

## WAREHOUSE/DISTRIBUTION FACILITY AT I-81

3941 W MAIN ST SALEM, VA 24153



## OFFERING SUMMARY

Available SF:	23,392 SF
Lease Rate:	\$10.00 SF/yr NNN
Lot Size:	6.64 Acres
Year Built:	1997
Building Size:	23,392 SF
Zoning:	I1

## PROPERTY OVERVIEW

Jacob Quesinberry of Poe & Cronk Real Estate Group presents an excellent industrial property in the Roanoke market coming available as for lease in late 2026. The property features a 23,000+ SF modern industrial building with a 30-foot clear height warehouse. Component areas include office, warehouse and service garage. The 6.6+ acre site provides ample opportunity for future expansion and/or additional parking. As currently configured, the facility offers 22 dock doors comprised of 13 van height doors and 9 dock high doors. The site configuration allows for 43 passenger vehicle spaces, 30 box truck parking spaces and 3 tractor trailer parking spaces in addition to dock staging. Property available for occupancy in January 2027.

## PROPERTY HIGHLIGHTS

- Strategic Location Along Interstate 81
- 30-foot Clear Height Warehouse
- Fully Sprinkled
- 22 Dock Doors (13 Van Height and 9 Dock High)
- Large Parking Lot for Cars and Vans



## JACOB QUESINBERRY, SIOR

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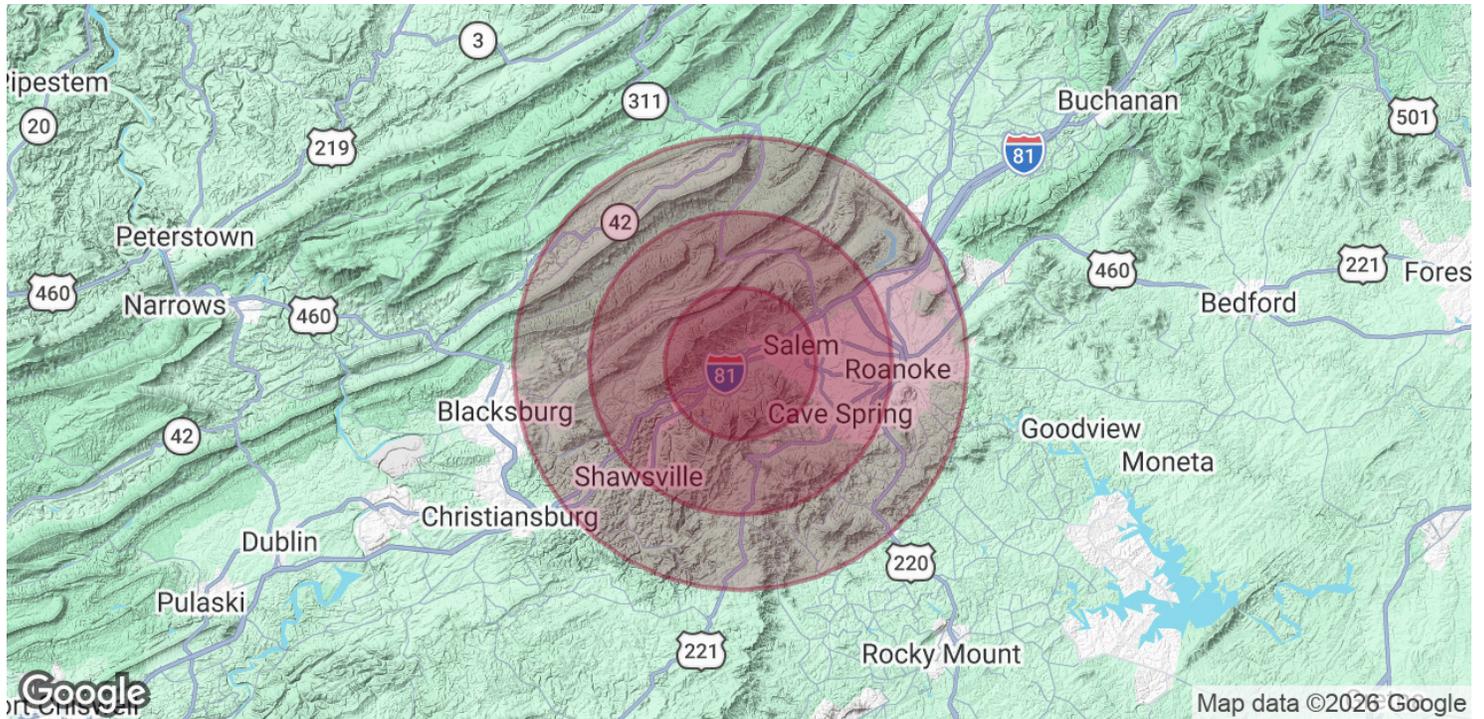
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	29,221	125,055	260,389
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	45	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	11,338	52,604	110,323
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$115,868	\$98,893	\$90,600
Average House Value	\$364,335	\$327,277	\$313,911

Demographics data derived from AlphaMap



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