



641,313 SF
For Lease

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1501 Roanoke Blvd, Salem, VA

Large manufacturing building for lease

- 641,313 SF available for lease
 - 400k SF of manufacturing/warehouse
 - 240K SF of office
- Minimum ceiling heights to 7' and max up to 50'
- 50' x 30' column spacing
- Loading:
 - West Dock: 3
 - Shipping: 4
 - Receiving: 2
- 22 overhead cranes
- Parking:
 - Rear: 863
 - Front: 402
- 24/7 security
- Built in 1955

1501 Roanoke Blvd



Building Services

Power	Supplied by AEP, capacity 2 x 7.5MVA transformers
Natural Gas	Supplied by Roanoke Gas, 6" line to the building
Water	Supplied by City of Salem, 10" line to the building
Sewer	Supplied by City of Salem, 14" line to the building
Ventilation	Numerous HVAC units offices & clean rooms, factory roof vent fans

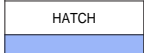
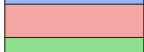
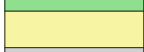

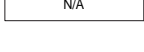

Utilities

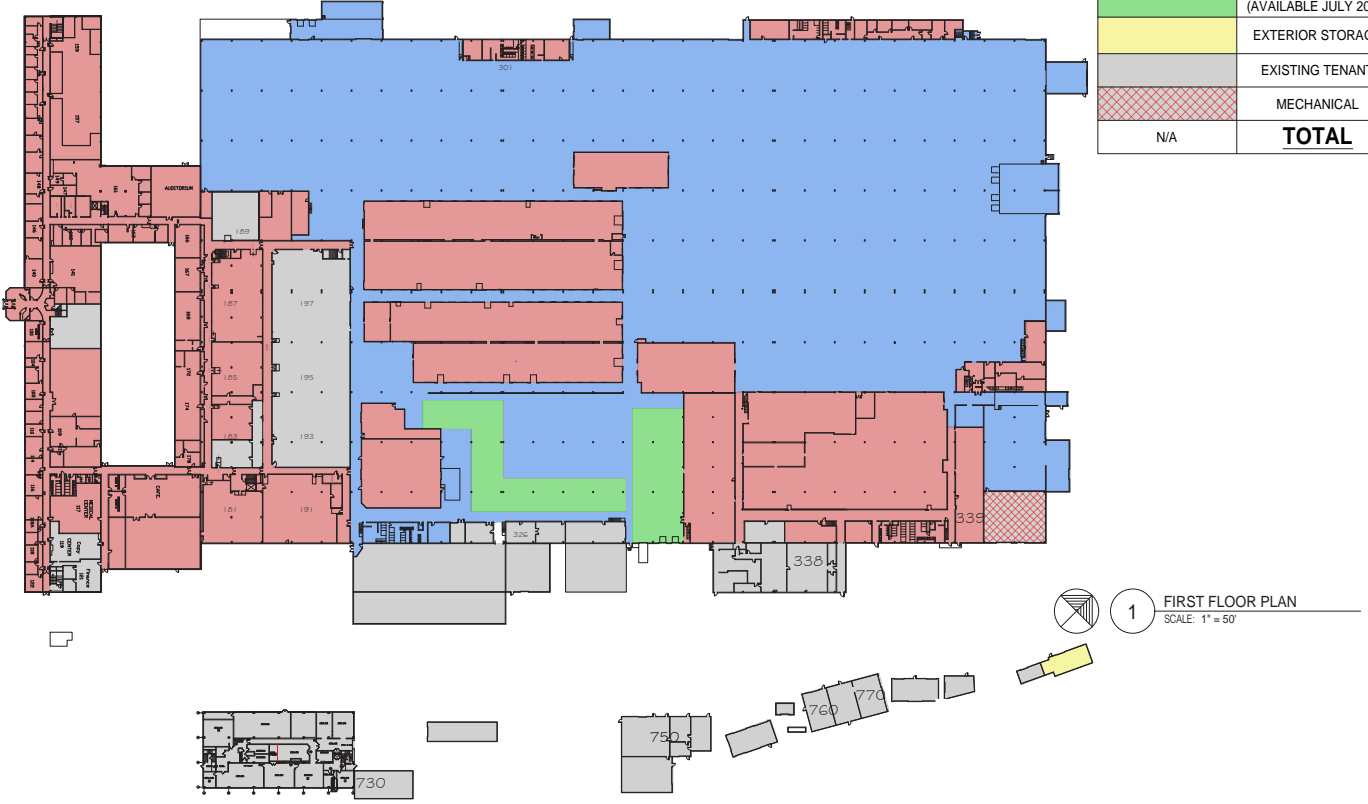
Heat	350HP gas fired steam boiler, hot water recirculating system feeding front offices; 600HP gas fired steam boiler, backup unit
Compressed Air	One 200HP Kaeser, one 40HP Ingersoll Rand, parallel
Sprinkler	Site mostly covered by wet sprinkler system
Restroom	26 total- 13 Men and 13 Women

Miscellaneous

GE gas and renewal energy divisions	
Rail	N/A
Location	Salem, VA
Security	Manned guards 24/7, also security camera system
Misc	Simplex Grinnell fire alarm system


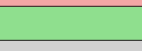
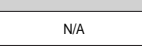
First Floor

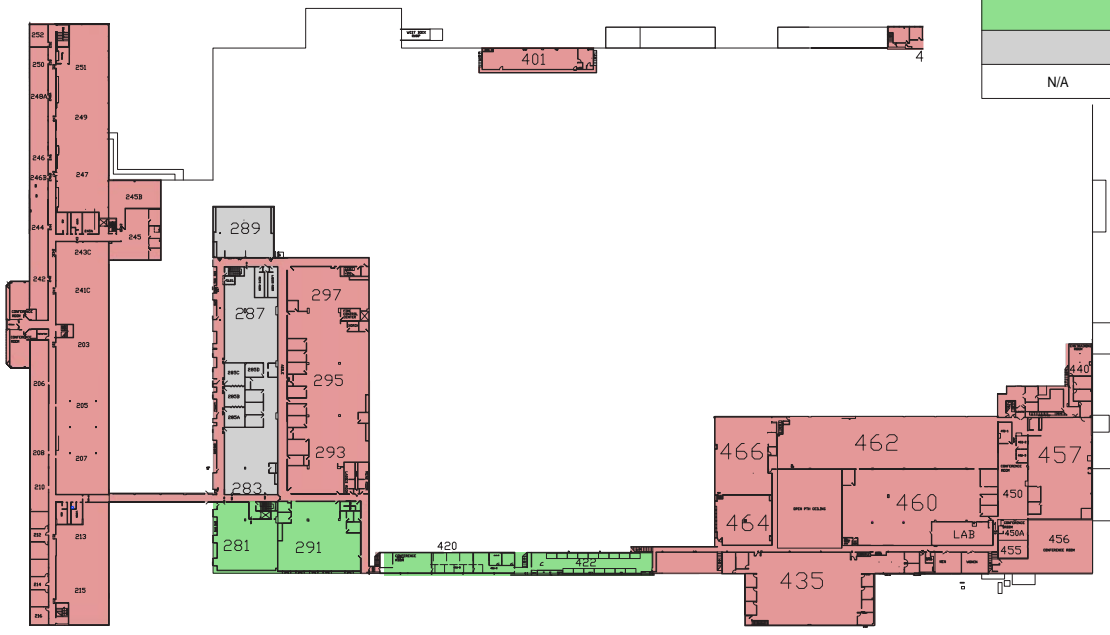
HATCH	SPACE DESIGNATION	SQUARE FEET
	VACANT WAREHOUSE	255,106 SQFT
	VACANT OFFICE / LABS	203,297 SQFT
	WAREHOUSE (AVAILABLE JULY 2022)	16,059 SQFT
	EXTERIOR STORAGE	942 SQFT
	EXISTING TENANT	81,713 SQFT
	MECHANICAL	3,264 SQFT
N/A	TOTAL	560,381 SQFT



1 FIRST FLOOR PLAN
SCALE: 1" = 50'

Second Floor

HATCH	SPACE DESIGNATION	SQUARE FEET
	VACANT OFFICE / LABS	160,136 SQFT
	OFFICE AVAILABLE JULY 2022	16,693 SQFT
	EXISTING TENANT	26,994 SQFT
N/A	TOTAL	203,823 SQFT



1 SECOND FLOOR PLAN
SCALE: 1" = 50'

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The Roanoke Region

Location and logistics are strong advantages of the Roanoke Region. The area is served by a Port of Entry and Foreign Trade Zone to save 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.



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



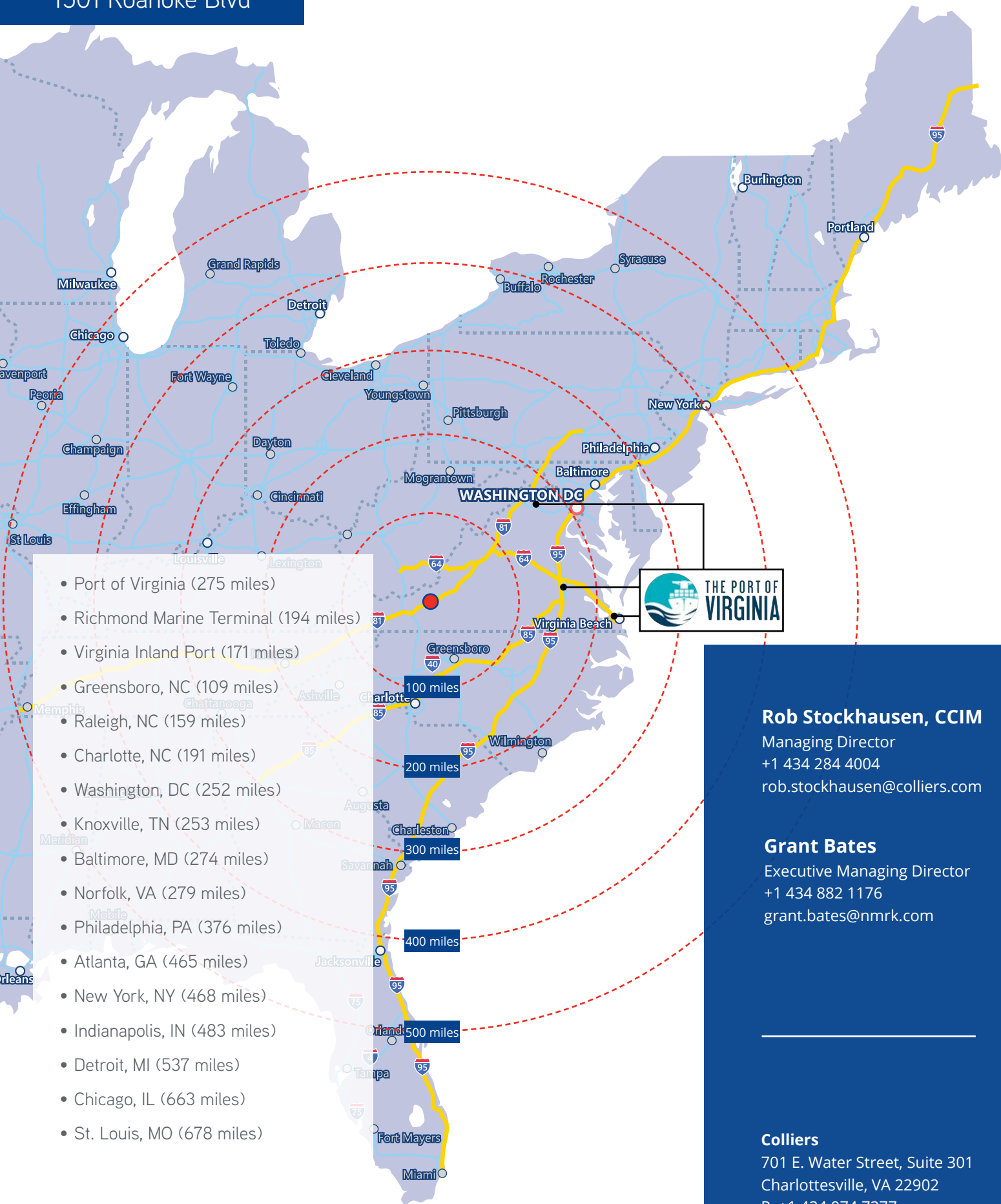
Rail service by Norfolk Southern and CSX and Amtrak passenger service to New York City and Chicago

Roanoke MSA

Roanoke is the largest municipality in Southwest Virginia and is the principal site of the Roanoke Metropolitan Statistical Area (MSA), which has a population of 312,331.

Nestled between the Blue Ridge and the Virginia Alleghany Highlands midway between New York, NY and Atlanta, GA, approximately 189 miles west of Richmond, 234 miles southwest of Washington, DC, and 240 miles west of Norfolk; Roanoke is the largest city in the Commonwealth of Virginia west of Richmond. This position in the Southwest gives Roanoke ready access to nearly two-thirds of the total population of the United States, all within a 500-mile radius. Known historically as the "Capital of the Blue Ridge," the MSA is the economic hub for Southwest Virginia. The city is the center of a large metropolitan region, functioning as a hub of transportation, finance, health care, retail, and industry for the southwestern part of the state.

The community has flourished as the region's transportation center, which includes Roanoke-Blacksburg Regional Airport, Interstate 81, and Routes 460 & 220, which have attracted numerous interstate motor freight lines to establish terminals. Pending construction of Passenger Rail, conveniently located near the City's downtown area, with planned service to directly connect Roanoke to other areas in Virginia, and to DC, Baltimore, Philadelphia, and Boston.



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