



3631 AERIAL WAY DR SW ROANOKE, VA 24018

INDUSTRIAL PROPERTY
OWNER USER

Louise Haddad
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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EXECUTIVE SUMMARY

3631 Aerial Way Dr SW in Roanoke, Virginia presents an outstanding owner-user opportunity featuring 70,260 SF of industrial warehouse space on a 4.34-acre site. The facility includes approximately 6,300 SF of office space, 24' clear heights, 10 dock-high doors, and 8 drive-in doors, providing the functionality and flexibility to support manufacturing, warehousing, distribution, or service operations. Zoned I-1 (Industrial), the property offers a versatile layout and infrastructure well-suited for businesses seeking to establish or expand their operations in a highly functional industrial facility.

Strategically located just minutes from I-81, I-581, and the Blue Ridge Parkway, the property offers excellent regional connectivity throughout Virginia and the Mid-Atlantic. Situated within Roanoke's established industrial market and near the Roanoke-Blacksburg Regional Airport, the location provides convenient access to major transportation corridors, a skilled workforce, and key logistics networks, making it an ideal choice for owner-users seeking long-term operational efficiency and market accessibility.

THE OFFERING

Building SF	70,260
Year Built	1970
Lot Size (Acres)	4.29
Parcel ID	5220601
Zoning Type	I-1
Clear Height	24'
Drive Ins	8
Docks	10

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Minutes from I-81, I-581, and Roanoke-Blacksburg Regional Airport, providing efficient regional and interstate connectivity throughout the Mid-Atlantic.



Expansive Space: 70,260 SF on 4.34 acres with approximately 6,300 SF of office space delivers ample room for operations, administration, and future business growth.



Strategic Features: An owner-user opportunity with a functional layout that balances warehouse and office space, making it ideal for companies looking to control occupancy costs while building long-term equity.



Industrial Infrastructure: Featuring 24' clear heights, 10 dock-high doors, and 8 drive-in doors, the facility is equipped to support high-volume logistics, manufacturing, and distribution operations.



Zoning Advantage: I-1 Industrial zoning supports a wide range of manufacturing, warehousing, distribution, and service industrial uses, offering long-term operational flexibility.



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$22,317	\$22,763	\$23,219	\$23,683	\$24,157	\$24,640
INSURANCE	\$24,591	\$25,083	\$25,584	\$26,096	\$26,618	\$27,150
TOTAL OPERATING EXPENSES	\$46,908	\$47,846	\$48,803	\$49,779	\$50,775	\$51,790

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PHOTOS



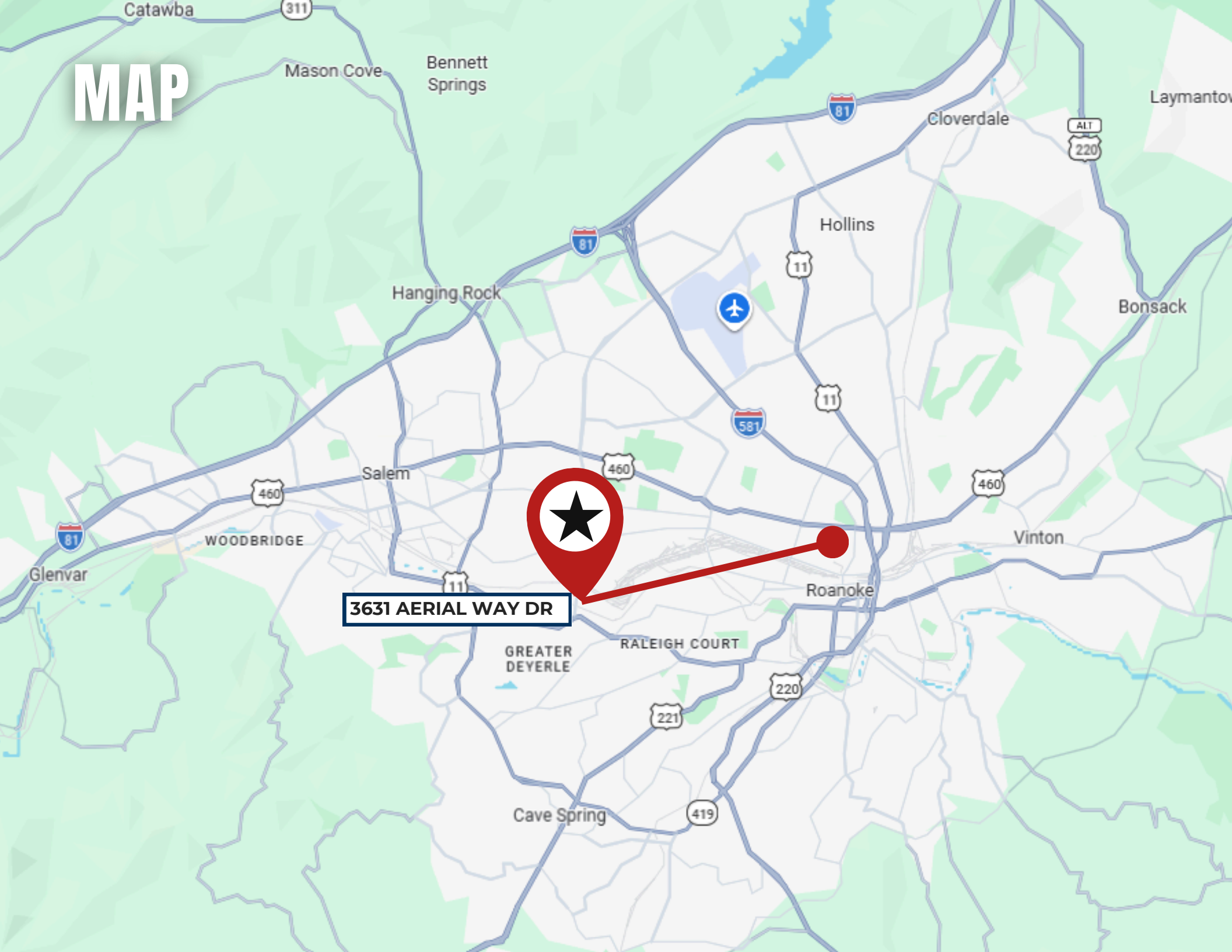
ABOUT ROANOKE, VA

Roanoke, Virginia is a strategic industrial and logistics hub in the heart of the Mid-Atlantic, offering exceptional connectivity via Interstates 81 and 581, as well as access to rail service and the Roanoke-Blacksburg Regional Airport. The region benefits from a skilled workforce, competitive operating costs, and a diverse economy supported by manufacturing, healthcare, transportation, and technology. With its central location providing efficient access to major East Coast markets, Roanoke continues to attract commercial and industrial users seeking cost-effective facilities, reliable infrastructure, and long-term growth opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,680	70,218	151,094
2025 POPULATION	5,320	69,258	149,909
2030 PROJECTION	5,236	69,232	150,129
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,566	31,150	65,210
2025 HOUSEHOLDS	2,399	30,649	64,639
2030 PROJECTION	2,358	30,620	64,714
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$78,688	\$80,648	\$88,237



MAP



3631 AERIAL WAY DR

3631 AERIAL WAY DR SW | ROANOKE, VA 24018


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