

FOR LEASE

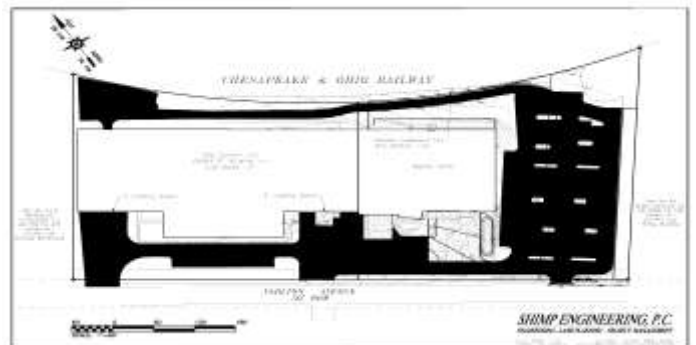
1317 Carlton Avenue



78,063 sq ft on 3.25 acres
Minutes from Downtown Charlottesville
Short Drive to I-64 Interchange

BUILDING ADVANTAGES

- * *16,100 sq ft of Office on Two Stories*
- * *61,963 sq ft of Fully Conditioned Warehouse*
- * *Zoned M-1*
- * *Office Rate: \$13.25 psf*
- * *Warehouse Rate: \$8.50*
- * *Systems Furniture Available for Tenant's Use*
- * *Over 21' Clear Throughout*
- * *Able to Subdivide*
- * *Dock High and Grade Lever Doors*
- * *Public Utilities*
- * *Brick and Block Front*
- * *Formally Lexis Nexis Building*



P.O. BOX 7464 CHARLOTTESVILLE, VIRGINIA 22906
Phone: (434) 923-8800 Fax: (434) 297-3755
e-mail: lisajones@pavilionproperties.com

While the information contained herein has been obtained from sources we believe to be reliable, we do not guarantee it.