

# INDUSTRIAL LAND FOR SALE



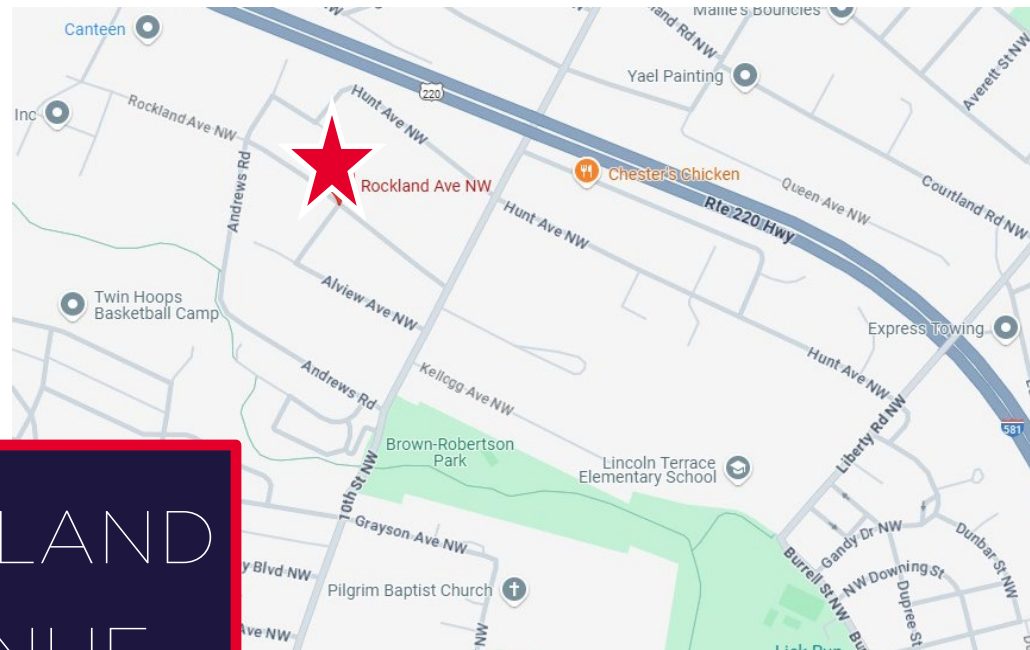
0 ROCKLAND AVENUE | ROANOKE, VA



CUSHMAN &  
WAKEFIELD

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# ROCKLAND AVENUE

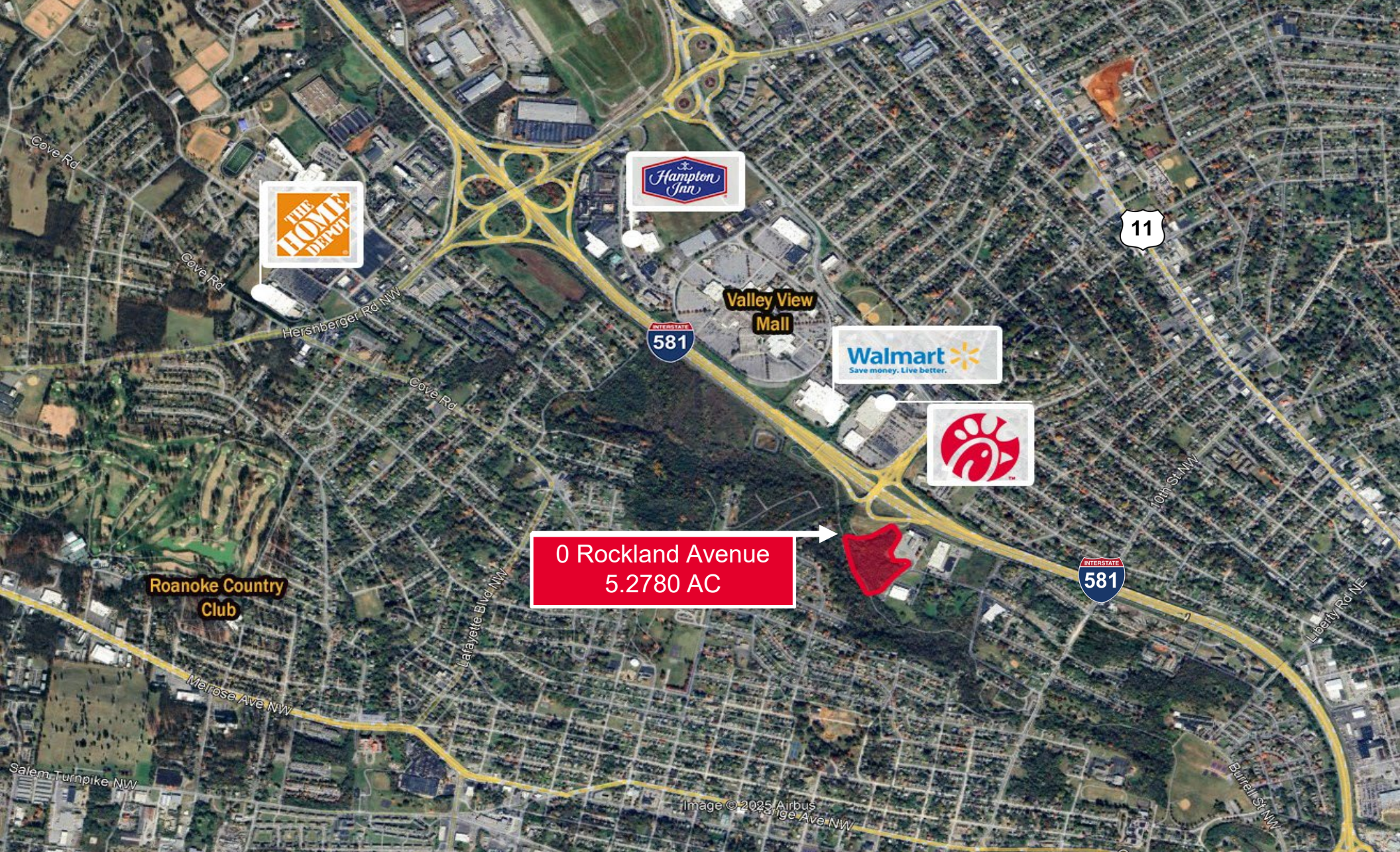
## OVERVIEW

Address	0 Rockland Ave, NW Roanoke, VA 24012
Land Size	5.2780 AC Industrial Land
Parcel #	2240103
Condition	Rolling with dense woods
Current Zoning	Industrial (I-1)
Sales Price	\$495,000

## COMMENTS

- 5.2780 acres
- Zoned I-1 (Light Industrial)
- Visibility from Interstate-581, the connector to Interstate-81 and Main N/S throughfare through the City of Roanoke and Roanoke County
- Located on street with industrial users with medium to large sized facilities for the Roanoke region
- No utilities on site or grading yet performed
- Irregularly shaped tract
- Roanoke City has made improvements in this quadrant and provided infrastructure to the greenways and residential areas in proximity to the site





0 Rockland Avenue  
5.2780 AC

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