

821 5th Street NE
Roanoke, VA

FREESTANDING SHOWROOM/DISTRIBUTION BUILDING FOR SALE



- 24,320+ SF High Bay Class “A” industrial distribution / showroom situated on 1.9 acres
- Original 15,200 construction – 1982; 9,120 addition 1993
- Expansion potential
- Zoned I-1 City of Roanoke
- Fully sprinkled
- 2,600 ± SF office / showroom; 484 ± SF Mezz. office & breakroom; 21,300+ SF warehouse / distribution; 1,450 ± SF Mezz. storage
- Clear height 21’ in original construction; 28’ in addition
- Column spacing 28’ X 28’
- 600 amp – 3 phase power
- Three – Dock High Doors with levelers; 1 Ground Level Door
- Parking for 67 vehicles
- Near CBD Roanoke, VA proximate to US 460, US 220, I-581, and I-81 providing excellent access to the greater Roanoke market.
- Very attractive and well maintained facility

FOR MORE INFORMATION
PLEASE CONTACT:

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SIOR, CRE**

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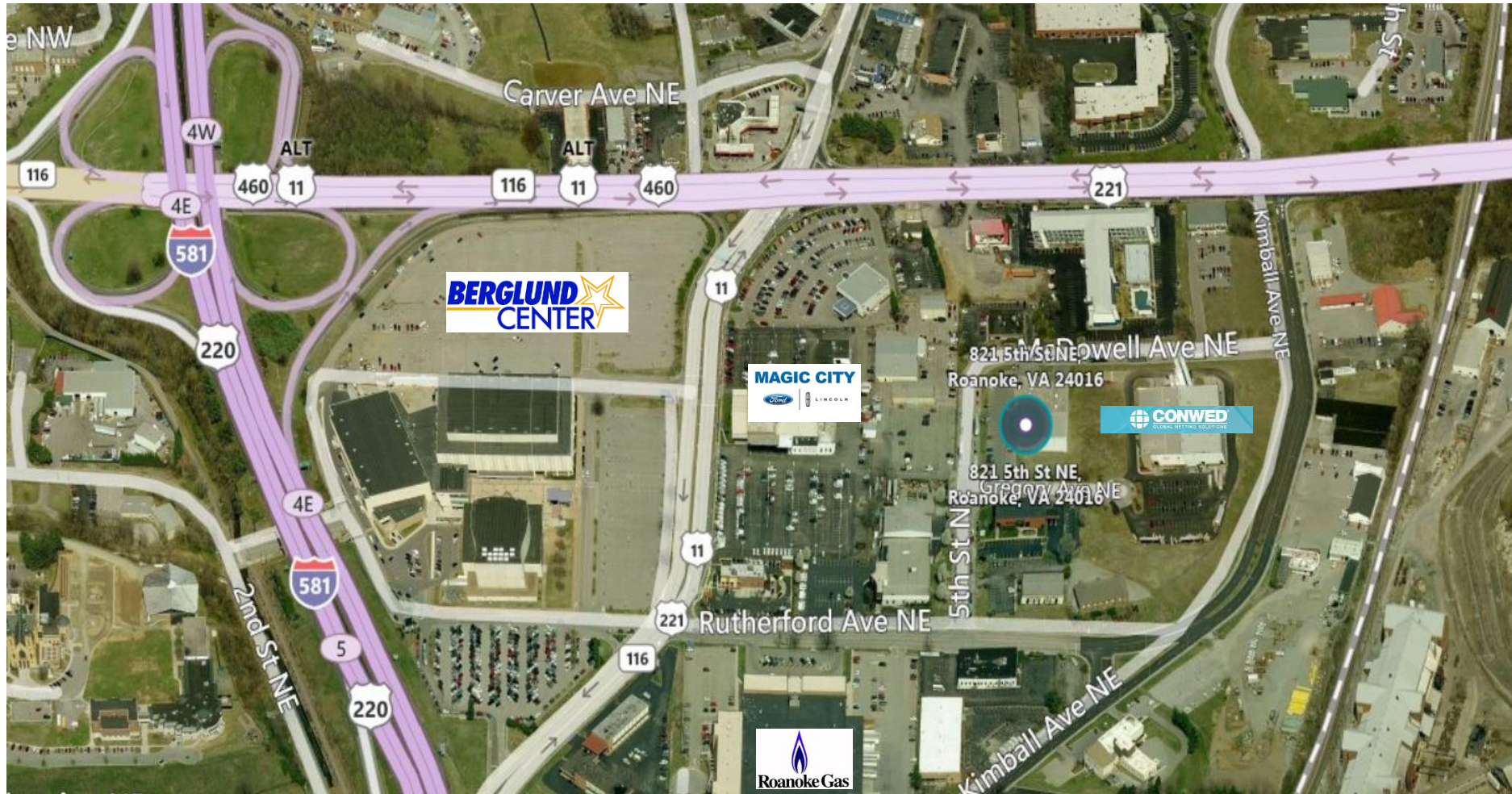
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