

# 2240 SHENANDOAH AVE NW

2240 SHENANDOAH AVE NW ROANOKE, VA 24017



## OFFERING SUMMARY

**Available SF:** 7,500 - 25,050 SF

**Lease Rate:** \$5.00 SF/yr (MG)

**Lot Size:** 4.87 Acres

**Year Built:** 1949

**Building Size:** 32,550 SF

**Zoning:** I-1

## PROPERTY OVERVIEW

Presented for lease by Poe & Cronk Real Estate Group - 2240 Shenandoah Avenue offers 25,050 SF of sprinklered warehouse/distribution space on the ground level and 7,500 SF of office space on the second level. The warehouse space features 16' clear height with access to dock height delivery area. There is a ramp for ground level delivery.

The office space features an interior surrounded by new windows offering panoramic views and an abundance of natural light. The space is in shell condition. The Landlord will finish to tenant specs with rent to be conditional on delivery condition.

## PROPERTY HIGHLIGHTS

- Sprinklered
- Dock Height Door
- Central Location
- Ample Parking
- 16 Ft clear height



**STEPHEN PENDERGRASS, SIOR, CCIM**

Senior Vice President  
540.855.3655  
spendergrass@pocronk.com

**NICK HENRITZE**

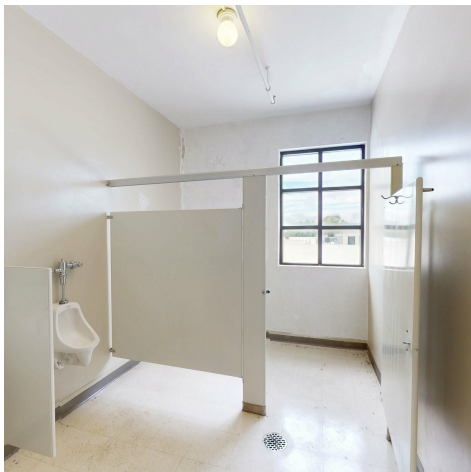
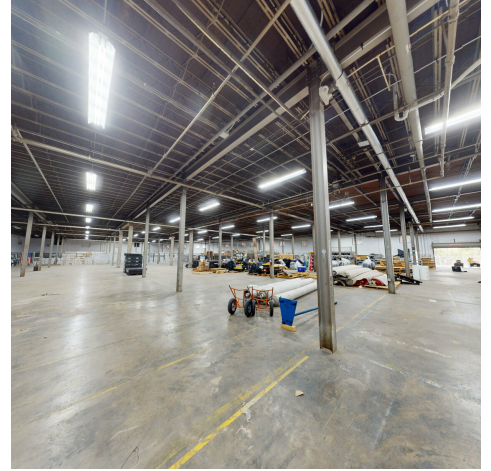
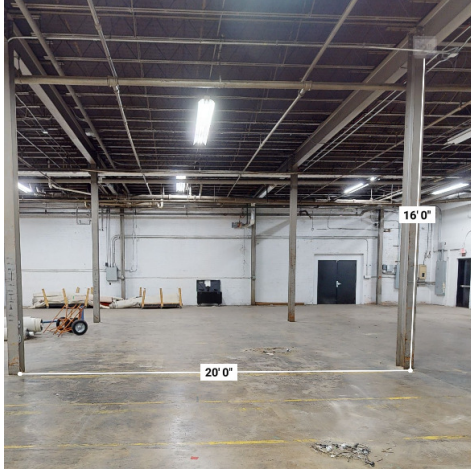
Sales & Leasing Advisor  
540.314.8548  
nhenritze@pocronk.com

**WILL HENRITZE**

Sales & Leasing Advisor  
540.354.0798  
whenritze@pocronk.com

# 2240 SHENANDOAH AVE NW

2240 SHENANDOAH AVE NW ROANOKE, VA 24017



**STEPHEN PENDERGRASS, SIOR, CCIM**

Senior Vice President  
540.855.3655  
spendergrass@pocronk.com

**NICK HENRITZE**

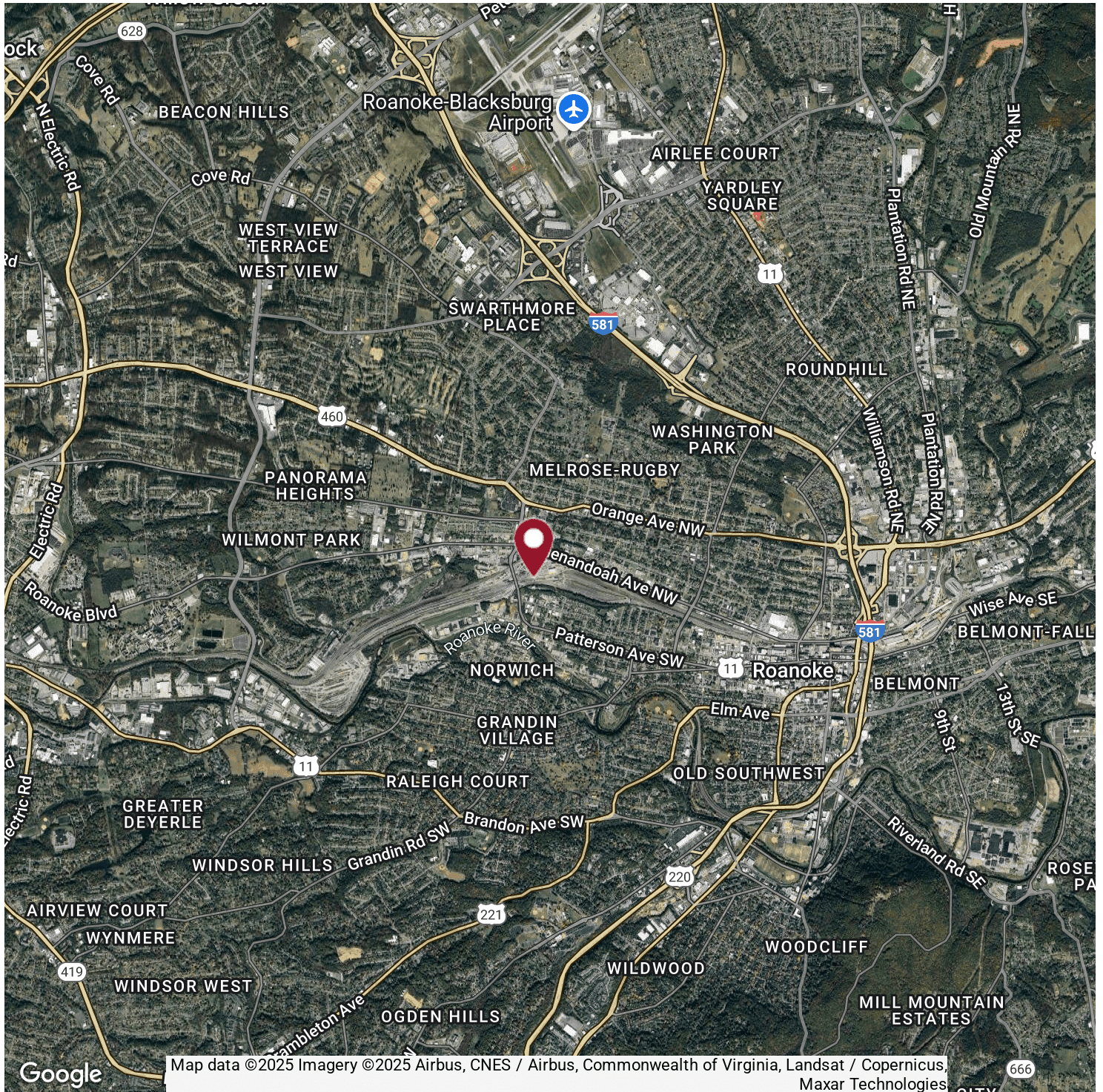
Sales & Leasing Advisor  
540.314.8548  
nhenritze@pocronk.com

**WILL HENRITZE**

Sales & Leasing Advisor  
540.354.0798  
whenritze@pocronk.com

# 2240 SHENANDOAH AVE NW

2240 SHENANDOAH AVE NW ROANOKE, VA 24017



**STEPHEN PENDERGRASS, SIOR, CCIM**

Senior Vice President  
540.855.3655  
spendergrass@pocronk.com

**NICK HENRITZE**

Sales & Leasing Advisor  
540.314.8548  
nhenritze@pocronk.com

**WILL HENRITZE**

Sales & Leasing Advisor  
540.354.0798  
whenritze@pocronk.com

# 2240 SHENANDOAH AVE NW

2240 SHENANDOAH AVE NW ROANOKE, VA 24017



## STEPHEN PENDERGRASS, SIOR, CCIM

Senior Vice President

**Direct:** 540.855.3655 **Cell:** 540.520.3085  
spendergrass@poecronk.com



## NICK HENRITZE

Sales & Leasing Advisor

**Direct:** 540.314.8548  
nhenritze@poecronk.com



## WILL HENRITZE

Sales & Leasing Advisor

**Direct:** 540.354.0798  
whenritze@poecronk.com



STEPHEN PENDERGRASS, SIOR, CCIM

Senior Vice President  
540.855.3655  
spendergrass@poecronk.com

NICK HENRITZE

Sales & Leasing Advisor  
540.314.8548  
nhenritze@poecronk.com

WILL HENRITZE

Sales & Leasing Advisor  
540.354.0798  
whenritze@poecronk.com