

Property Summary

FOR SALE OR LEASE

3114 W Main Street

SALEM, VA 24153

FLEXIBLE DESIGN

Acres	9.6
Approx Square Feet	35,000 – 70,000 SF
Clear Height	32'
Parking Spaces	197
Docks	30
Outdoor Storage	Up to 2 acres



NEWMARK

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Property Summary

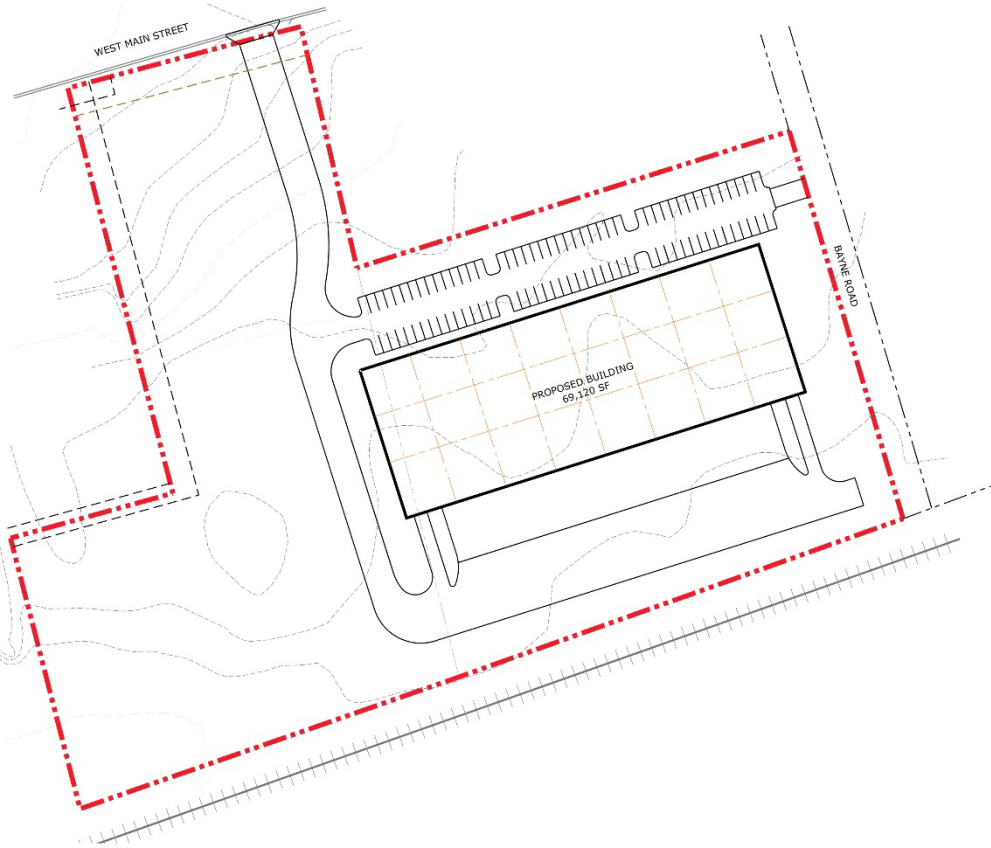
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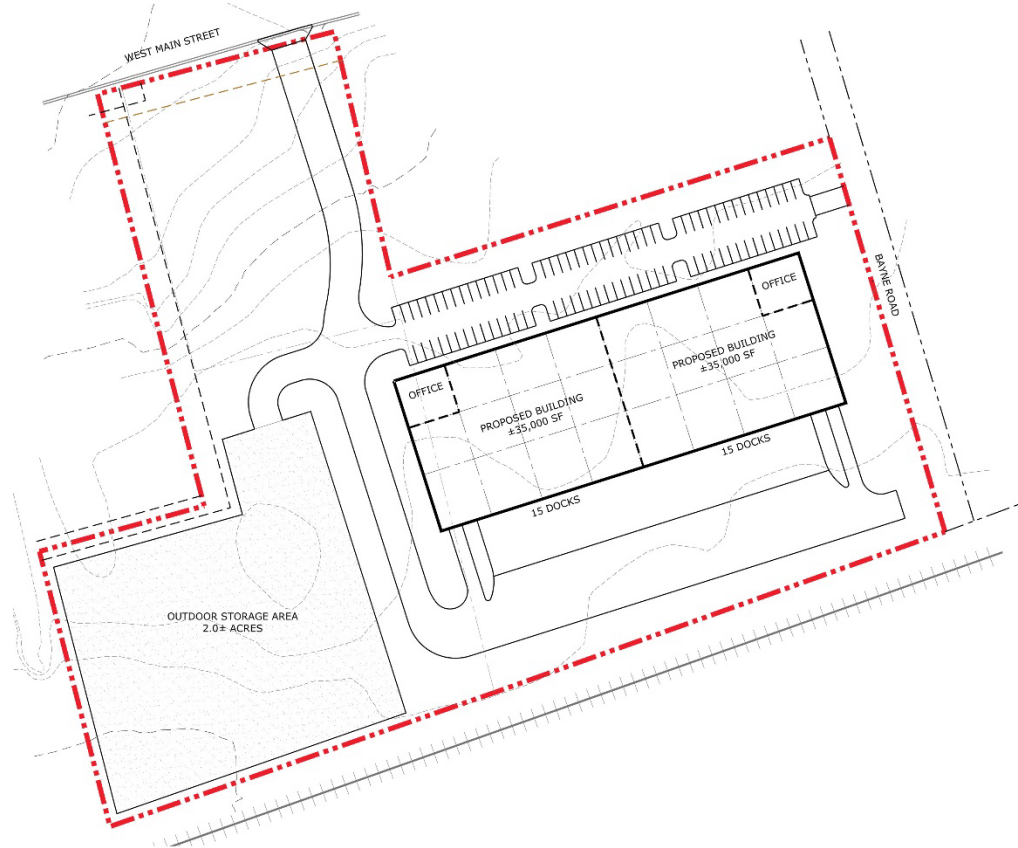
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SITE LAYOUT – ONE TENANT



SITE LAYOUT – TWO TENANTS

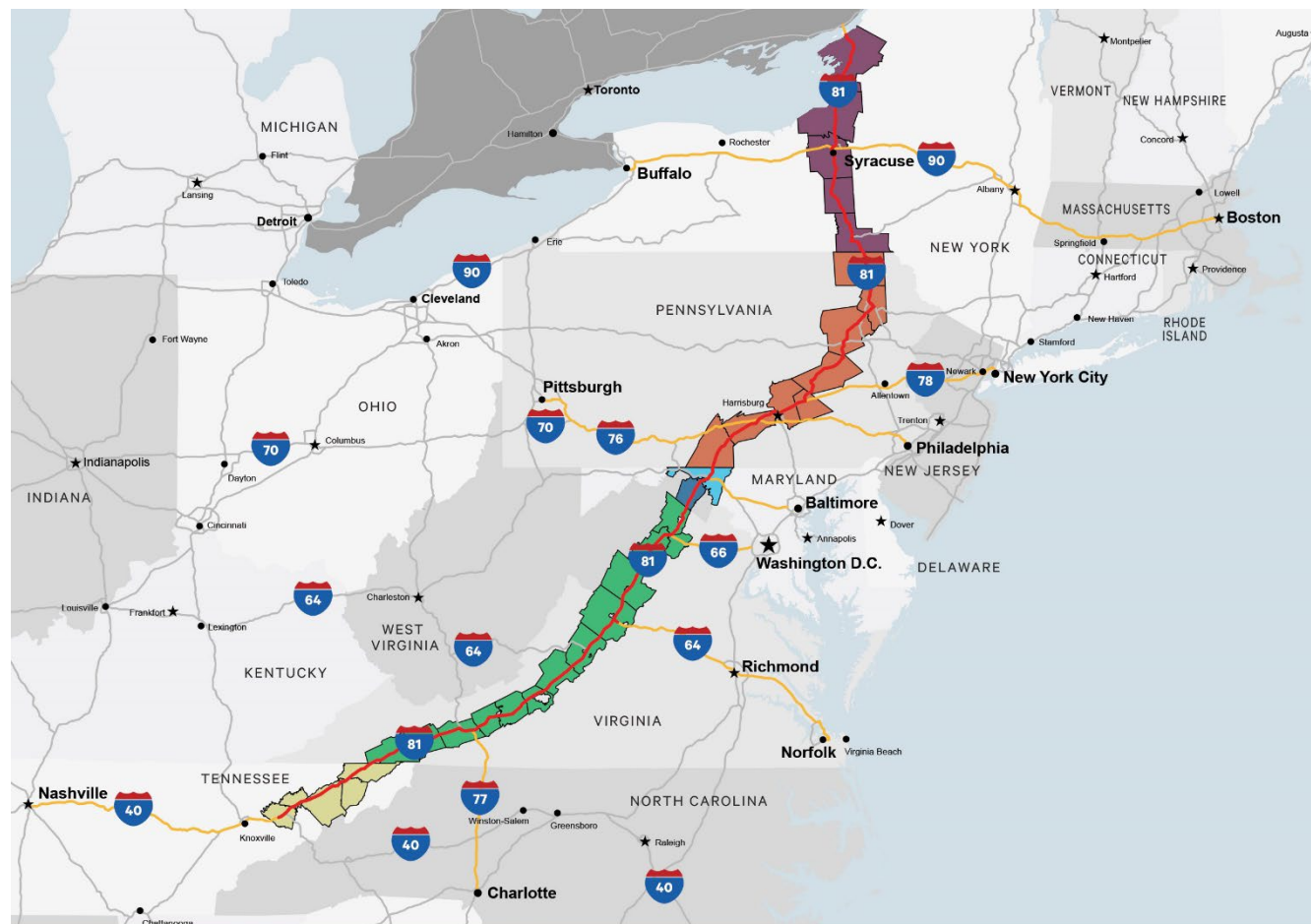


Market Overview

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1-81 INDUSTRIAL CORRIDOR

The I-81 Corridor, a critical artery connecting several critical logistics markets, is one of the most active and fastest growing locations in the Northeast and Mid-Atlantic for warehousing, repackaging and distributing consumer goods. The Corridor's quantifiable benefit in operating costs compared to adjacent competing markets couples with its **unique ability to link logistics infrastructure to major population centers via critical interstate connectors**, has catalyzed the relocation and/or expansion of some of the largest and most prominent corporations and logistics companies in the world to this corridor.

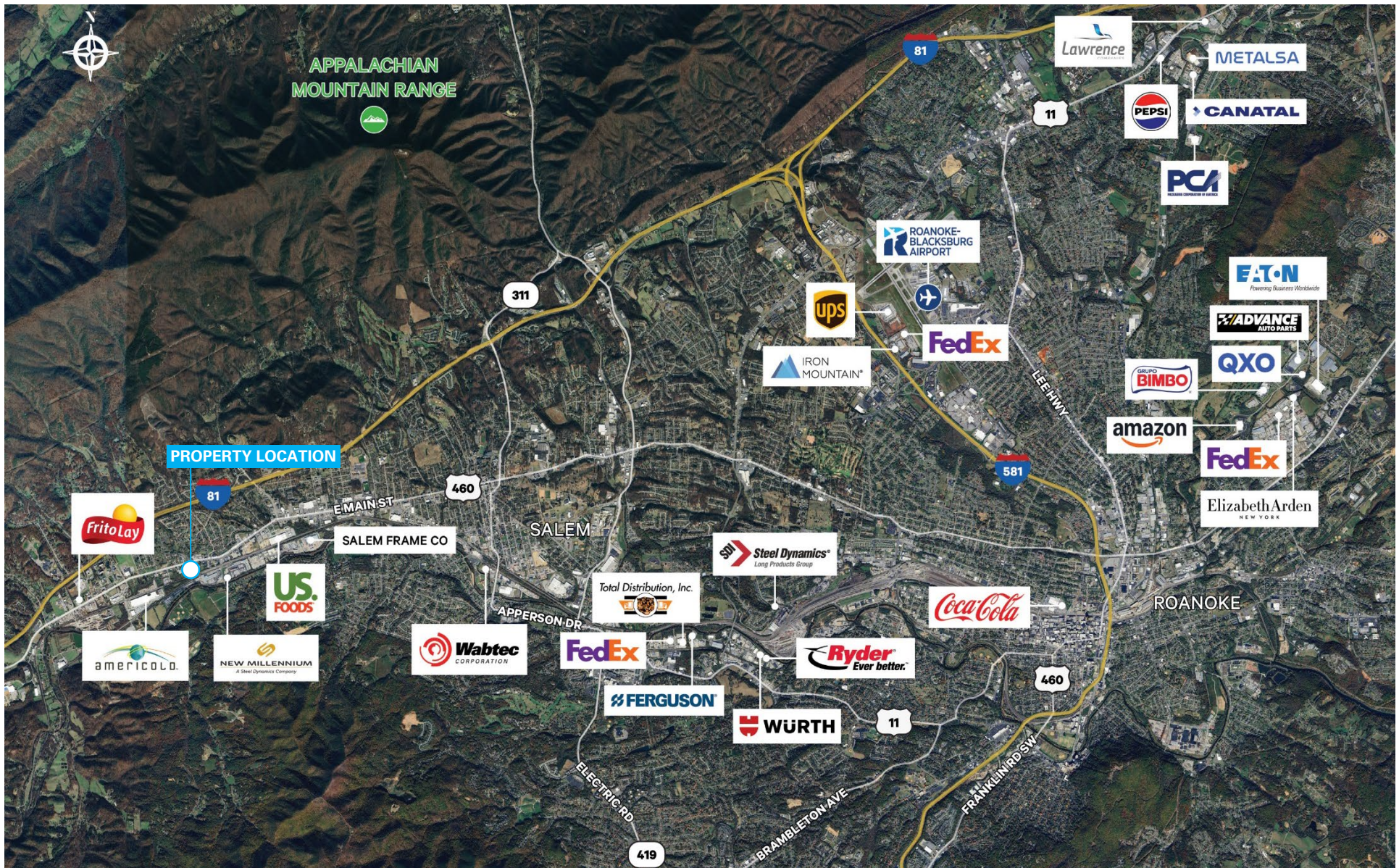


Q4 2024 I-81 INDUSTRIAL CORRIDOR MARKET SNAPSHOT

COUNTY CLUSTER	INVENTORY (SF)	DIRECT VACANCY (%)	2024 NET ABSORPTION (SF)	2024 DELIVERIES (SF)	UNDER CONSTRUCTION (SF)	5 YEAR RENT GROWTH
NY Counties	92,660,557	6.2%	(1,950,465)	182,100	-	107.0%
PA Counties	304,994,785	5.8%	(1,017,876)	3,617,622	2,567,702	45.5%
MD Counties	35,623,395	14.0%	4,080,214	2,500,080	114,000	21.4%
WV Counties	17,776,292	12.4%	449,930	-	-	25.8%
VA Counties	91,550,096	2.7%	1,339,509	546,000	1,157,260	41.0%
TN Counties	42,993,659	1.7%	(432,372)	-	-	54.0%
TOTAL	585,598,784	5.8%	2,468,940	6,845,802	3,838,962	53.1%

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Location Overview

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THE ECONOMIC HUB OF SOUTHWEST VIRGINIA

Equidistant between New York and Atlanta, the Roanoke Region is centrally located to major cities in the eastern United States. Advance Auto, Revlon/Elizabeth Arden, Orvis, and other major companies have chosen this area because of the fast and cost-efficient shipping to two-thirds of the U.S. population within a day's truck drive.

Location and logistics are strong advantages of the Roanoke Region. The area is served by a Port of Entry and Foreign Trade Zone, which saves time and money for companies importing materials. A large UPS hub is located in the area and the region is served by major air freight and package express companies. Evidence of the region's reputation as a logistics hub is the approximately 70 trucking lines serving the area with local, state, and interstate service.

The Roanoke Region is served by Norfolk Southern and CSX for freight. The region is located on the Heartland and Crescent Corridors of Norfolk Southern. The Heartland is a direct, high-capacity route that spans from the Port of Virginia to distribution markets in the Midwest. The Crescent spans 11 states and is one of fastest, most direct routes from the Southeast to the Northeast with convenient connections to Mexico and Los Angeles. An I-81 intermodal facility is planned for the region.

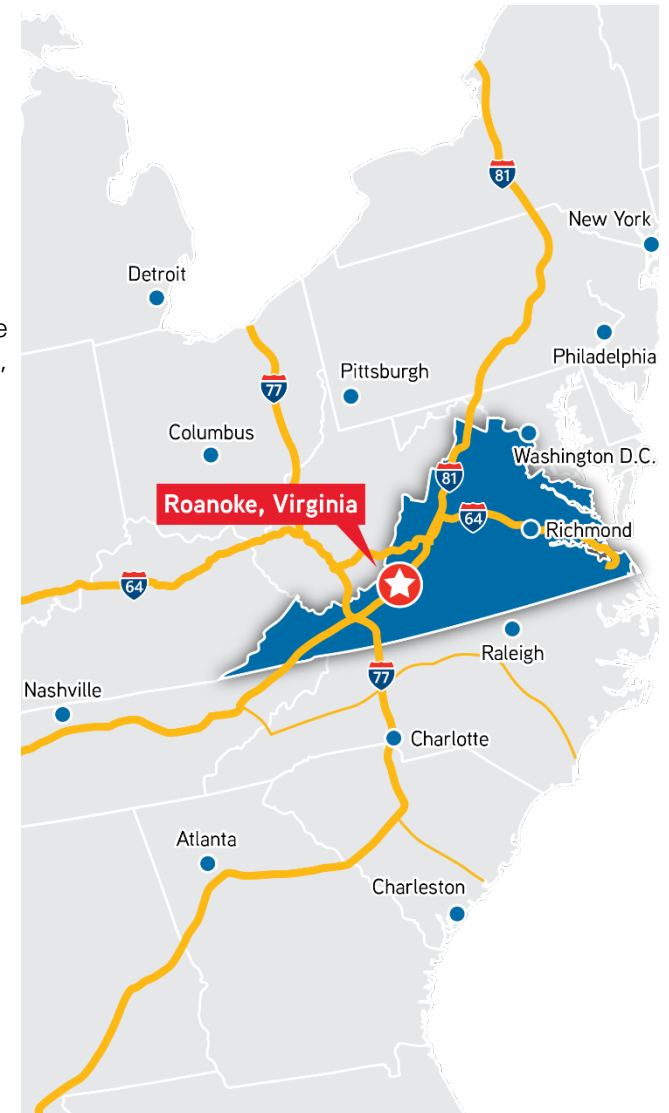
Location Highlights

- Located along Interstates 81, 77 and 64 and several major four lane highways.
- Accessible to two-thirds of U.S. population in one day's shipping time.
- Roanoke-Blacksburg Regional Airport is served by 4 airlines with non-stop service to 8 cities.
- Rail service by Norfolk Southern, CSX, and Amtrak passenger service to New York City and Chicago.
- The region is considered a foreign trade zone.

NO NEW
SUPPLY

4TH
LARGEST
VIRGINIA MSA

70+
TRUCKING LINES
Serving the Roanoke
Region



LOGISTICS INFRASTRUCTURE TRIFECTA

THE PORTS OF VIRGINIA AND BALTIMORE ARE MAJOR CATALYSTS FOR ECONOMIC AND INDUSTRIAL REAL ESTATE GROWTH IN THE MID-ATLANTIC.

The Port of Virginia

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD

LARGEST PORT ON
EAST COAST

3.2M

TEU'S YTD 2021

↑ 24%

INCREASE IN
FREIGHT YOY

The Port of Baltimore

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world.

13TH

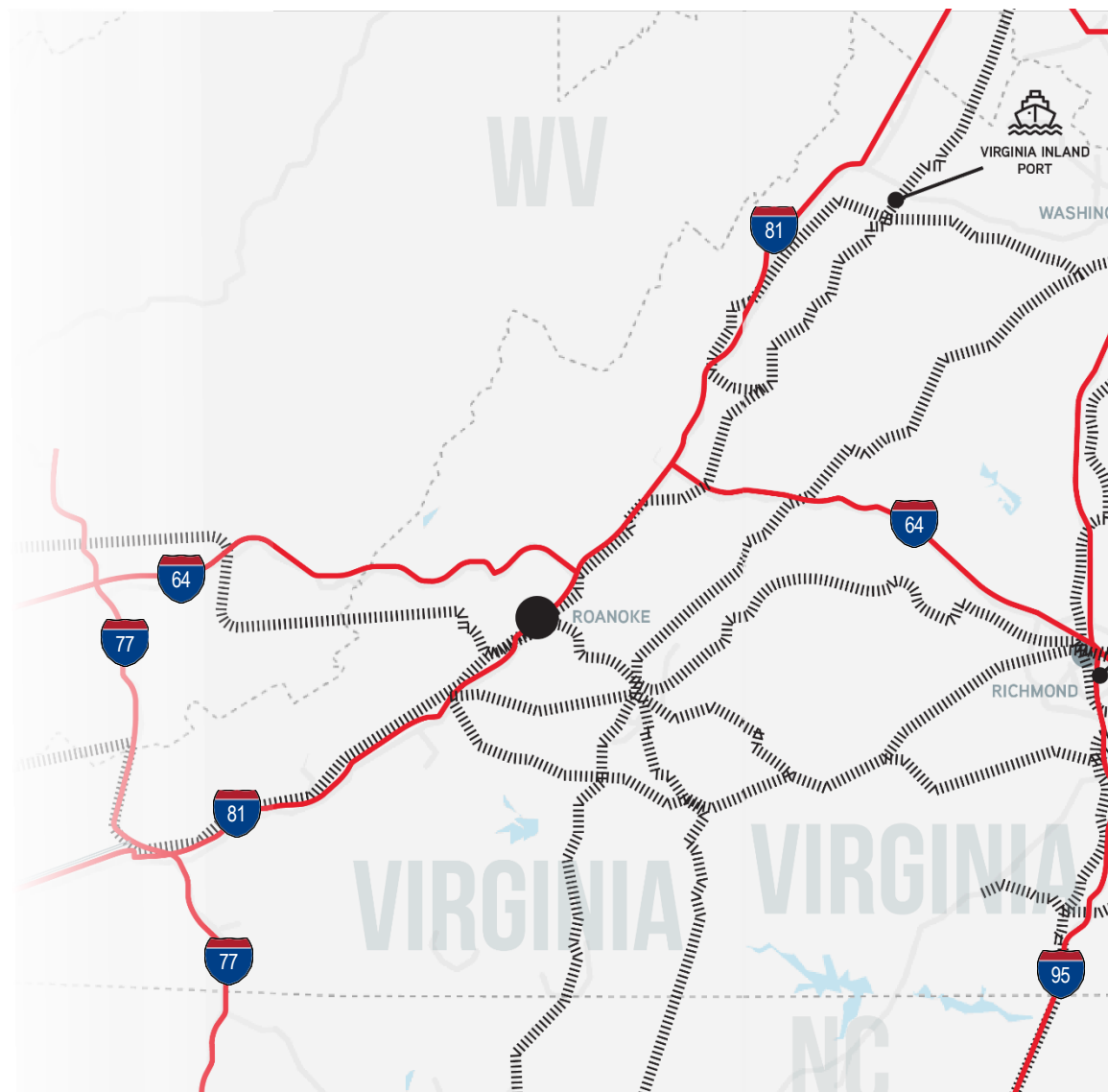
LARGEST PORT IN
THE U.S.

50+

CARGO LINES

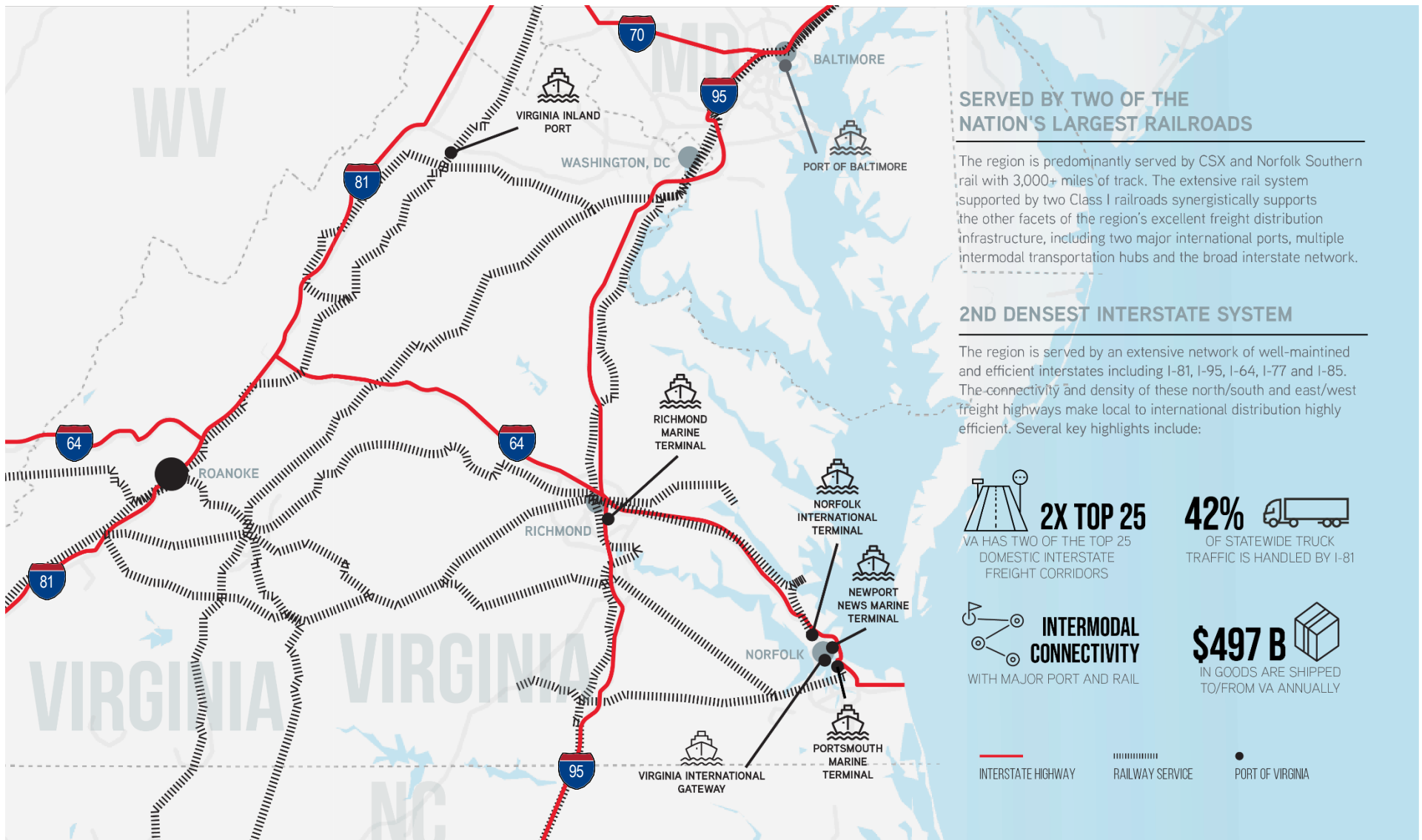
15,000

PORT EMPLOYEES



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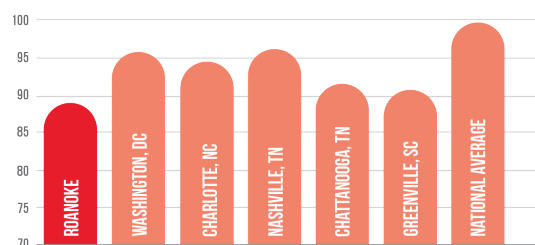
Location Overview

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DEEP POOL OF SKILLED, COST COMPETITIVE LABOR

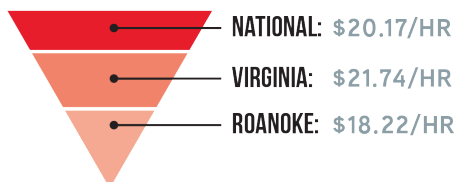
The Region has a deep pool of talented workers with 9 in 10 people having at least a high school education and over a third of workers having either an associate degree, bachelor's degree, or both. The area's variety of skilled labor supports a range of sectors including transportation/logistics, food and beverage, life sciences, and manufacturing. These industries benefit from the area's strategic market access and location, the extended labor force population of nearly 700,000 people, and a work force that takes pride in their work as exhibited by consistently low absenteeism across industries.

LOW COST OF DOING BUSINESS ADVANTAGE



18% LESS THAN
NATIONAL
AVERAGE

MEDIAN HOURLY WAGE



RIGHT-TO-WORK STATE

4% UNIONIZATION RATE

VERY FEW DISRUPTIONS DUE
TO LABOR DISPUTES

KEY COMPANIES IN THE ROANOKE REGION

Munters

REVLON

Atlantic
CREDIT & FINANCE INCORPORATED

ELDOR
CORPORATION

EMPIRE
Bakery

Fleetwood
HOMES

Integer®

MagnetsUSA
LifeLongGifts

McAirlaid's

Metalsa

PowerSchool
Powering Brighter Futures

TRADITIONAL
wellness
MEDICINALS

WestRock

WHOLE
HARVEST
BAKING

Altec

MACK

ASGN
Incorporated

WASTE
100%
RECYCLED

AERONYDE
AUTONOMOUS AERIAL SYSTEMS

Location Overview

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EDUCATED WORKFORCE

Within an hour's drive of Roanoke there are 25 higher education institutions and trade schools, including Virginia Tech, Roanoke College, and Virginia Western Community College. These 25 institutions graduate over 100,000 undergraduate and graduate students each year. The Region retains many of these students, with over 6,000 high school graduates and 25,000 college graduates entering the regional workforce annually, bringing with them new skills and knowledge applicable to modern business needs.

100,000

HIGHER EDUCATION
GRADUATES ANNUALLY

25

HIGHER EDUCATION INSTITUTIONS
AND TRADE SCHOOLS
WITHIN 1 HOUR

ROANOKE HIGHER EDUCATION CENTER

Located in downtown Roanoke and featuring over 200 programs of study, The Roanoke Higher Education Center provides:

- Job training, undergraduate, and graduate programs from a number of institutes of higher learning, including Averett University, Bluefield College, James Madison University, Hollins University, Mary Baldwin College, Old Dominion University, Radford University, Roanoke College, The University of Virginia, Virginia Tech, and Virginia Western Community College.
- Job training programs from TAP-This Valley Works. The Higher Education Center also provides event space for workshops, special meetings, and conferences.

PUBLIC FOUR-YEAR INSTITUTIONS



PRIVATE FOUR-YEAR INSTITUTIONS



TWO-YEAR COMMUNITY COLLEGES



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