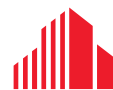




22,500 SF INDUSTRIAL FACILITY FOR SALE

2201 RAILROAD AVENUE
ROANOKE, VIRGINIA 24015



CUSHMAN &
WAKEFIELD

THALHIMER

2201 RAILROAD AVENUE

ROANOKE, VIRGINIA

Property Features

2201 Railroad Avenue is a 22,500 sq. ft. warehouse and industrial facility in the Norwich industrial corridor of Roanoke, VA. Ideal for contracting, warehousing, or manufacturing, this highly accessible property sits just 3 miles from downtown Roanoke and 6 miles from Roanoke-Blacksburg Regional Airport.

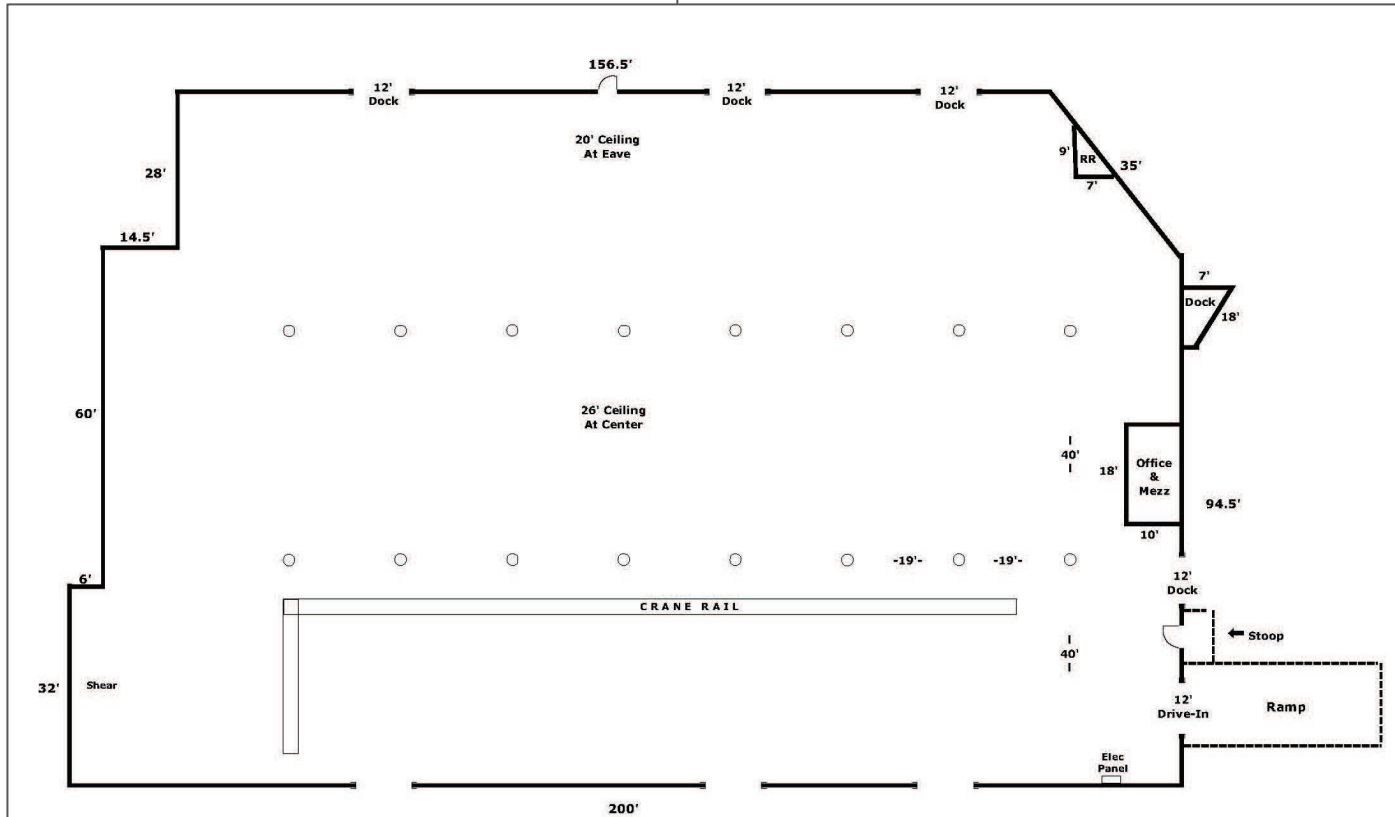
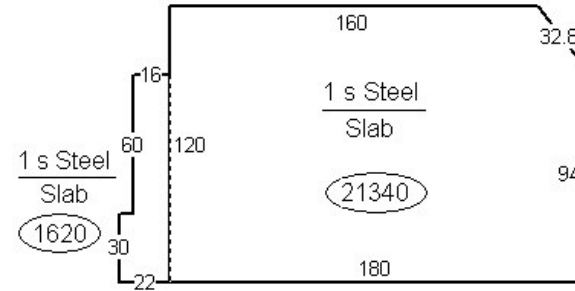
BUILDING SIZE:	22,500+/- SF
PARCEL#	142-0102
ACRES:	2.12
SALES PRICE:	\$1,200,000
TIMING:	Available now!
BUILT:	1953
LOADING:	1 Dock Door and 1 Drive-in Door
ZONING:	I-1
SPRINKLER:	Dry Sprinkler System
CLEAR HEIGHT:	36'
NO OF STORIES	1
POWER:	400 AMP 3 Phase
HEATING:	Gas
LIGHTING:	LED



2201 RAILROAD AVENUE ROANOKE, VIRGINIA 24015

SITE PLANS

23,000 SF Building



2201 RAILROAD AVENUE, SW
ROANOKE, VIRGINIA
23,000+/- SF

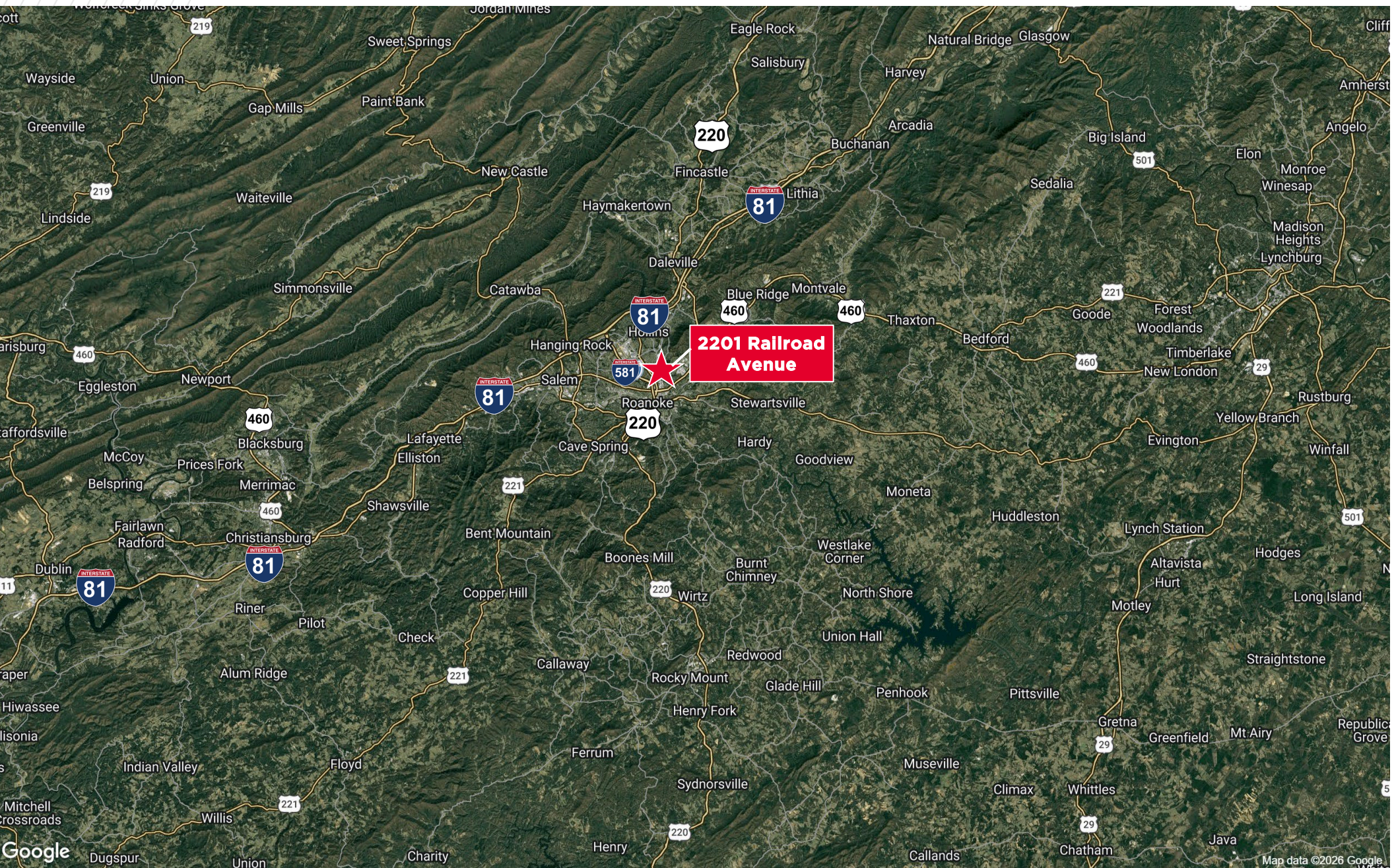
2201 RAILROAD AVENUE

ROANOKE, VIRGINIA



2201 RAILROAD AVENUE

ROANOKE, VIRGINIA





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