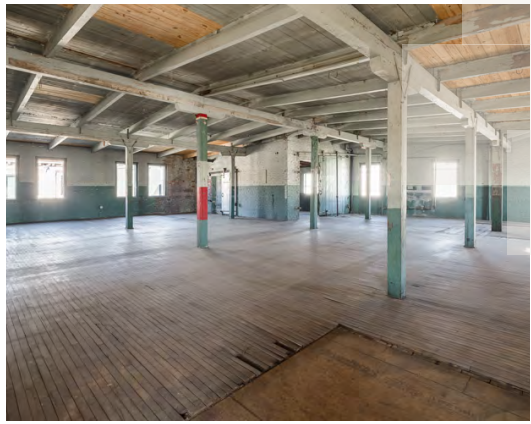


Downtown Roanoke Redevelopment Opportunity



46,000 SF



**Adaptive Reuse
Mixed-Use &
Residential
Opportunity**



Walking distance to Virginia Tech Carilion, Fralin Biomedical Institute, and Roanoke's emerging life sciences district

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Property Overview

The Virginia Can Company Complex is a historic industrial property located in downtown Roanoke, offering a unique opportunity for adaptive reuse and redevelopment within one of the region's most dynamic and evolving districts. Originally constructed for industrial use, the property features substantial existing structures with architectural character and flexible layouts suitable for a variety of redevelopment strategies.

Positioned approximately one block from newly developed wet lab and incubator facilities, and within walking distance of the Virginia Tech Carilion School of Medicine, Fralin Biomedical Research Institute, and Carilion Roanoke Memorial Hospital, the property sits at the intersection of downtown amenities and the region's expanding life sciences and healthcare corridor.

The property offers flexibility for a range of redevelopment strategies, including residential or multifamily conversion, mixed-use redevelopment, creative office or innovation-focused workspace, or hybrid redevelopment integrating adaptive reuse with modern construction.

The surrounding area is supported by a growing concentration of healthcare, research, and educational institutions, creating increasing demand for residential and mixed-use development, particularly walkable housing options serving medical professionals, students, and workforce populations.

Additional nearby parcels may be available separately, offering the potential for assemblage and expanded development footprint.

Building Layout & Flexible Space Configuration

NORTH BUILDING	26,400 SF
FIRST FLOOR FRONT OFFICE	1200 SF
FIRST FLOOR WAREHOUSE	12,500 SF
SECOND FLOOR FRONT OFFICE	1,400 SF
SECOND FLOOR OPEN OFFICE	3,600 SF
SECOND FLOOR SERVER ROOM	500 SF
SECOND FLOOR WAREHOUSE	9,600 SF

SOUTH BUILDING	26,400 SF
FIRST FLOOR WAREHOUSE	7,600 SF
FIRST FLOOR CINDERBLOCK	2,600 SF
SECOND FLOOR WAREHOUSE	7,600 SF

The existing layout supports flexible redevelopment, including adaptive reuse, mixed-use, or residential conversion.

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NORTHWAREHOUSE

North Warehouse – First Floor – Suite N1A – 1,200 SF

This space is on the first floor of the North building and has access from the common area of the facility. This suite includes one open space of 37' x 20' (approx.) and two private corner offices measuring 8'5" x 15' (approx.), all with large windows providing abundant natural light. There is also a utility room that houses the HVAC unit, a wash sink, and a small water heater. This room is approximately 11' x 6' (approx.) and, in addition to the utilities, provides storage space. Well-suited for adaptive reuse or flexible redevelopment.

North Warehouse First Floor Suite N1C 13,000 SF

The North Warehouse first floor consists of approximately 13,000 SF of concrete floor area. Wood beams are set at 15' x 15' (approx.). Two rolling doors provide access to the exterior walkway, and two roll-up doors provide access to the 1,500 SF (approx.) loading dock. A separate man door provides access from Albemarle Ave. The rear portion of the space includes both a dock and man door entrance from 4th Street. The concrete dock area includes two dock levers and connects to both the North and South Warehouses. Suitable for adaptive reuse, mixed-use redevelopment, or flexible redevelopment strategies.

North Warehouse Second Floor Suite N2A 1,400 SF

The North Warehouse second floor Suite N2A is accessible from the stairway in the common area. The area is comprised of two rooms, including a main open space of approximately 37' x 20' (approx.) and a large office measuring 15' x 20' (approx.). The space features large windows providing natural light and original heart pine flooring. There is also a utility room housing the HVAC unit, a wash sink, and a small water heater. This room is approximately 11' x 6' (approx.) and also provides additional storage space. Adjacent to this area are two back-to-back bathrooms and a conference room measuring approximately 15' x 10' (approx.). The hallway connects to North Warehouse second floor Suite N2B.

North Warehouse Second Floor Suite N2B 3,600 SF

This suite consists primarily of an open 60' x 60' (3,600 SF) space with a dedicated server room (15' x 14') located at the east end of the room. The space features high ceilings, exposed brick walls, refinished hardwood floors, and abundant natural light from oversized windows. This suite can be combined with the adjacent front office suite to create a larger contiguous space exceeding 5,000 SF.

North Warehouse Second Floor Suite N2C 9,600 SF

The second floor of the North Warehouse features hardwood floors and multiple windows, with south-facing views of the Roanoke Star. The space is well-suited for adaptive reuse, mixed-use redevelopment, or flexible redevelopment strategies.

South Warehouse

South Warehouse – First Floor Suite S1A – 2,600 SF – Cinderblock Building

The cinderblock building is attached to the South Warehouse and provides access to exterior walkways, with a separate entrance allowing for flexible configurations. The space features seven large windows providing abundant natural light, along with durable concrete floors and a functional industrial layout.

South Warehouse – First Floor Suite S1B – 7,600 SF

The first floor of the South Warehouse features a combination of wood flooring across approximately 70% of the space, with concrete flooring in the remaining areas. Exposed wood beams and ceilings create a strong industrial framework, with natural light entering through three roll-up doors and multiple windows. The space includes direct access to loading docks, with additional dock positions at the rear of the building, supporting a range of redevelopment strategies.

South Warehouse – Second Floor Suite S2A – 7,600 SF

The second floor of the South Warehouse features hardwood floors, multiple windows, and south-facing views of the Roanoke Star. Open beams and exposed ceilings create a distinctive industrial character, well-suited for adaptive reuse, residential conversion, or mixed-use redevelopment.

Location & Demand Drivers

- Centrally located in Downtown Roanoke within an active urban redevelopment corridor
- Proximity to hotels, restaurants, farmer's market, museums, performing arts venues, and new residential development, including Elmwood Park Amphitheater
- Walkable to Virginia Tech Carilion School of Medicine and Research Institute, Carilion Roanoke Memorial Hospital, Jefferson College of Health Sciences, Dr. Pepper Park, and the Roanoke Greenway (30+ miles of trails)
- Immediate access to I-581 with regional connectivity to Roanoke-Blacksburg Regional Airport, I-81, US-460, and the Berglund Center
- Located within a growing concentration of healthcare, research, and educational institutions supporting long-term redevelopment demand

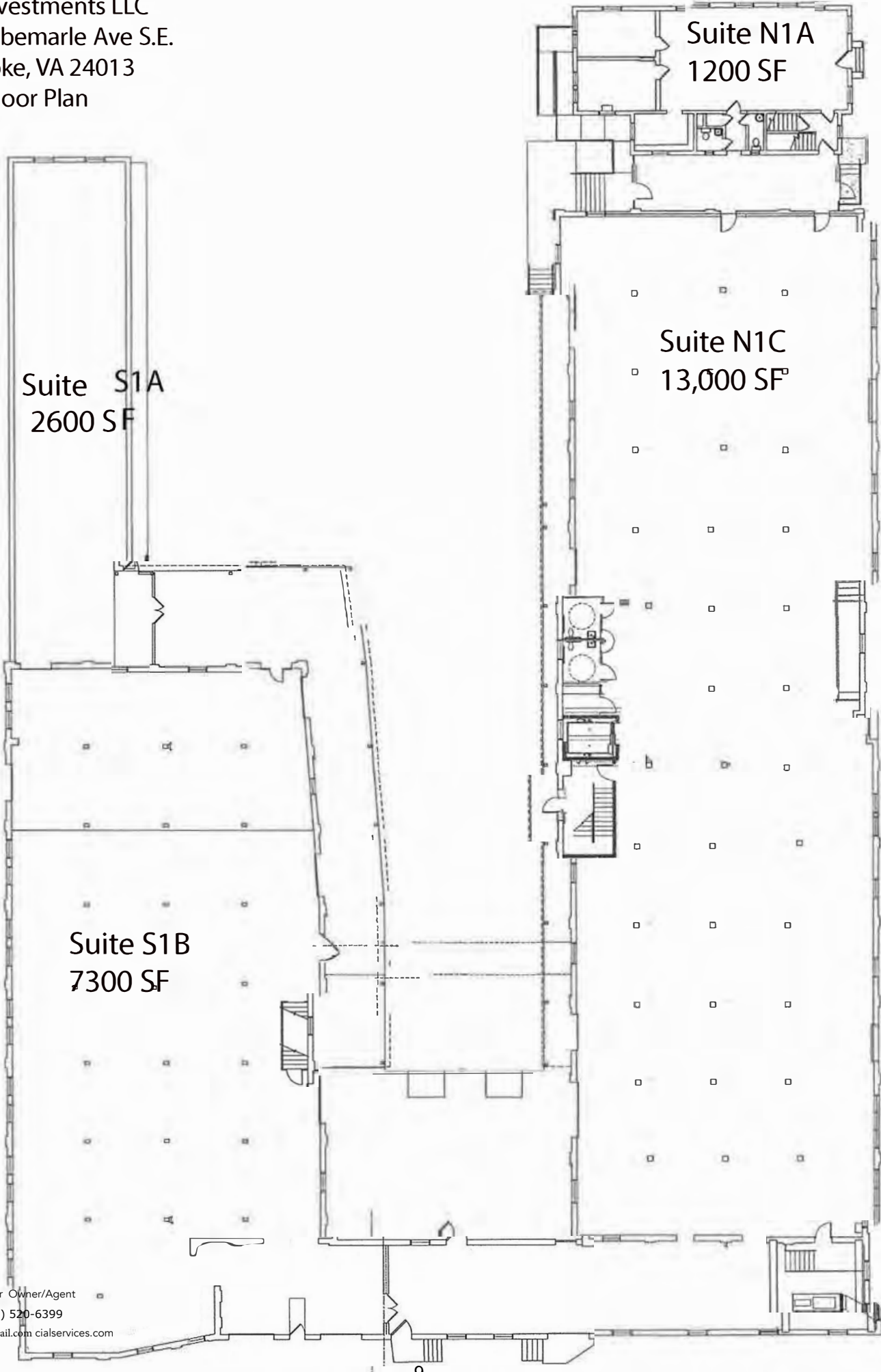
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Community Data & Key Market Indicators

Roanoke City, Virginia (ACS 2019–2023 5-Year Estimates)

- **Population:** ~100,000
- **Median Household Income:** ~\$52,000
- **Per Capita Income:** ~\$30,000
- **Median Gross Rent:** ~\$950
- **Median Home Value:** ~\$180,000
- **Homeownership Rate:** ~55%
- **Renter-Occupied Housing:** ~45%
- **Persons per Household:** ~2.3
- **Average Commute Time:** ~19 minutes
- **Population Age 20–34:** ~22%
- **Bachelor's Degree or Higher:** ~28%
- **Labor Force Participation:** ~62%
- **Total Households:** ~43,000

Virginia Can Company Complex
KNI Investments LLC
315 Albemarle Ave S.E.
Roanoke, VA 24013
First Floor Plan

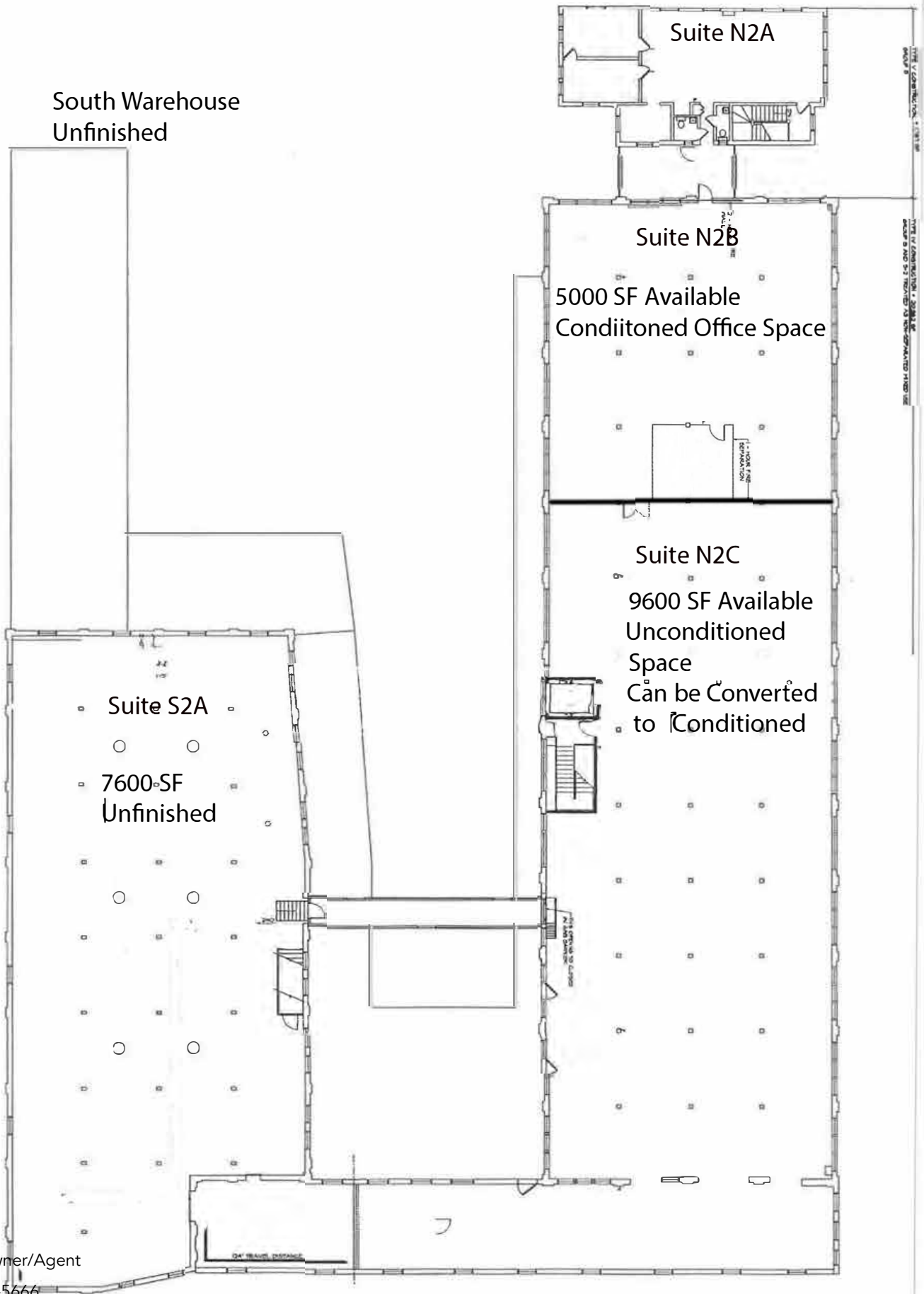
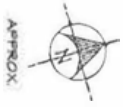


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Virginia Can Company Complex
315 Albemarle Ave S.E.
Roanoke VA
2nd Floor

North Warehouse Completed

South Warehouse
Unfinished



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Zoning & Incentives

Notice: The descriptions below are provided solely for general informational purposes. Prospective purchasers should independently verify eligibility for any programs or incentives. KNI and Walker Commercial Services do not guarantee the applicability of this information. Links are provided to relevant municipal code and supporting resources.

Downtown District – The purpose of the D District is to permit a wide variety of uses and relatively intense development in the downtown, consistent with historic development patterns, while supporting the continued growth of the City’s business and cultural center. Further information related to the Downtown District can be found [HERE](#). A table outlining permitted uses for this property can be found [HERE](#).

Enterprise Zone – The Enterprise Zone provides access to a range of local and state grants and incentives. Roanoke City currently has one Enterprise Zone (Zone One A), which includes Downtown Roanoke, Statesman Industrial Park, and surrounding areas. State incentives may include real property investment grants of up to 20% reimbursement, subject to caps based on investment size, construction type, and use. Additional local programs may support development costs such as water, fire, and sewer infrastructure, as well as fire suppression systems. For more information on the Enterprise Zone, see [HERE](#). For information on real estate tax exemption, see [HERE](#). For information on real estate tax exemption, see [HERE](#). For Enterprise Zone One A Grants Program Guidelines, see [HERE](#).

Roanoke also offers additional programs supporting neighborhood development ([LINK](#)) and economic development and entrepreneurial activity ([LINK](#)).

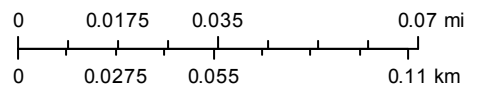
A range of local and state programs may be available to support redevelopment of this property.

Zoning Overlay



April 3, 2019

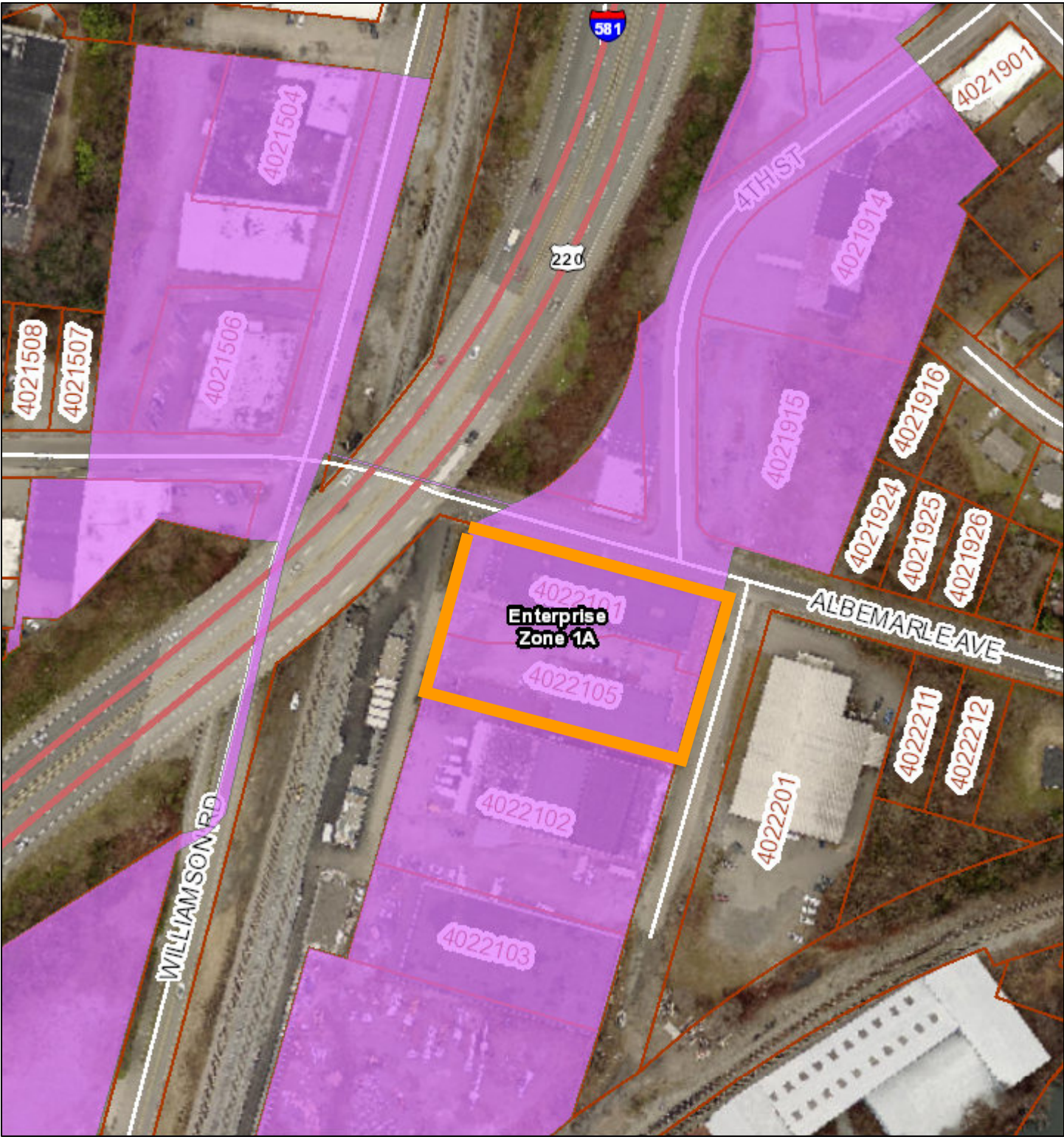
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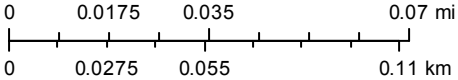
City of Roanoke, EagleView
City of Roanoke

Enterprise Zone Overlay



April 3, 2019

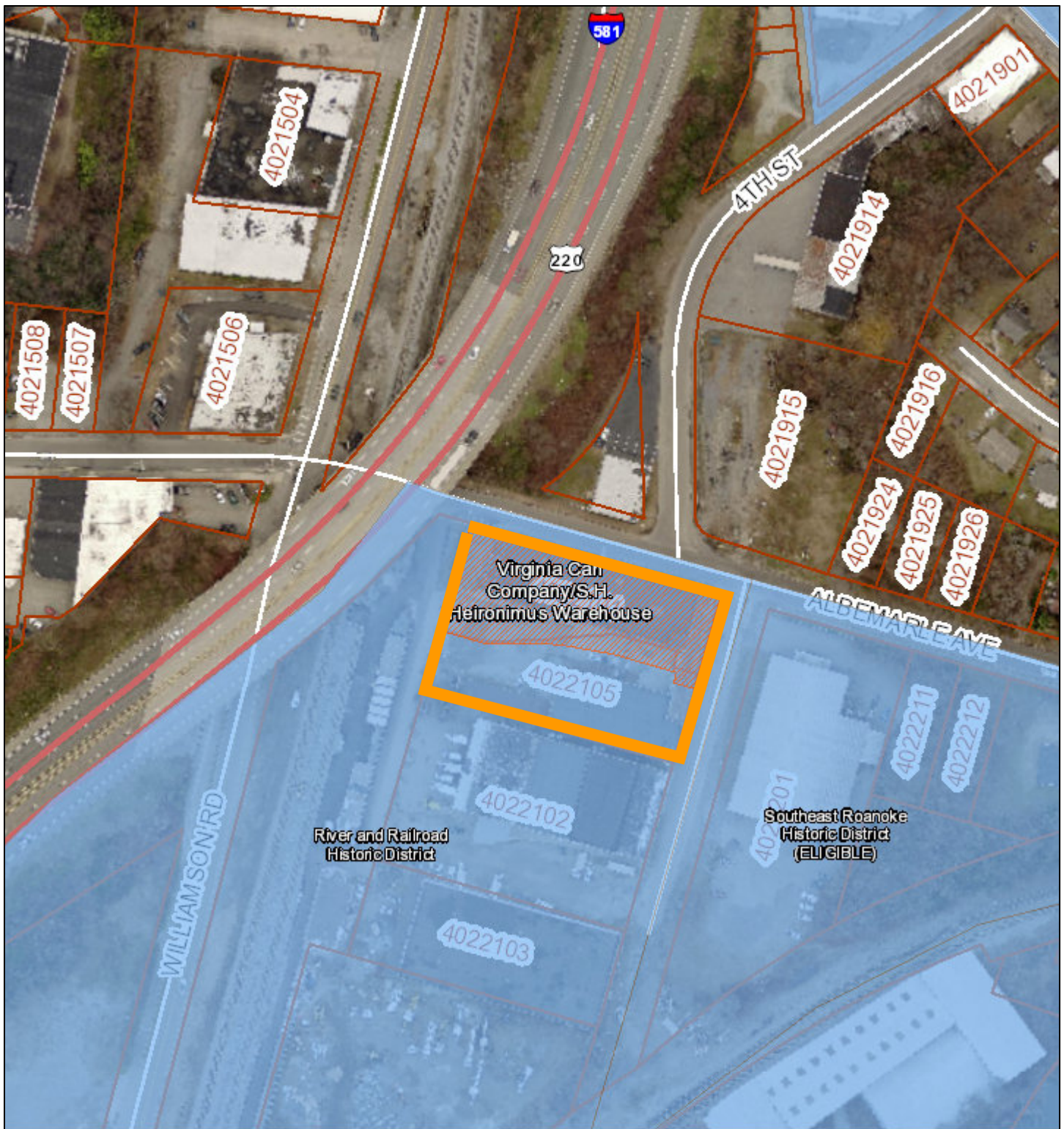
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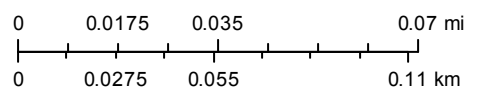
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City of Roanoke, EagleView
City of Roanoke

Historic District Overlay



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