



WAREHOUSE FOR SALE | 2,280 TOTAL SF

**5021 BENOIS ROAD**

**Roanoke, Virginia 24018**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# 5021 BENOIS ROAD

## Roanoke, VA 24018

### FEATURES

**Size & Dimensions:** The property features a total of 2,280 SF of space, flex office and warehouse (approximately 50% office, 50% warehouse/workshop).

**Upgrades & Features:** The space includes significant recent renovations, adding a new kitchenette/breakroom with storage, a new half bathroom, and new HVAC systems. Four new office spaces also recently added.

**Financials:** This facility is available for a sales price of \$450,000.

**Location:** Strategically located along Benois Road, the property offers close proximity and easy access to major thoroughfares like Electric Road and Route 419.





5021 BENOIS ROAD

Roanoke, VA 24018

OVERVIEW



Total SF	2,280 SF
Acres	0.27
Built	1996/renovated 2025
Parcel #	087.11-03-28
Drive-In Doors	2
Stories	1
Parking	Onsite gravel lot
Roof	Asphalt
HVAC	Forced Air Unit Central
Zoning	Heavy Industrial



# PROPERTY PHOTOS

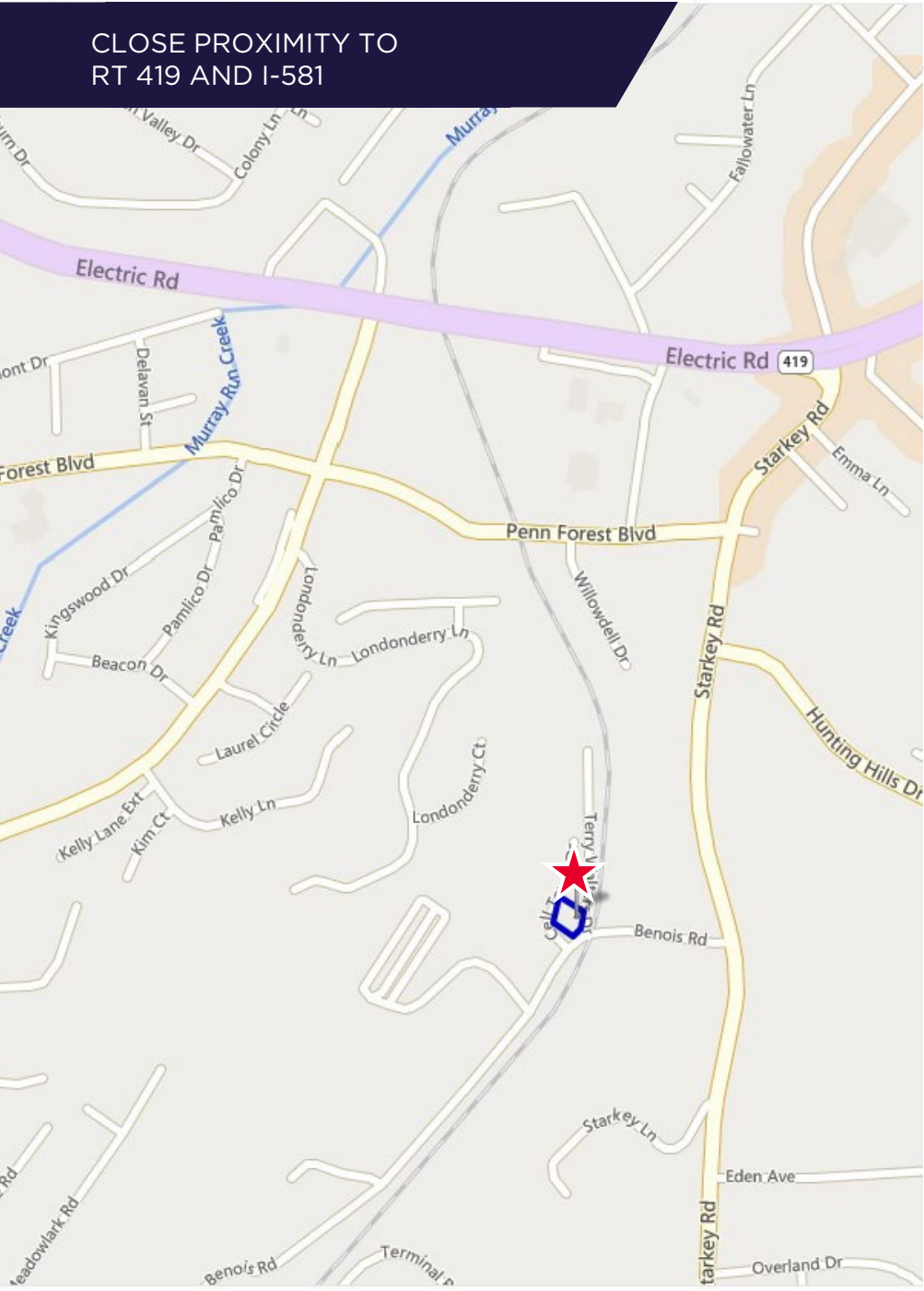




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CLOSE PROXIMITY TO  
RT 419 AND I-581







## FOR MORE INFORMATION, CONTACT:

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