



±18,100 SF WAREHOUSE FOR LEASE

1521 CLEVELAND AVENUE SW
ROANOKE, VIRGINIA 24016



CUSHMAN &
WAKEFIELD

THALHIMER

1521 CLEVELAND AVENUE SW

Roanoke, VA 24016

PROPERTY HIGHLIGHTS

- 18,100 SF Warehouse
 - 4 offices, 2 large meeting/break rooms, 2 office bathrooms, 2 warehouse bathrooms
- Fenced in lot with gate, fenced lot on right side of property
- Natural lighting in warehouse/LED high bay lights
- Four gas space heaters in warehouse (3 of them replaced with new ones within the last 2 years)
- 2 docks with edge-of-dock levelers on right side of building
- 1 drive-in-ramp with overhead door
- 10'x40' outdoor concrete platform that can be used as dock for shorter trucks
- 3 phase power
- Wet sprinkler
- **\$4.25 PSF NNN**
 - Tenant lease required 2-5 years
 - Ready June 1, 2026



Building Area	18,100 SF
Docks	Two (2) docks/One (1) drive-in
Stories	One (1) Story
Year Built	1955
Land Area	1.07 Acres
Power	3 Phase
Zoning	UF

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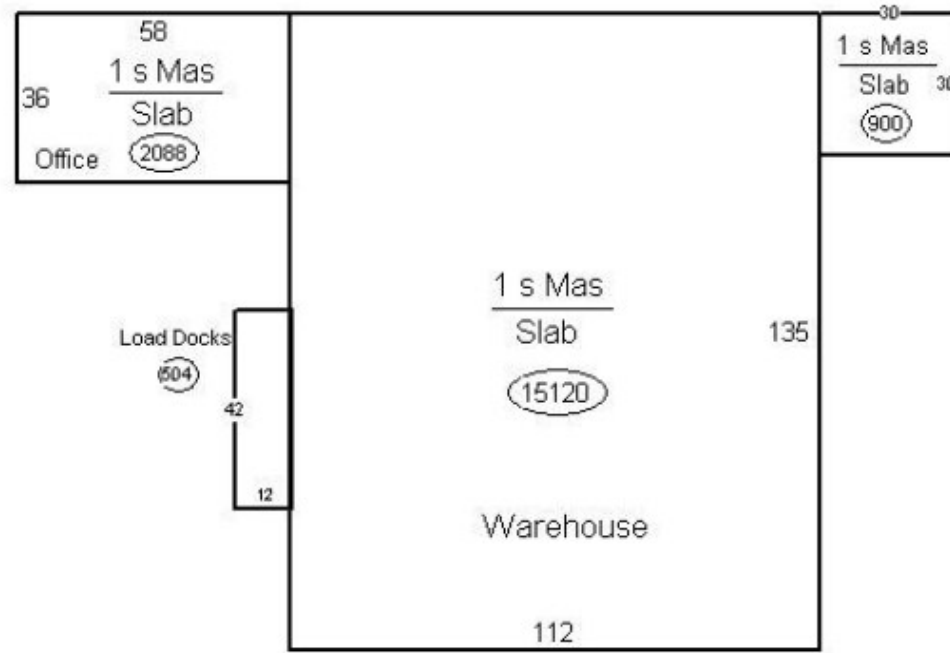
PROPERTY PHOTOS



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WAREHOUSE



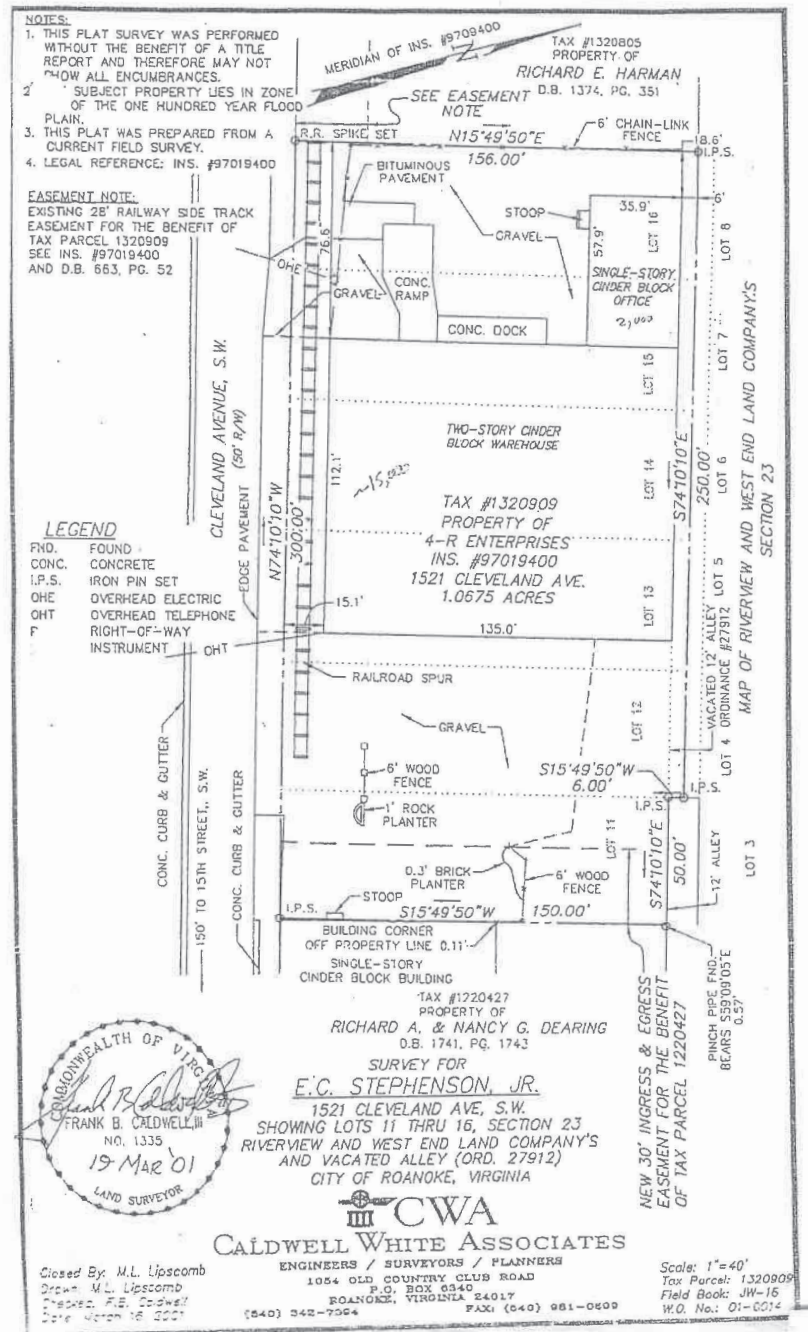
OFFICE



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SITE PLAN



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LOCATION OVERVIEW





FOR MORE INFORMATION, CONTACT:

BOYD JOHNSON

Vice President
540 767 3002
boyd.johnson@thalhimer.com

DAVIS STONEBURNER

Vice President
540 767 3006
davis.stoneburner@thalhimer.com

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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