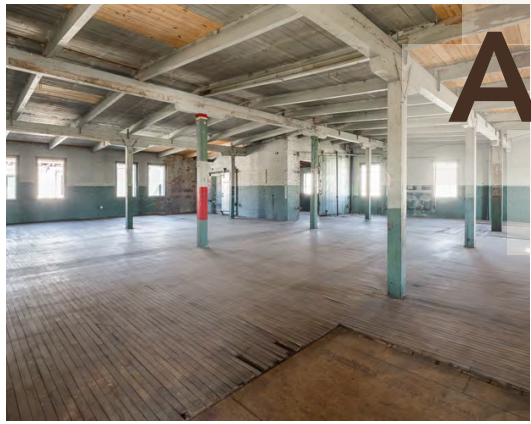


# The Virginia Can Company Complex



46,000 SF



Adaptive Reuse



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# Property Overview

Welcome to the former **Virginia Can Company (VCC)** in Roanoke, Virginia!

Located in the thriving Historic Downtown District and a part of the Roanoke River and Railroad Historic District, the VCC is the perfect setting for your urban enterprise. Whether you are an established business seeking a new neighborhood and larger space or just entering the creative class, you'll want **315 Albemarle Ave** to be your new business address. The VCC is a 46,000 square foot unparalleled dual warehouse complex, listed in the National Historic Building Register. The VCC exudes all the enviable qualities that define the adaptive re-use of historic buildings in modern metropolitan communities. More than just another diamond in the rough, this property is available **For Sale** with a Downtown District zoning designation.

The North Warehouse is 24,800 SF of finished, mixed re-use space. The South Warehouse is 17,600 SF of clean slate, poised perfectly for **build-to-suit options**. Between both warehouses sits a 1,500 square feet loading platform that can be used for al fresco dining and entertainment. With these and many more impressive amenities, what makes this site extraordinary is its **innovative design** fused with well-preserved & exposed interior brick and hard woods, lending to a vintage, open feel with a warm, welcoming urban vibe. This location is perfect for a microbrewery, distillery, farm-to-table restaurant, or open office concept, just to name a few opportunities.

The **Virginia Can Company** Property is poised to be a regional destination!

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# SPACE DESCRIPTIONS

<b>NORTH BUILDING</b>	<b>26,400 SF</b>
FIRST FLOOR FRONT OFFICE	1,200 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

<b>SOUTH BUILDING</b>	<b>26,400 SF</b>
FIRST FLOOR WAREHOUSE	7,600 SF
FIRST FLOOR CINDERBLOCK	2,600 SF
SECOND FLOOR WAREHOUSE	7,600 SF

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# NORTH WAREHOUSE

## 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 is one open space of 37' x 20' (approx) and two private corner offices measuring 8'5" x 15' (approx) all with large windows allowing lots of 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 even with the utilities has additional storage space. Featuring lots of natural light, this is an exceptional creative office space.

## North Warehouse – First Floor Suite N1C – 13,000 SF

The North Warehouse First Floor is 13,000 SF concrete floor area. The wood beams are set at 15' x 15' (approx). Two rolling doors allow access to the exterior walkway and two roll-up doors allow access to the 1,500 SF (approx.) loading dock. A separate man door provides access from Albemarle Ave. The back area of this space has both a tabbed dock and man door entrance from 4th street. The concrete dock area has two dock levers and connects to both the North Warehouse and South Warehouse. This area could accommodate a brewery, restaurant, distillery, light manufacturing, or warehousing.

## 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 room. The main open office area of approx. 37' x 20' (approx.) and a large office measuring 15' x 20' (approx.). This area has large windows that allow lots of light and the floors are the original heart of pine. There is also a utility room that houses the HVAC unit, a wash sink, and a small water heater. This room is 11' x 6' (approx.) and even with the utilities has additional storage space. Adjacent to this area are two Jack and Jill bathrooms and a conference room measuring approx. 15 x 10 (approx) The hallway then connects to the North Warehouse First Floor Suite N2B.

## North Warehouse – Second Floor Suite N2B – 3,600 SF

This suite is primarily an open office 60 x 60 (3,600 SF) with a dedicated server room (15 x 14) at the east end center of the room. This suite boasts high open ceilings, exposed brick walls, refinished hardwood floor and lots of light from the oversized windows. Combine this area with the front office suite to expand your space to over 5,000 SF. This suite is primarily an open office with a server room 15' x 14' (approx.) at the east end and centered in the room. This suite boasts high open ceilings, exposed brick walls, refinished hardwood floor and lots of light from the oversized windows.

## North Warehouse – Second Floor Suite N2C – 9,600 SF

The second floor of the North Warehouse boasts hardwood floors and multiple windows. Views of the Roanoke Star can be seen from just about every window on the south facing wall. The open beams and exposed ceiling make this an excellent opportunity for a brewery, restaurant, creative office space, or event space.

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# South Warehouse

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

The Cinderblock Building is attached to the South Warehouse and has access to the exterior walkways. With a separate entrance, it could be an excellent fit for a recording studio, restaurant, or any multitude of spaces. Seven large windows allow lots of natural sunlight. The space has concrete floors and cinderblock walls.

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

The first floor of the South warehouse is a combination of wood floors covering approximately 70% of the space and a concrete floor on the remainder. The exposed wood beams and ceilings allow natural light from the three roll-up doors and multiple windows to flow throughout the space. One of the roll-up doors has access to the loading docks as well as two tab docks on the back side of the building.

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

The second floor of the South Warehouse boasts hardwood floors and multiple windows. Views of the Roanoke Star can be seen from just about every window on the south facing wall. The open beams and exposed ceiling make this an excellent opportunity for a brewery, restaurant, creative office space, or event space.



# Community

## Overview

Conveniently situated in the center of Downtown Roanoke, the VCC is rising star in the among the urban renewal movement. VCC is located near upscale hotels, restaurants, a farmer's market, museums, visual and performing arts venues, new residential housing and the Elmwood Park Amphitheater. The VCC is also within walking distance to the 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 that features over 30 miles of urban trails. **Enjoy 5-minute access** to I-581, connecting you and your future clients to the Roanoke Airport, I-81, US-460, and the Berglund Center. All of these easy points-of-access coupled with the backdrop of city lights, mountains, and the Roanoke Star make the VCC the place to be!

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# Community

## Data

Fact	Roanoke City, Virginia
Population estimates as of July 1, 2017	99,837
Population, Census, April 1, 2010	97,032
% Persons under 5 years	6.9%
% Persons under 18 years	22.2%
% Persons 65 years and over	15.4%
Owner-Occupied Housing Unit Rate, 2013-2017	51.9%
Median Value of Owner-Occupied Housing Units, 2013-2017	\$133,700
Median Selected Monthly Owner Costs W/ Mortgage, 2013-2017	\$1,081
Median Selected Monthly Owner Costs W/O Mortgage, 2013-2017	\$389
Median Gross Rent, 2013-2017	\$776
Households, 2013-2017	42,333
Persons per Household, 2013-2017	2.3
% Households w/ Computer, 2013-2017	82.6%
% Households w/ Broadband Internet Subscription, 2013-2017	69.8%
% High School Graduate or Higher for Persons Age 25 yr+, 2013-2017	85.0%
% Bachelor's Degree or Higher for Persons Age 25 yr+, 2013-2017	23.2%
% Under 65 with Disability, 2013-2017	12.0%
% Population Age 16 yr+ In Civilian Labor Force - Total, 2013-2017	63.6%
% Population Age 16 yr+ In Civilian Labor Force - Female, 2013-2017	59.1%
Average Travel Time to Work (minutes), 2013-2017	20.8
Median Household Income (in 2017 dollars), 2013-2017	\$41,483
Per Capita Income in Past 12 Months (in 2017 dollars), 2013-2017	\$24,697
All Firms, 2012	8,330
Population per Square Mile, 2010	2,279.80
Land Area in Square Miles, 2010	42.56

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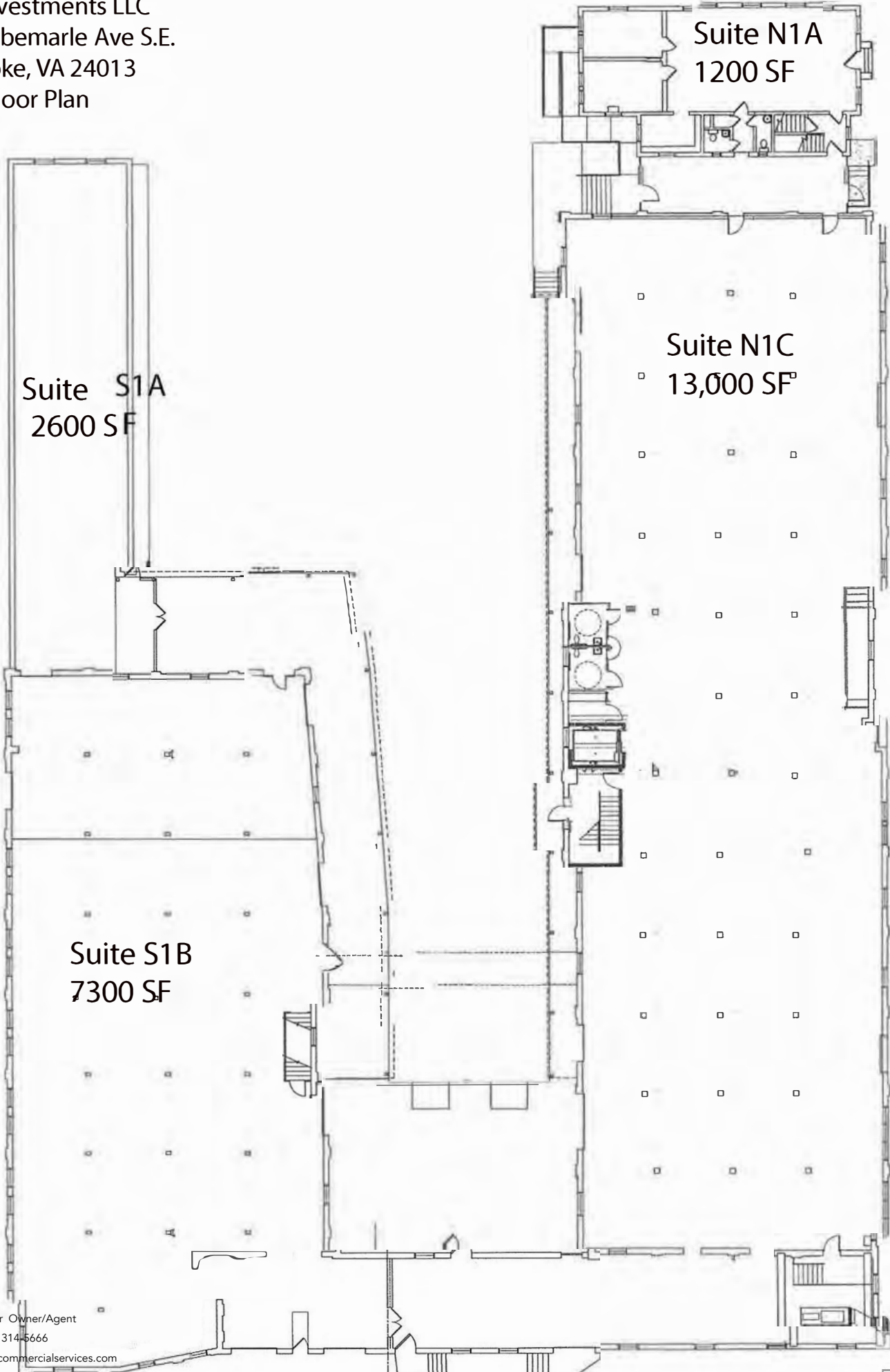
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Virginia Can Company Complex  
KNI Investments LLC  
315 Albemarle Ave S.E.  
Roanoke, VA 24013  
First Floor Plan



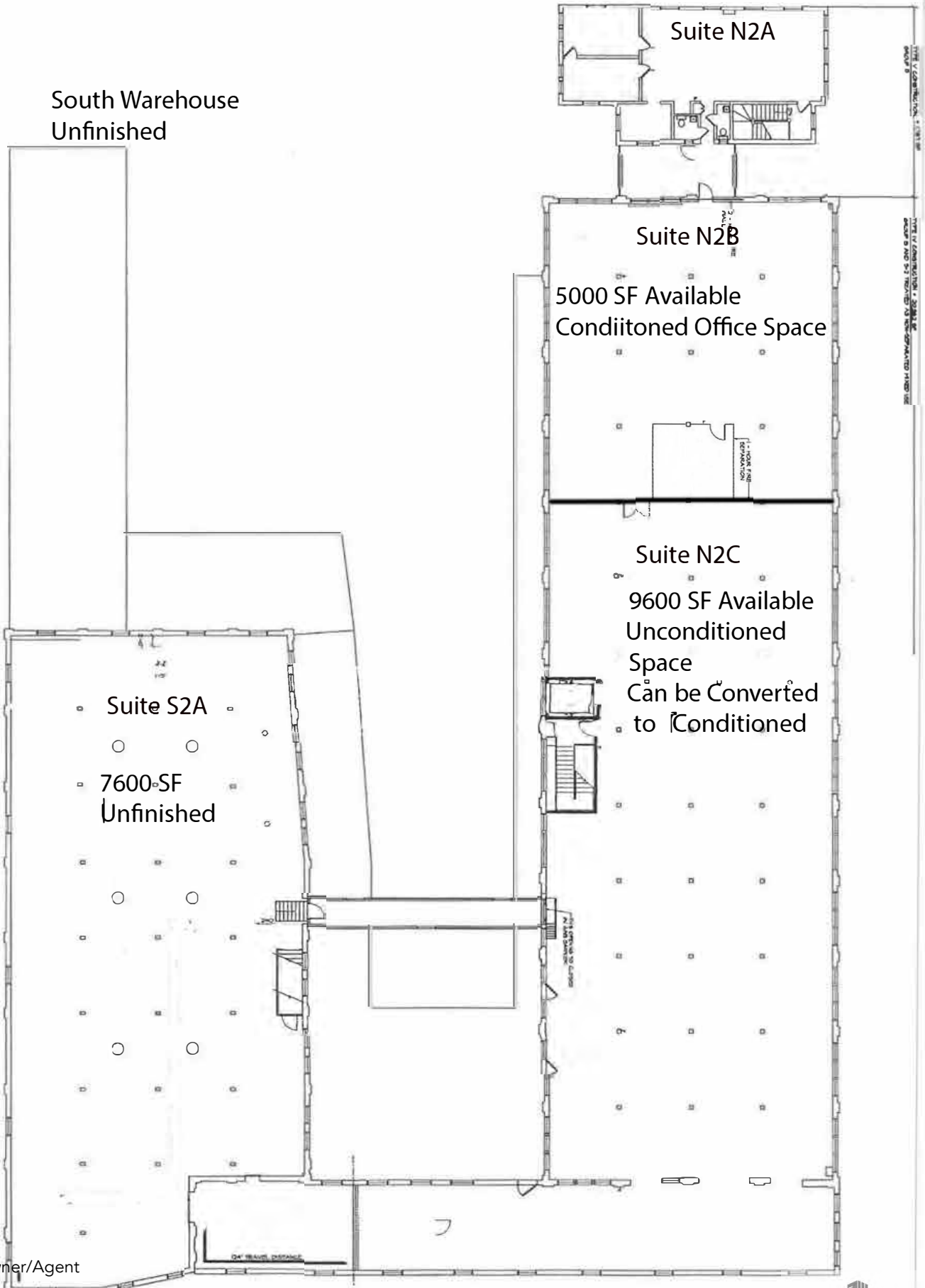
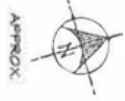
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Virginia Can Company Complex  
315 Albemarle Ave S.E.  
Roanoke VA  
2nd Floor

North Warehouse Completed

South Warehouse  
Unfinished

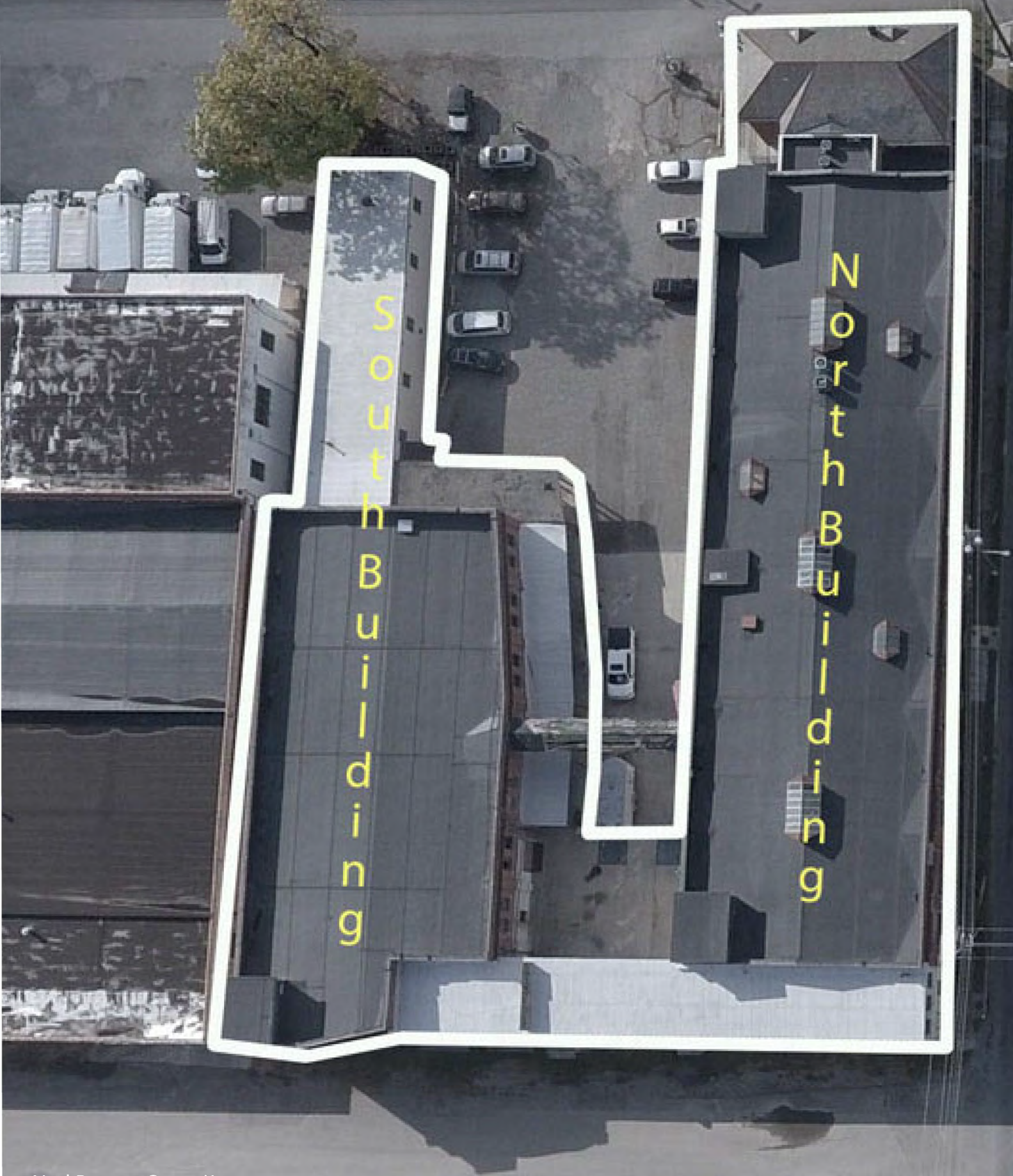


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## Overview Description of Zoning Areas and Districts

**Notice:** The descriptions below are provided for solely for an easy, at-a-glance, informative purpose. It is up to the purchases to investigate and determine if they are able to benefit from any programs. KNI and Walker Commercial Services do not guarantee any of the information. Links are provided to municipal code and relevant information.

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, in a manner that protects and enhances the business and cultural center of the City and region. Further Information related to the Downtown District can be found [HERE](#). A table outlining permitted usages for this property can be found [HERE](#).

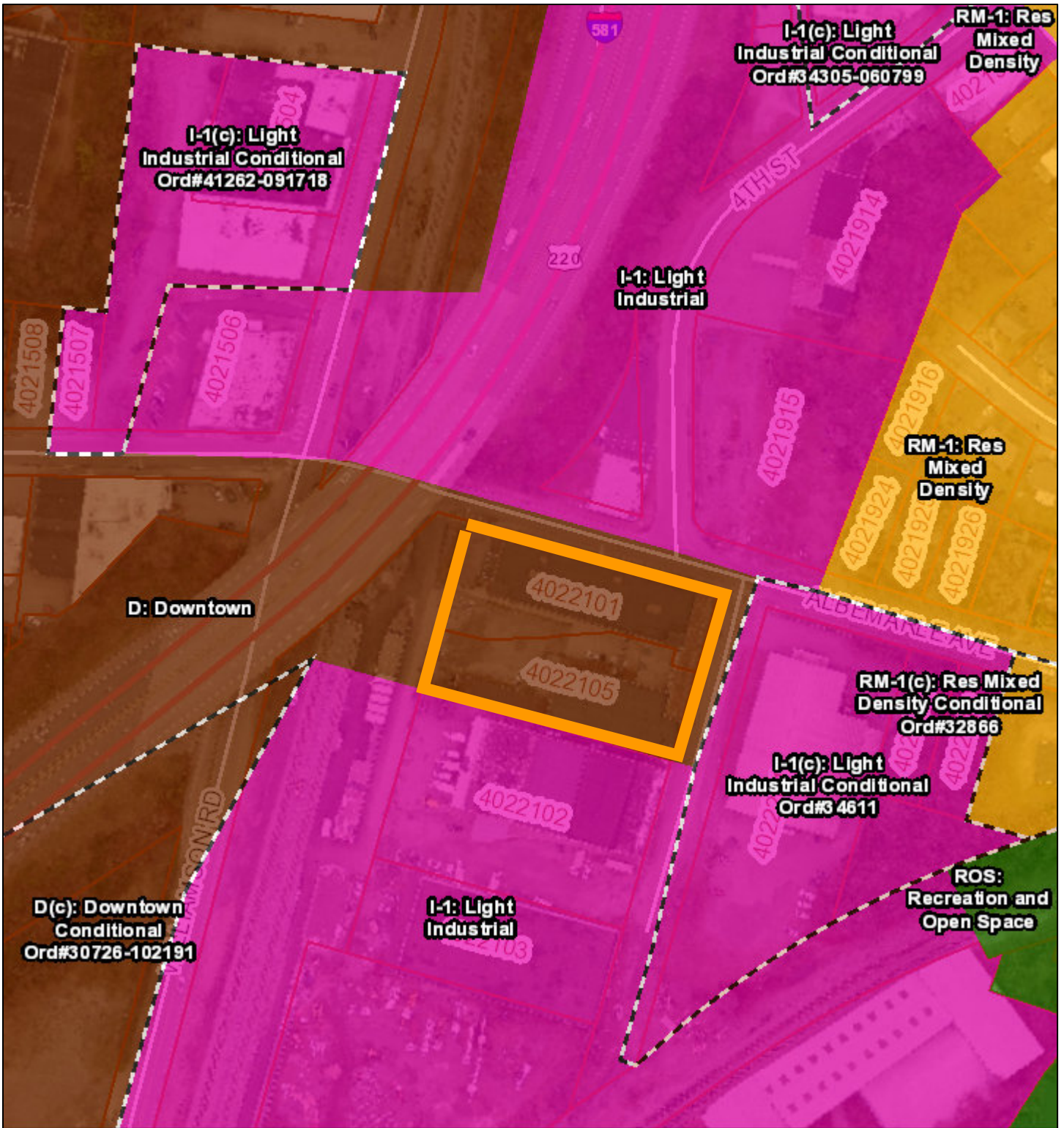
Enterprise Zone – The Enterprise Zone has multiple local and state grants and incentives. Roanoke City currently has one Enterprise Zone (Zone One A), this zone covers areas in Downtown Roanoke, Statesman Industrial Park, and more. An example state incentive is a real property investment grant, which can include a 20% reimbursement, with caps based on investment size, new construction, and types of use. Other local grants exist that support aspects of property development such as water, fire, and sewer hookups, fire suppression, and more. For information on the Enterprise Zone, see [HERE](#). For information on real estate tax exemption, see [HERE](#). For information on Enterprise Zone One A Grants Program Guidelines, see [HERE](#).

Roanoke has additional grants that aid in neighborhood development ([LINK](#)) and economic development entrepreneurial activity ([LINK](#)).

There are many programs both locally and in the state of Virginia that can be explored relevant to this property.

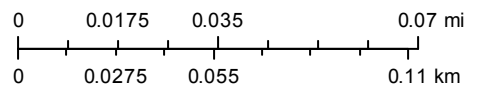


# Zoning Overlay



April 3, 2019

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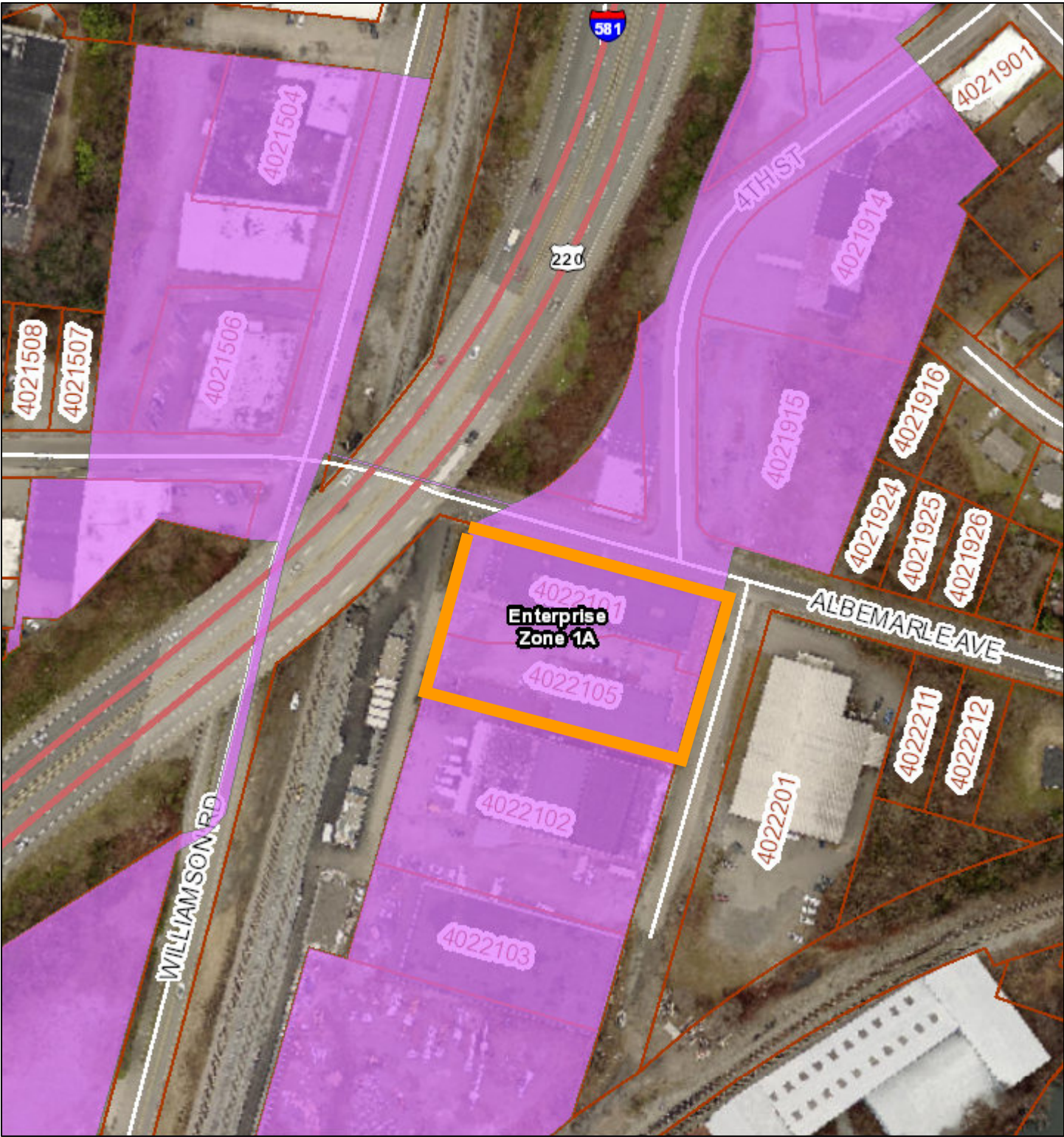
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City of Roanoke



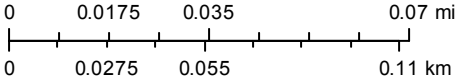


# Enterprise Zone Overlay



April 3, 2019

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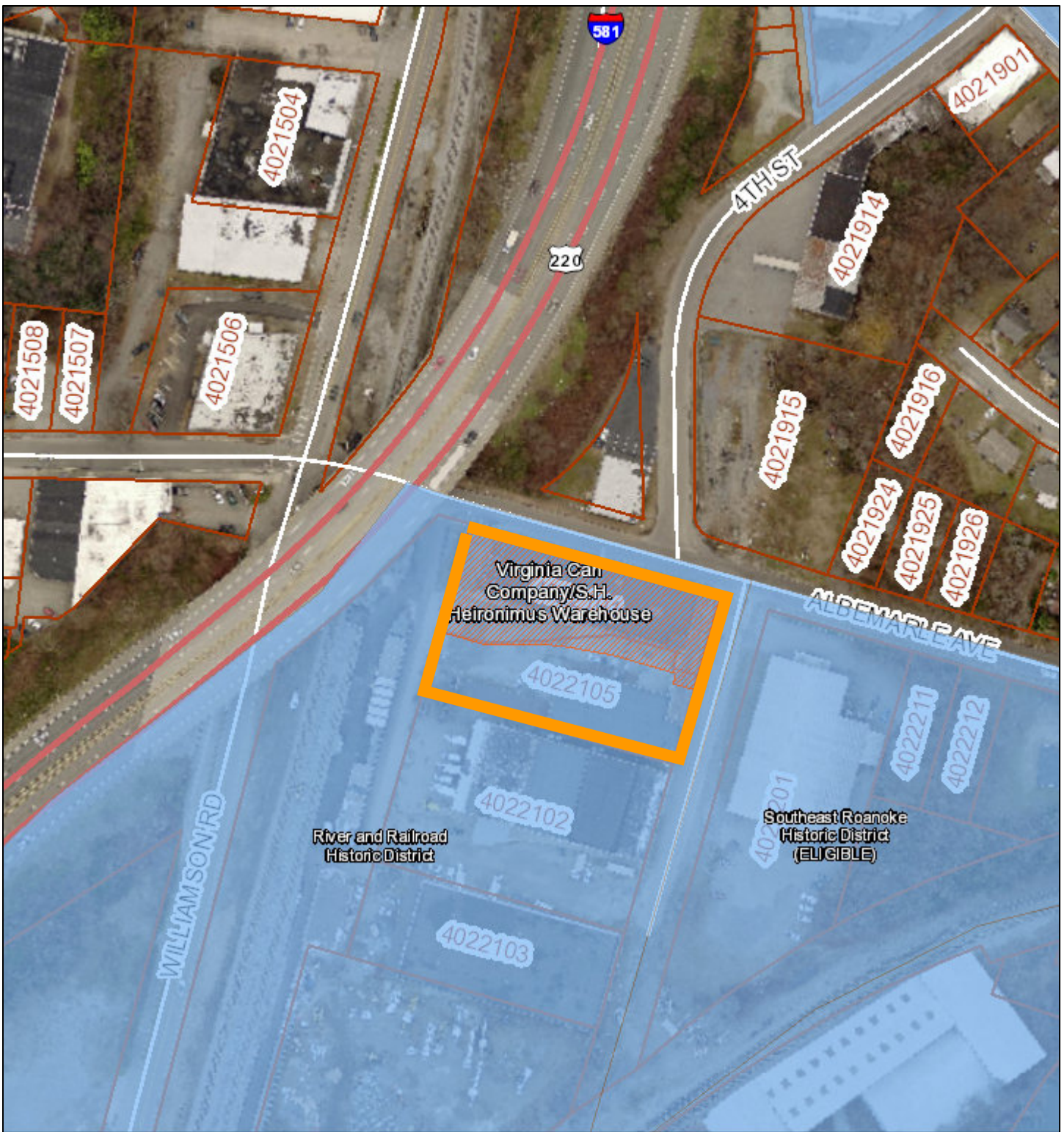
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City of Roanoke



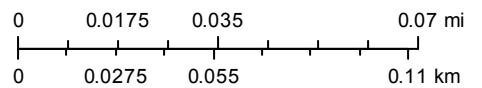


# Historic District Overlay



April 3, 2019

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