

FOR LEASE

3125 Salem Turnpike

Roanoke, Virginia 24017



**INDUSTRIAL
OPPORTUNITY**

PROPERTY FEATURES



Property Type:	Industrial
Space Available:	8,000 SF - 12,000 SF
Lot Size:	0.5 AC
Zoning:	I-1
Loading Docks	7
Drive-in Doors	1
Ceilings:	11' Ceilings
Build:	Masonry Construction
Parking:	50 Spaces
Sprinkled	New ESFR Sprinkler System
New Features:	New Roof 2016 New LED Lighting 2021 New Heaters 2019 New Gutters in 2023

4.6 Miles From Roanoke Blacksburg Regional Airport

FLOOR PLAN

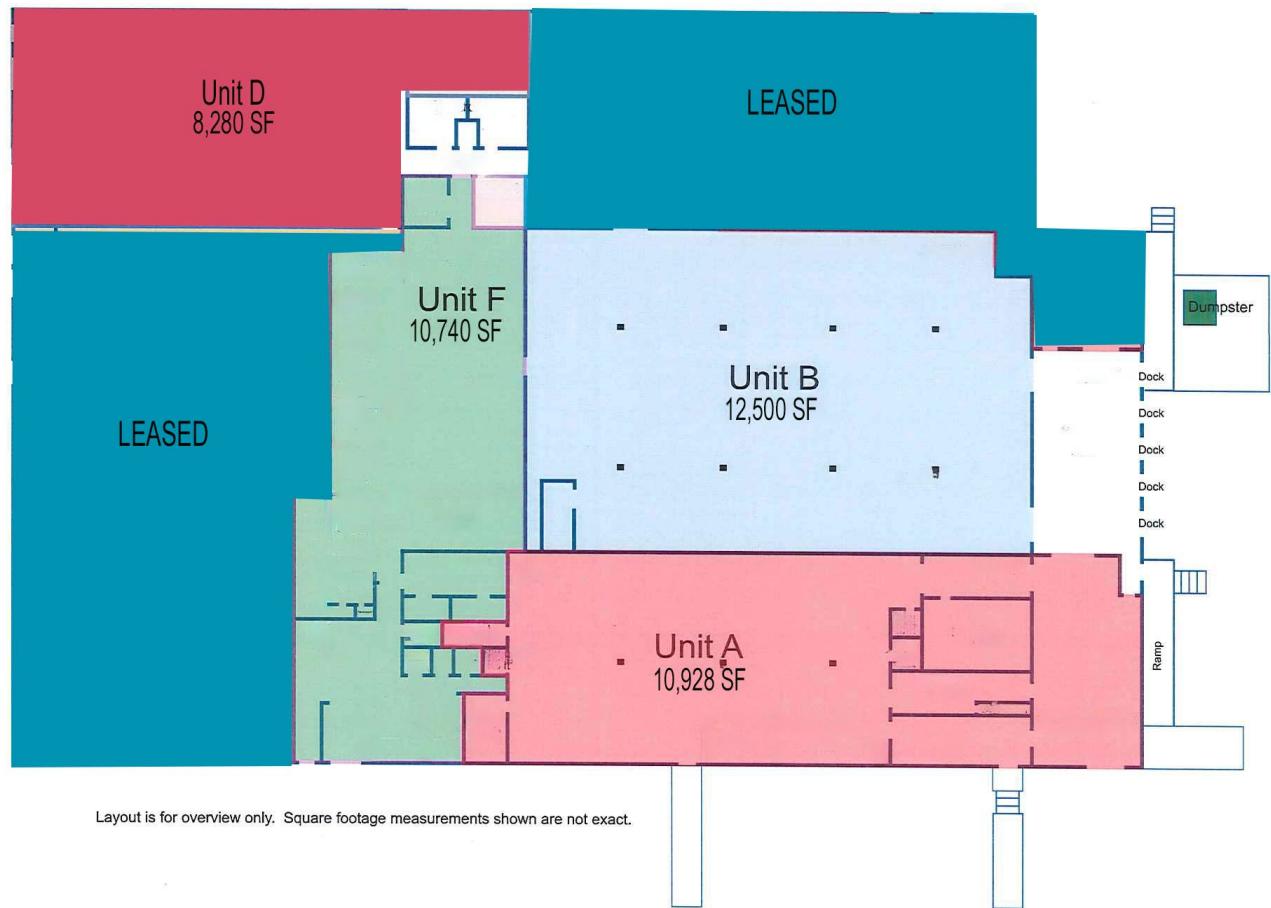
AVAILABLE

UNIT A-\$3,785.00 per month; \$4.50/SF/Yr NNN

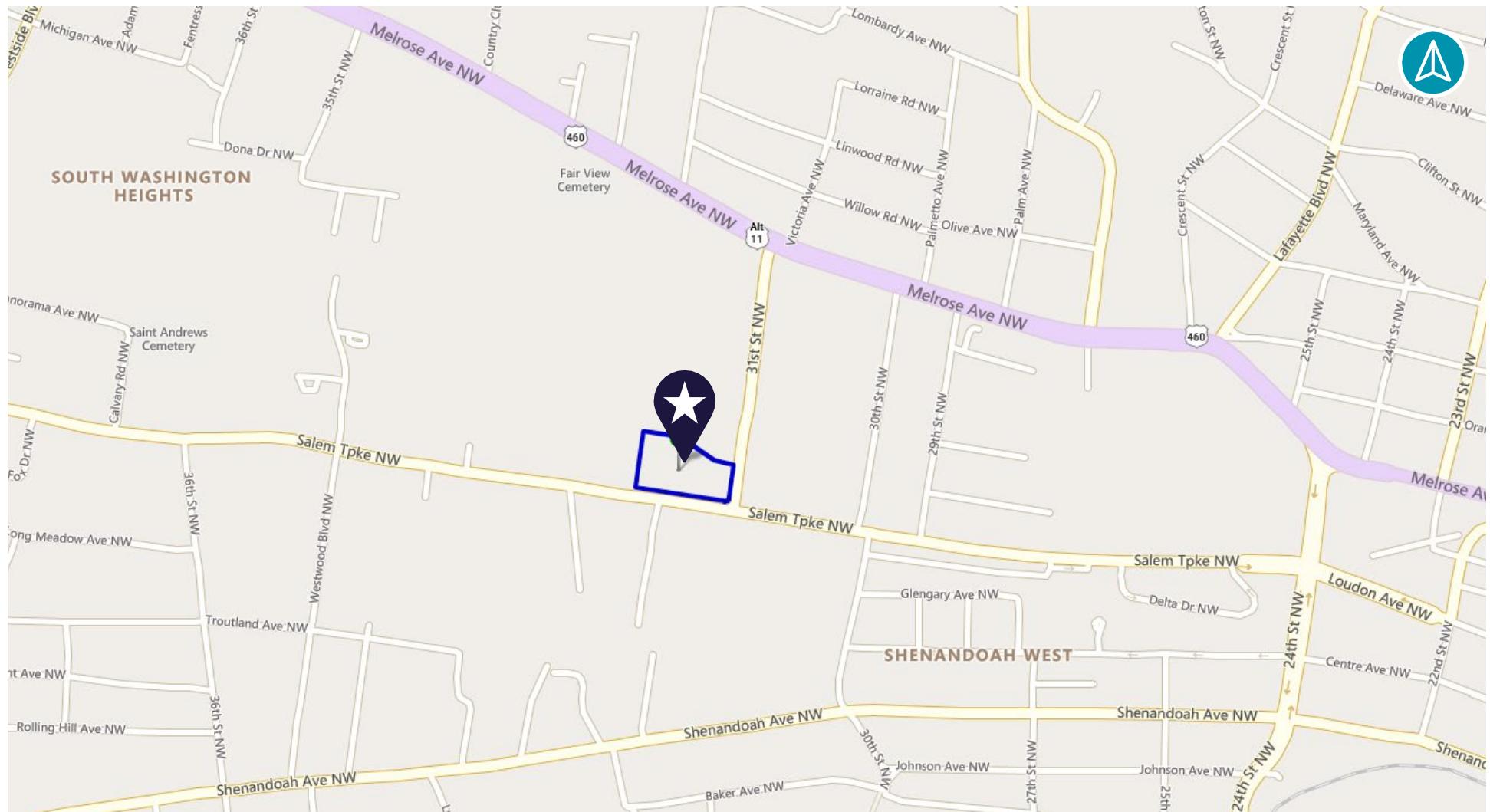
UNIT B-\$4,095.00 per month; \$4.00/SF/Yr NNN

UNIT D-\$2,070.00 per month; \$3.00/SF/Yr NNN

UNIT F -\$2,685.00 per month; \$3.00/SF/Yr NNN



MAP



**3125 Salem Turnpike
Roanoke, VA**

AERIAL





THALHIMER

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