



WAREHOUSE FOR SALE | 2,280 TOTAL SF

5021 BENOIS ROAD
Roanoke, Virginia 24018



CUSHMAN &
WAKEFIELD

THALHIMER

5021 BENOIS ROAD

Roanoke, VA 24018

FEATURES

Size & Dimensions: The property features a total of 2,280 SF of space, flex office and warehouse (approximately 50% office, 50% warehouse/workshop).

Upgrades & Features: The space includes significant recent renovations, adding a new kitchenette/breakroom with storage, a new half bathroom, and new HVAC systems. Four new office spaces also recently added.

Financials: This facility is available for a sales price of \$450,000.

Location: Strategically located along Benois Road, the property offers close proximity and easy access to major thoroughfares like Electric Road and Route 419.



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OVERVIEW



Total SF	2,280 SF
Acres	0.27
Built	1996/renovated 2025
Parcel #	087.11-03-28
Drive-In Doors	2
Stories	1
Parking	Onsite gravel lot
Roof	Asphalt
HVAC	Forced Air Unit Central
Zoning	Heavy Industrial

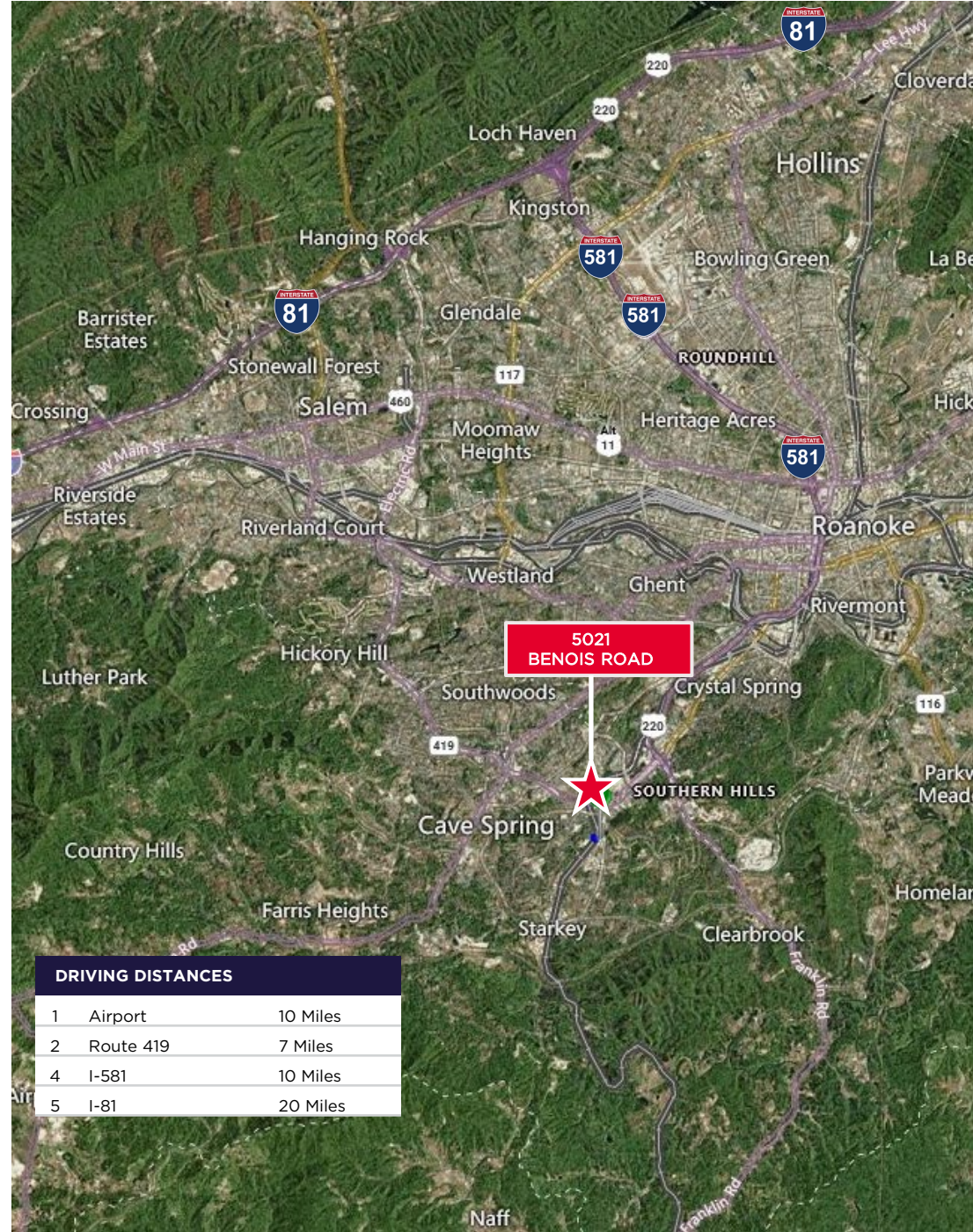
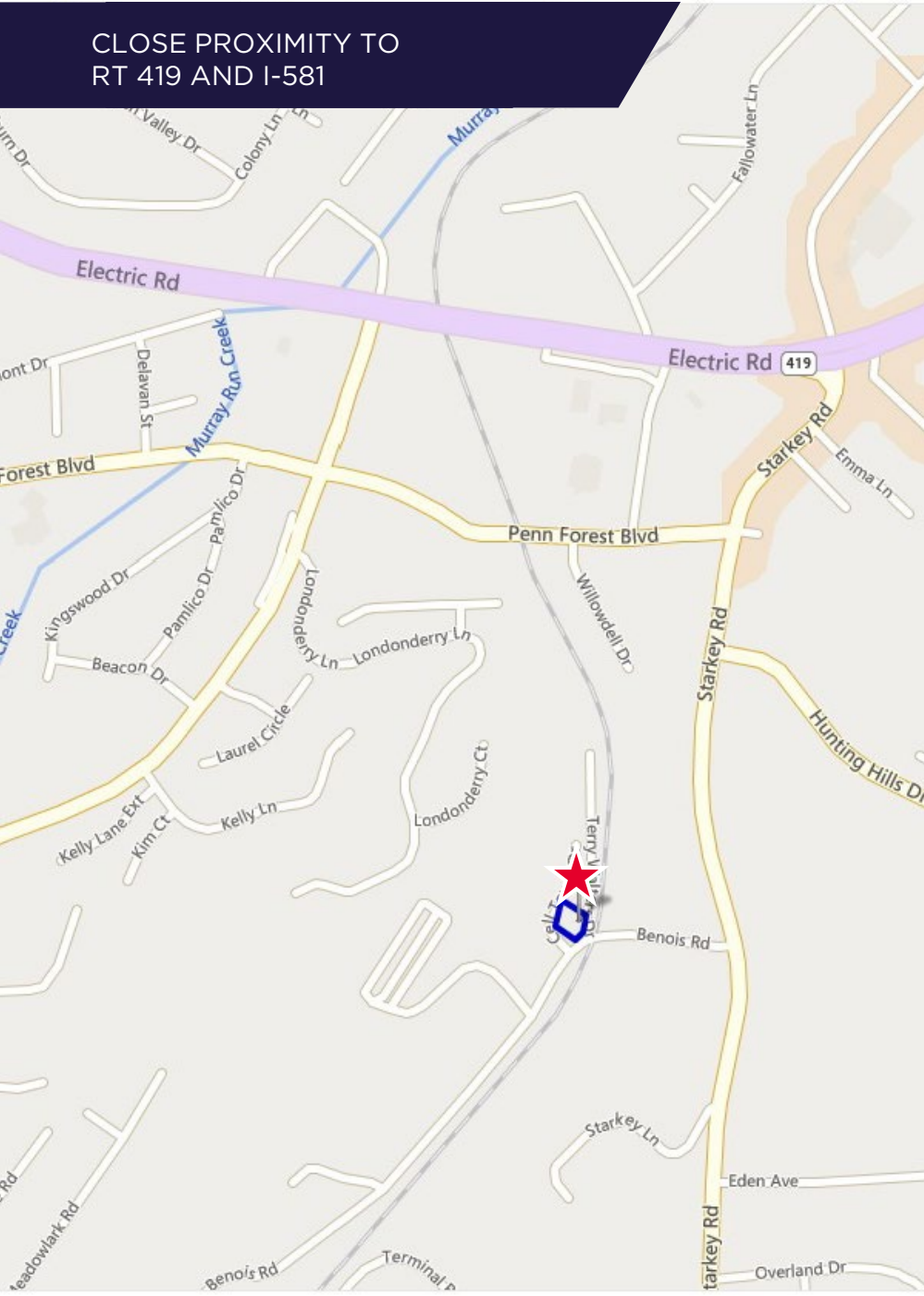
PROPERTY PHOTOS



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CLOSE PROXIMITY TO
RT 419 AND I-581



DRIVING DISTANCES		
1	Airport	10 Miles
2	Route 419	7 Miles
4	I-581	10 Miles
5	I-81	20 Miles



FOR MORE INFORMATION, CONTACT:

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