

# FOR LEASE

# NEWMARK

## 7500 SHADWELL DRIVE

### Roanoke, VA 24019

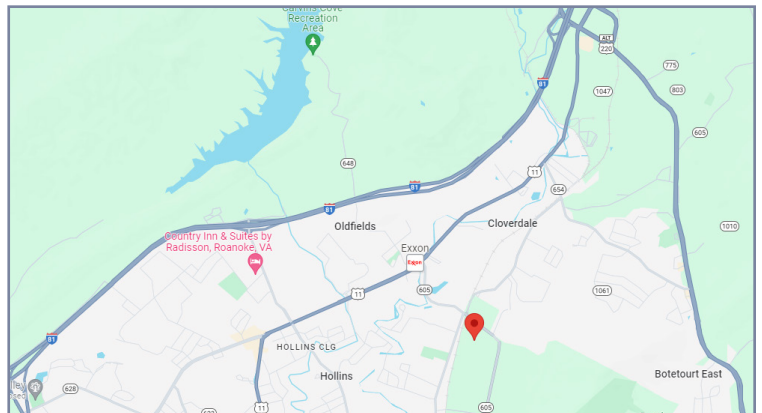


## PROPERTY INFORMATION

<b>Available SF:</b>	6,600 - 63,783
<b>Office:</b>	3,200 SF
<b>Clear Height:</b>	24-36'
<b>Loading:</b>	4 drive-ins Loading docks available
<b>Power:</b>	6,400 amps, 3 phase (substation onsite)
<b>Sprinkler System:</b>	Dry
<b>Zoning:</b>	Light Industrial District (I-1)

## PROPERTY HIGHLIGHTS

- New roof
- Fully conditioned space
- Up to 3 acres of lay down yard available
- 36' section has two large overhead cranes



## FOR LEASING INFORMATION:

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## INTERIOR PHOTOS



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