LONGWOOD INDUSTRIES

1617 LONGWOOD AVE.
BEDFORD, VA 24523

FLEX BUILDING FOR SALE

+/- 35,000

CUSHMAN & WAKEFIELD | THALHIMER
INDEPENDENTLY OWNED AND OPERATED

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,009	7,953	11,953
DAYTIME POPULATION	1,340	5,100	6,197
AVG. HOUSEHOLD INCOME	$56,570	$51,776	$55,244

BUILDING FEATURES	
TOTAL SQUARE FEET	35,000 SF
SF BREAKDOWN	Office +/- 2,000 Warehouse +/- 33,000
ASKING PRICE	$650,000.00
ZONING	B2 General Business (Light Industry)
YEAR BUILT	1982

For more information, please contact:

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1617 LONGWOOD AVE

FLEX BUILDING FOR SALE

+/- 35,000 SF
FOR SALE

BUILDING FEATURES

- **Construction:** Stucco
- **Ceiling Height:** 8'3" – office; 12'-16'9" – industrial
- **Roof:** Metal; Office has membrane roofing
- **Loading Docks:** 3 -1 being drive-in
- **PRICE REDUCED TO $650,000.00**
- **Lighting:** Fluorescent
- **Utilities:** Main level has heating and A/C; building is sprinkled
- **Yard:** 2.3 acres
- **Parking:** 22 spaces – 3 handicap

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