



FOR LEASE
3330 HOLLINS RD

238,555 SF
ROANOKE, VA



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

3330 HOLLINS RD | ROANOKE, VA

AVAILABLE SPACE	238,555 SF
DOCKS	7
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHTS	14' - 18'
ROOF	Metal, TPO Overlay
WALLS	Metal, Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1960
FIRE SUPPRESSION	Dry System
LIGHTING	LED
POWER	600 Amp/3-Phase
LAND AREA	12.26 Acres
ZONING	I-1: Low Intensity Industrial District
PARCEL ID	314-0304
RAIL ACCESS	Yes

PROPERTY HIGHLIGHTS



NEW EXTERIOR PAINT (2025)

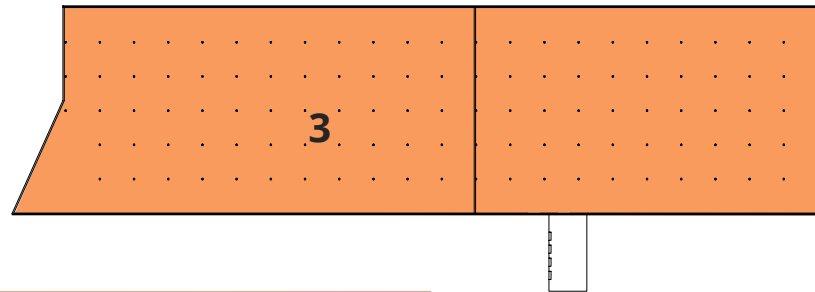
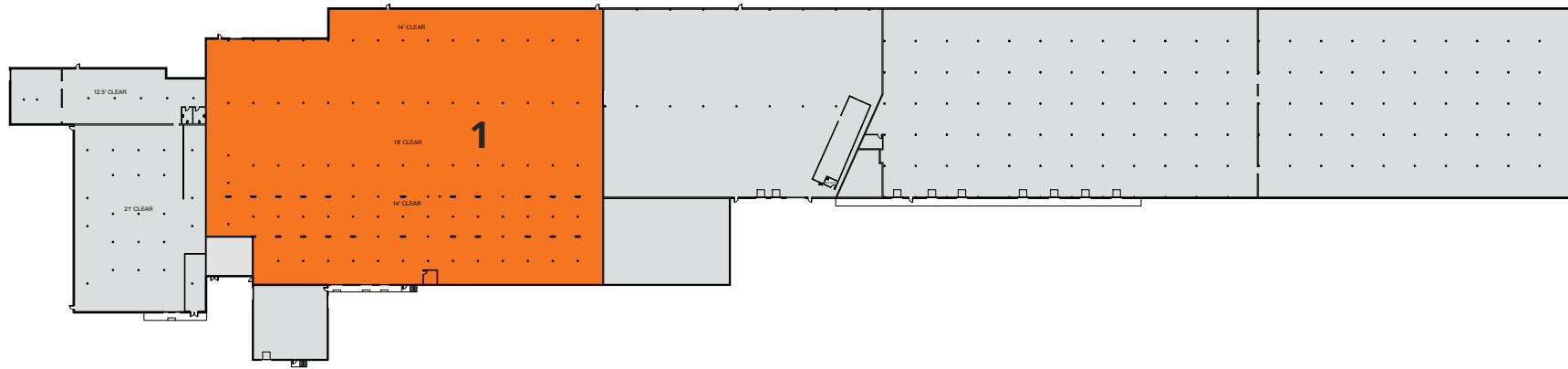
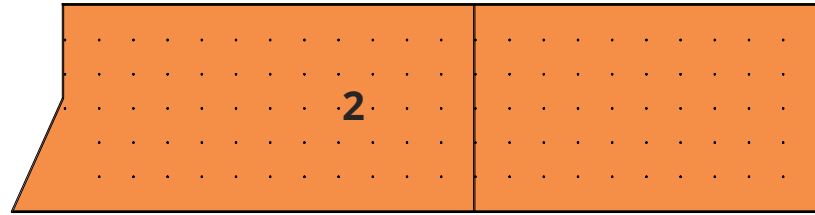


FRESHLY PAVED LOT (2025)

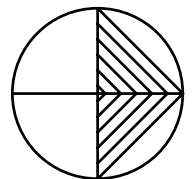


FLOOR PLAN

3330 HOLLINS RD | ROANOKE, VA



NUMBER	SPACE DESIGNATION	AVAILABLE	CLEAR HEIGHT	DOCKS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	IMMEDIATELY	14' - 18'	3	1	66,909 SF
2	MEZZANINE	IMMEDIATELY	TBD	N/A	N/A	85,823 SF
3	LOWER LEVEL WAREHOUSE	7/1/2026	TBD	4	1	85,823 SF
TOTAL						238,555 SF



LOCATION MAP

3330 HOLLINS RD | ROANOKE, VA

I-81	5 MILES
SALEM, VA	12 MILES
LYNCHBURG, VA	56 MILES
RICHMOND, VA	184 MILES
CHARLOTTE, NC	194 MILES

