

**FOR LEASE**

811 Connecticut Avenue

Roanoke, Virginia



**OFFICE | WAREHOUSE**  
**10,035 SF**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# SITE & BUILDING SPECS

811 Connecticut Avenue, NE, Roanoke, Virginia 24012



**OFFICE | WAREHOUSE**

<b>Space Available:</b>	10,035 SF AVAILABLE
<b>Office Area:</b>	3 offices plus conference room and open office
<b>Building Exterior:</b>	Attractive entrance, metal frame signage opportunity
<b>Clear Height:</b>	22'
<b>Loading:</b>	Drive in sales/service entrance
<b>Parking:</b>	22 parking spaces
<b>Zoning:</b>	I-1
<b>Power</b>	3 phase power
<b>Lighting:</b>	LED
<b>Loading:</b>	Drive in sales/service entrance, 12' drive-in door, 9' dock door
<b>Sprinkler:</b>	Yes
<b>Description:</b>	Heated warehouse space (a portion is temperature controlled)
<b>Lease Rate:</b>	\$13.00 NNN

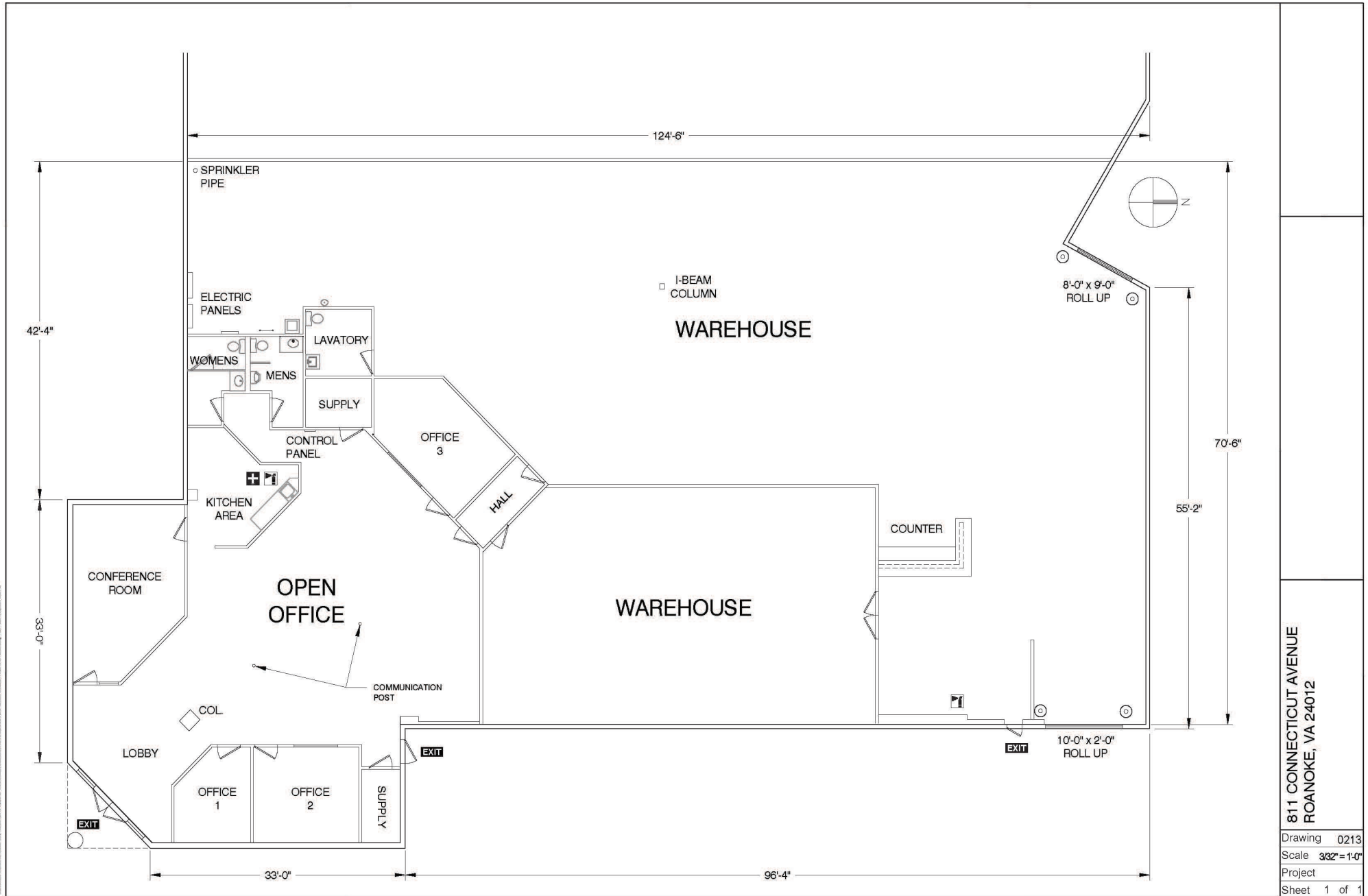


# OVERVIEW



**Rare Industrial  
Warehouse  
Opportunity**

# FLOOR PLAN



811 CONNECTICUT AVENUE  
ROANOKE, VA 24012

Drawing	0213
Scale	3/32" = 1'-0"
Project	
Sheet	1 of 1



# AERIAL



Carilion Roanoke  
Community Hospital

Elmwood Park

Downtown  
Roanoke

INTERSTATE  
581

460

811 CONNECTICUT

460



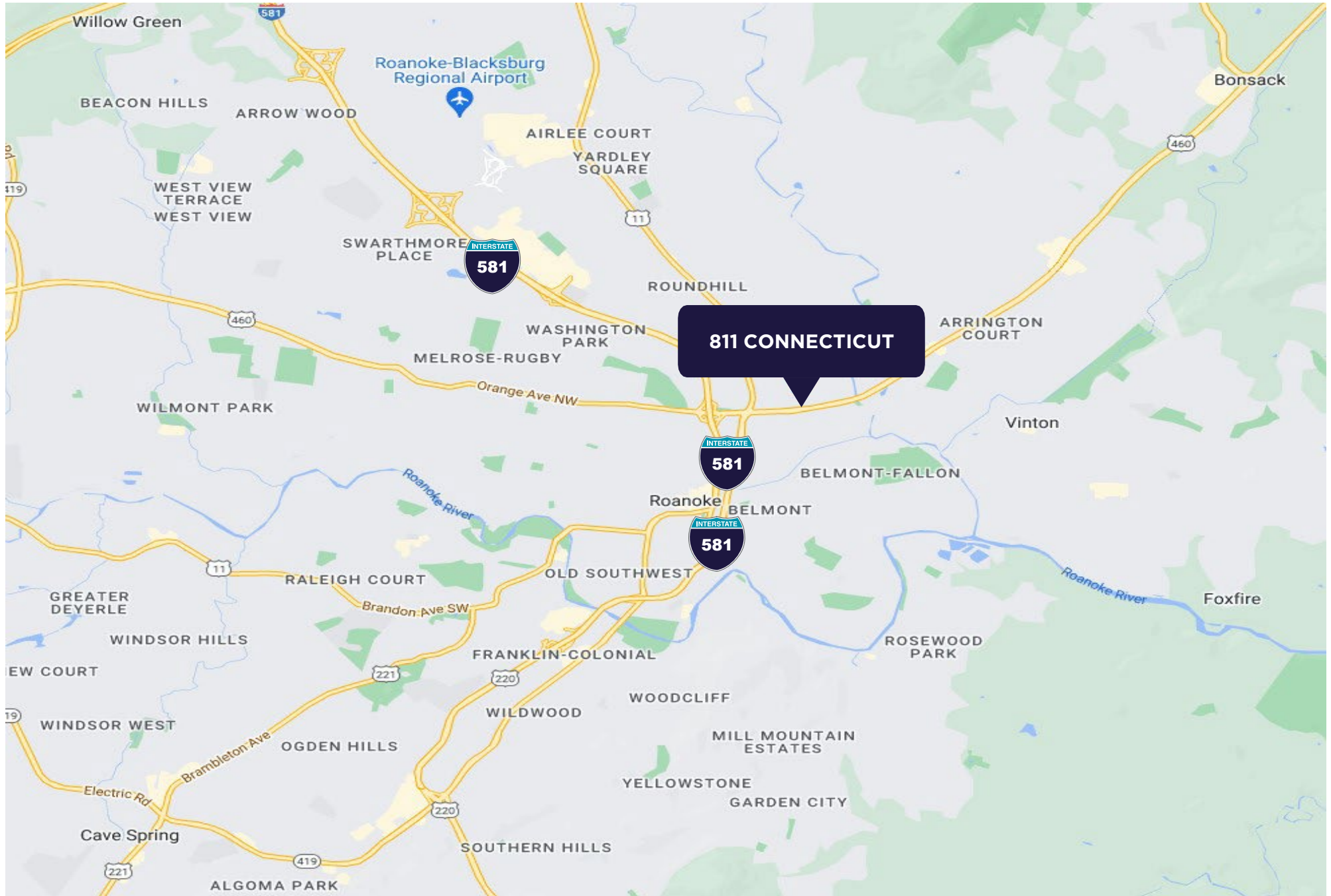


10,035 SF OFFICE/WAREHOUSE FOR LEASE





# LOCATION







**THALHIMER**

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