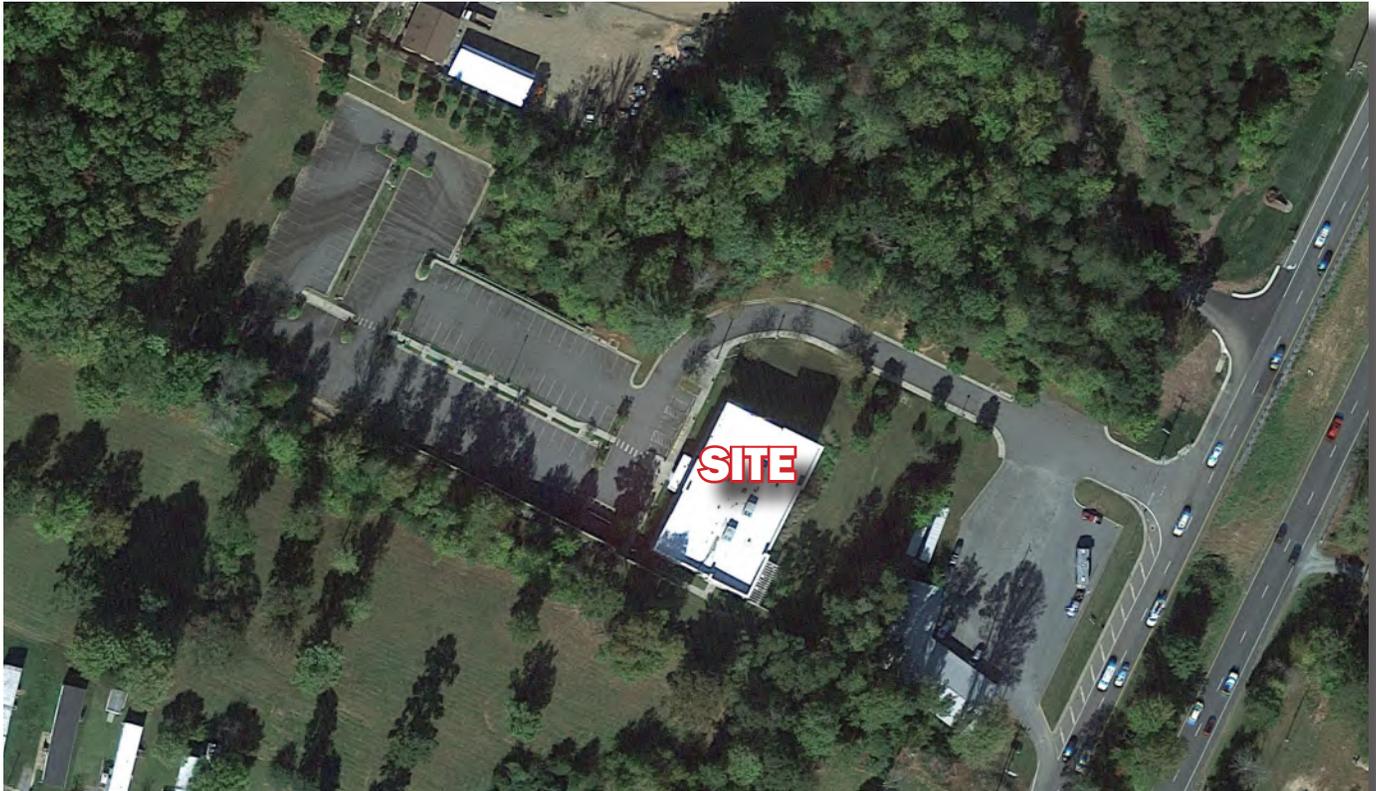




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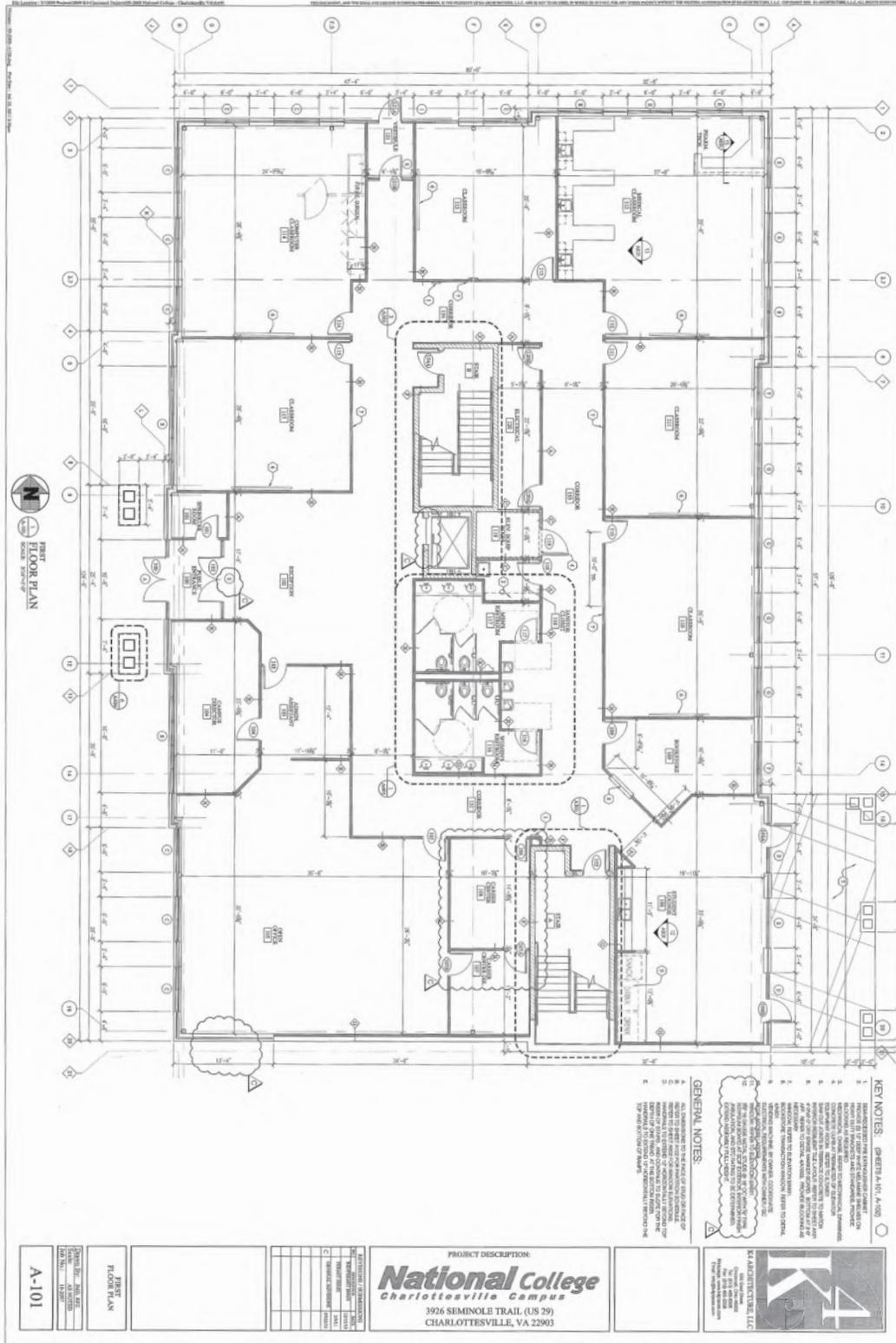
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FLOORPLAN - FIRST FLOOR



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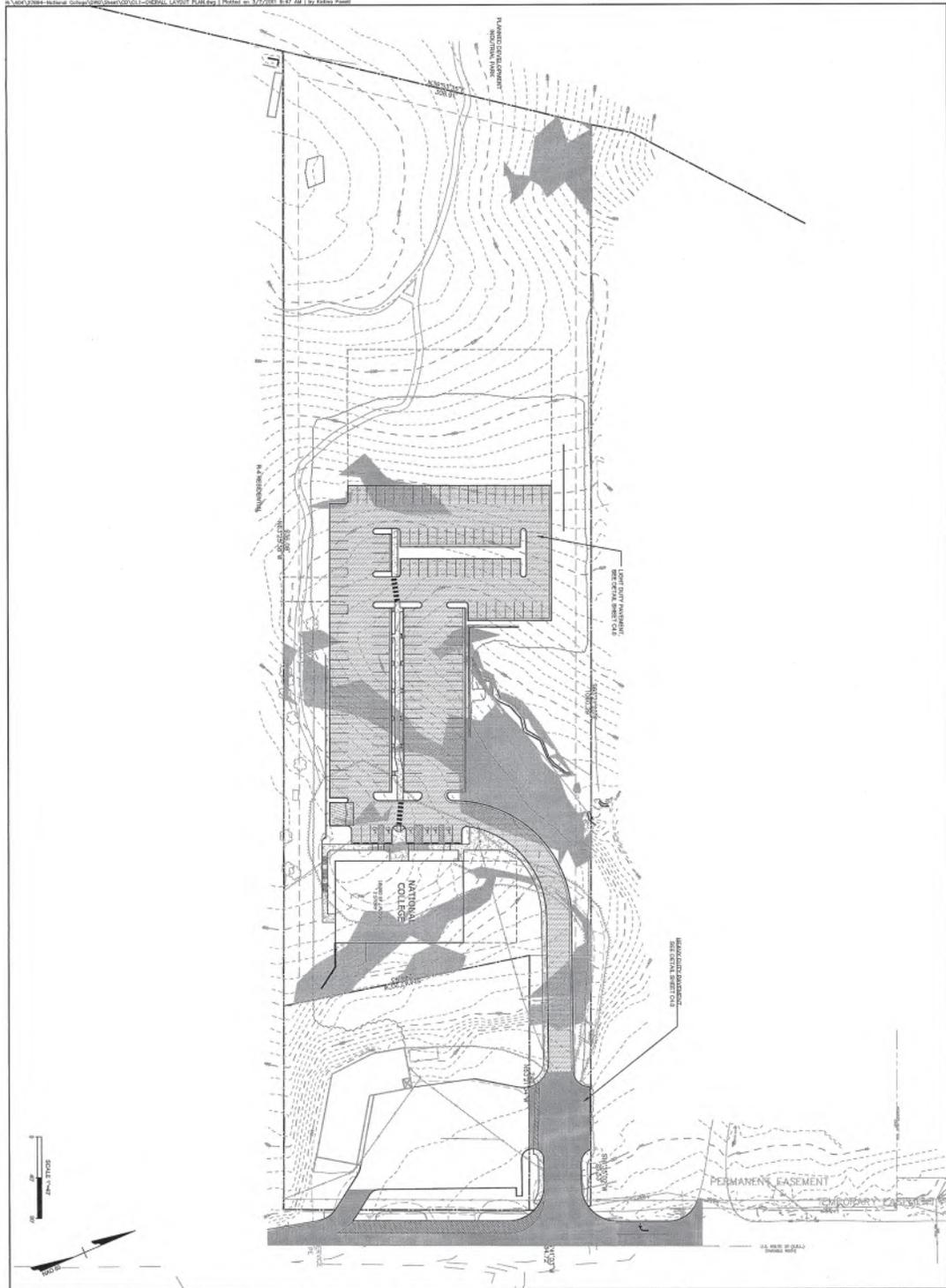
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TOPOGRAPHY



NATIONAL COLLEGE
150 DISTRICT - ALBERMARLE COUNTY - VIRGINIA

OVERALL LAYOUT AND PAVEMENT PLAN

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
413 2nd St. S.E. | Charlottesville, VA 22902
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DATE	REVISION DESCRIPTION
12/20/10	REVISED PER COUNTY, SVOOT AND ZUSA COMMENTS
11/24/11	REVISED PER SVOOT COMMENTS
07/27/11	REVISED PER COUNTY, SVOOT COMMENTS
5/20/11	REVISED PER COUNTY COMMENTS

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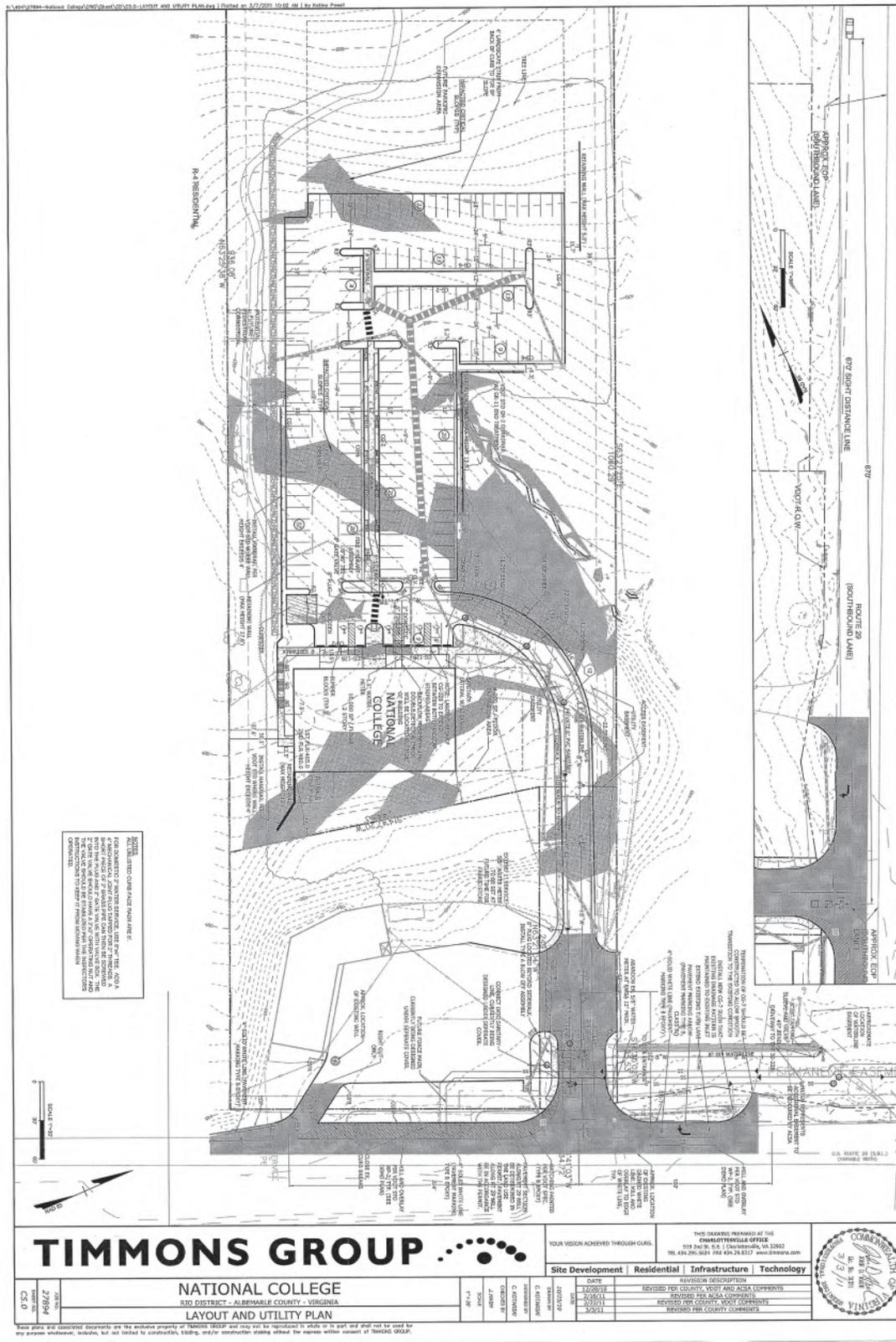
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LAYOUT & UTILITY PLAN



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F O R S A L E O R L E A S E

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For more information, please contact:

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