

420 KESLER MILL ROAD

SALEM, VIRGINIA

INDUSTRIAL FACILITY FOR SALE WITH LARGE YARD



CUSHMAN &
WAKEFIELD

THALHIMER

SUMMARY

420 KESLER MILL ROAD | SALEM, VA

14,103 SF Industrial Building Situated on 4.97 Acres

Cushman & Wakefield | Thalhimer is pleased to present a sale opportunity at **420 Kesler Mill Road, Salem, VA.**

Currently occupied by Novozymes Biological Inc., this building is a single-story block building with several dock-height doors, a cold storage warehouse, high bay ceilings, and two free-standing storage/multi-purpose sheds.

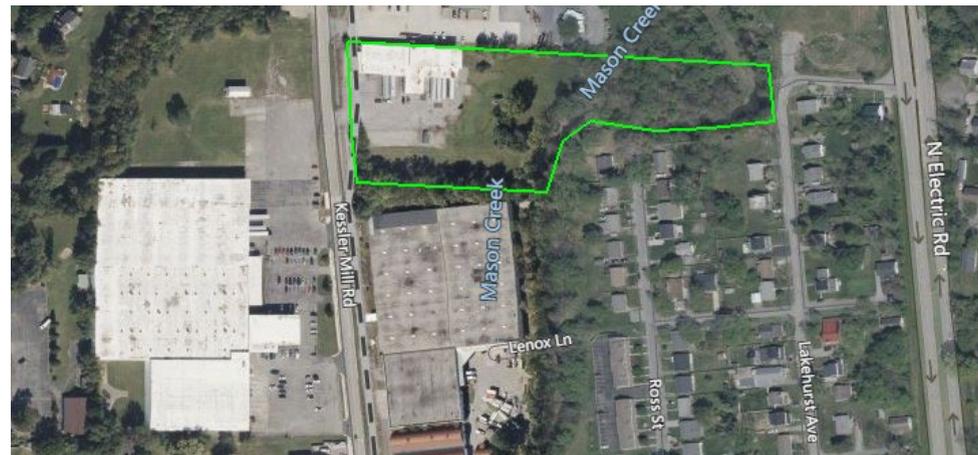
Strategic Location:

- **Direct Access:** Situated just off Kesler Mill Road an industrial corridor within the City of Salem.
- **Interstate Proximity:** Approximately 3 miles off Interstate-81 and 0.25 miles to US-Route 460 business - the dominant east/west and north/south connectors serving the Roanoke Valley.

Site:

- **Total Building:** 14,103 SF
- **Total Acreage:** 4.97 Acres
- **Floors:** One (1)
- **Current Zoning:** LM-Light Manufacturing
- **Signage:** Monument sign at parking entrance
- **Ceiling Height:** 15'+
- **Sales Price** \$775,000

**storage racking on the property conveys*



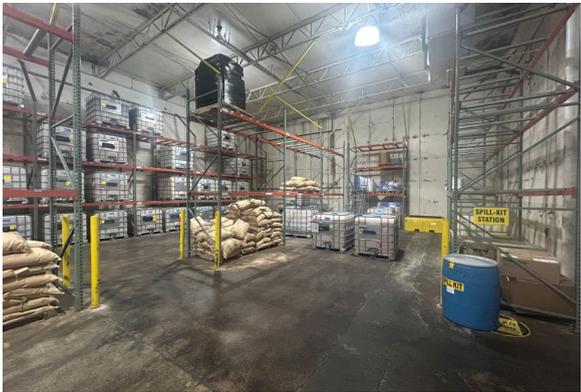
PROPERTY OVERVIEW

OVERVIEW

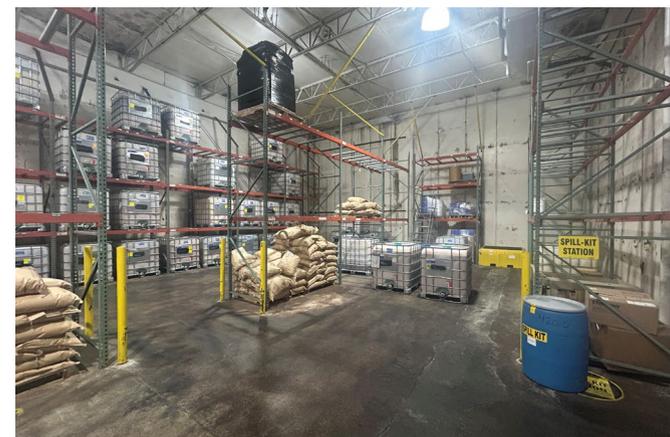
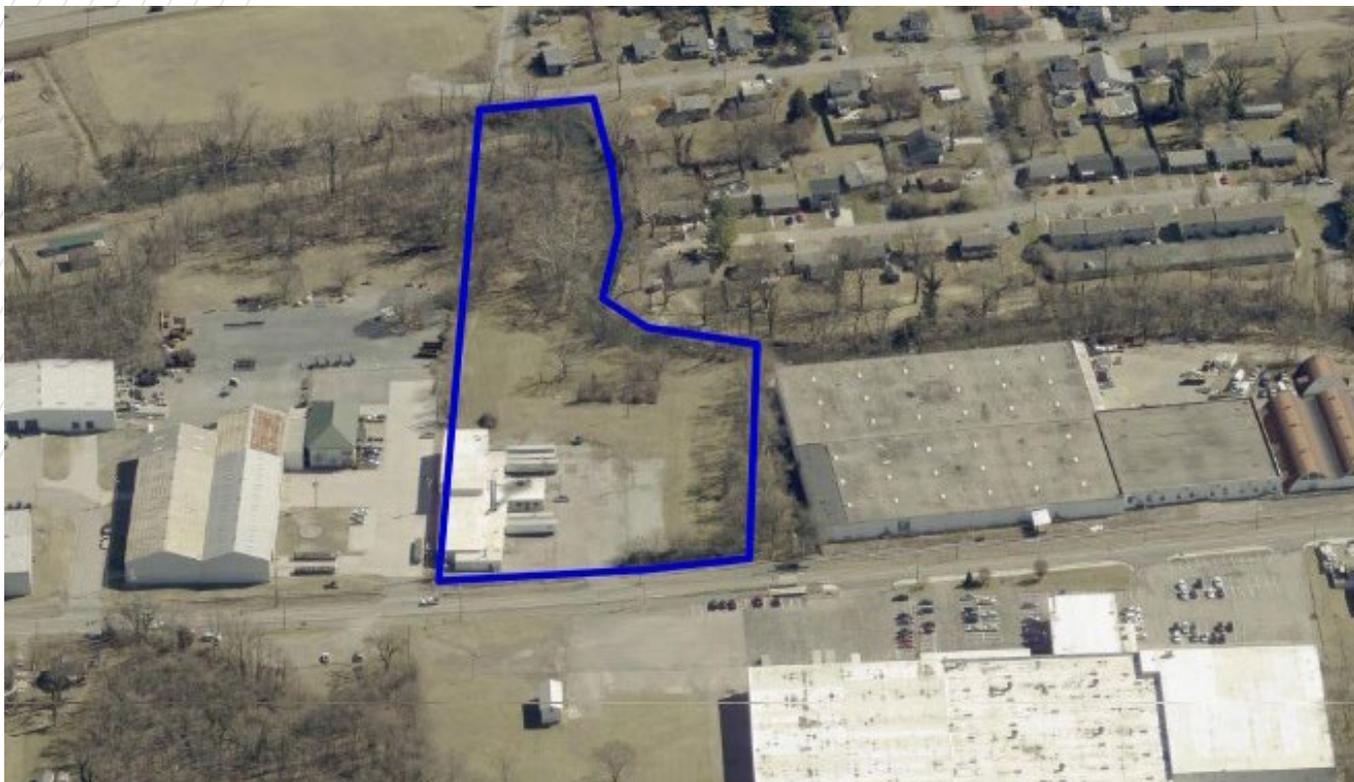
PARCEL #	56-2-2
ADDRESS	420 Kesler Mill Road Salem, VA
SIZE	4.97 Acres
BUILDINGS	1
ZONING	LM Light Manufacturing
BUILT	1957
CONSTRUCTION TYPE	Cinderblock
DOCKS/DRIVE-INS	Multiple dock height doors - 9'x9'
CLEAR HEIGHT	Varies: 15'9" in main warehouse and 23'10" in high bay
PARKING	Ample

UTILITIES

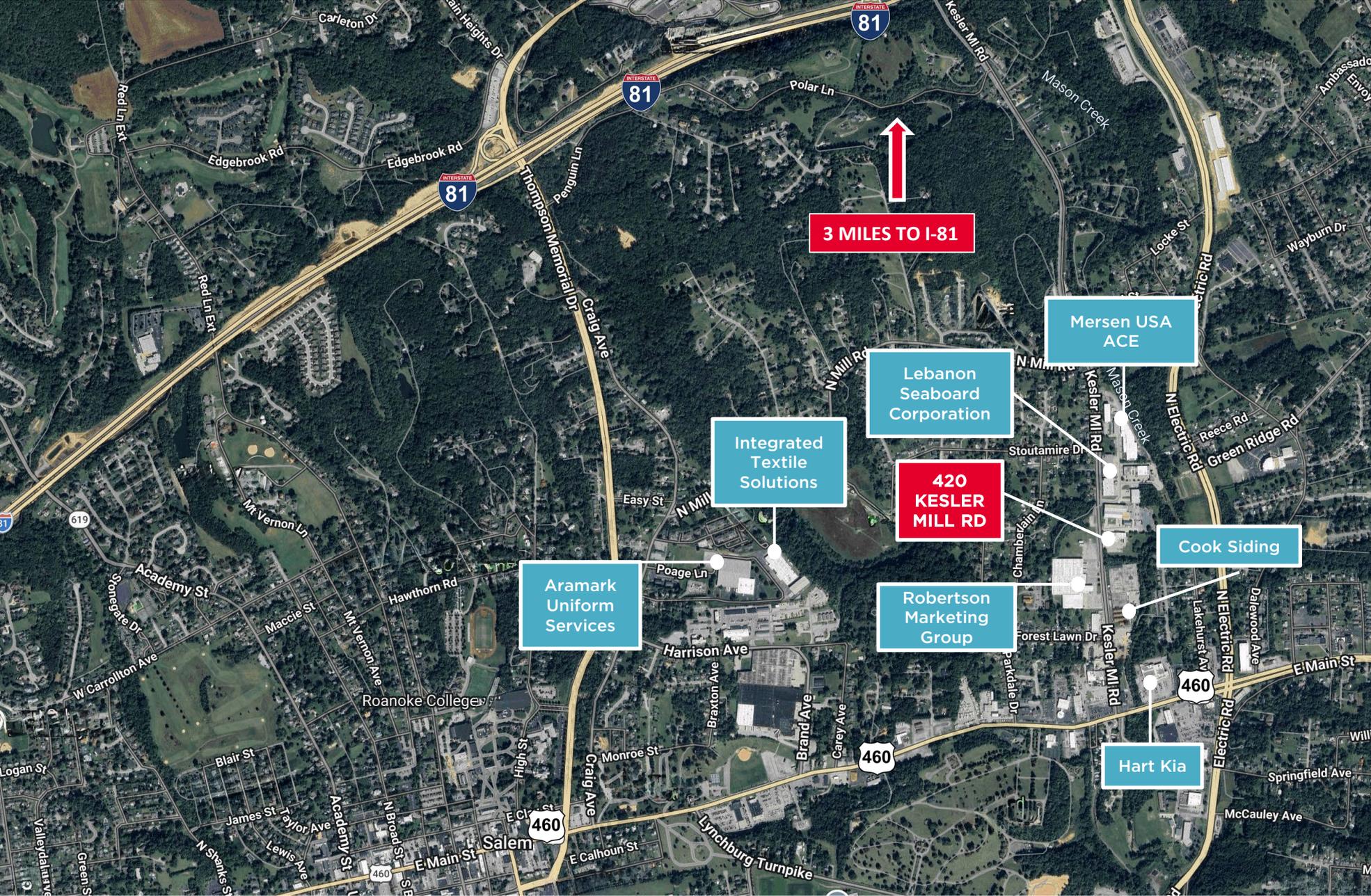
POWER	City of Salem
WATER	City of Salem
SEWER	City of Salem
GAS	Roanoke Gas



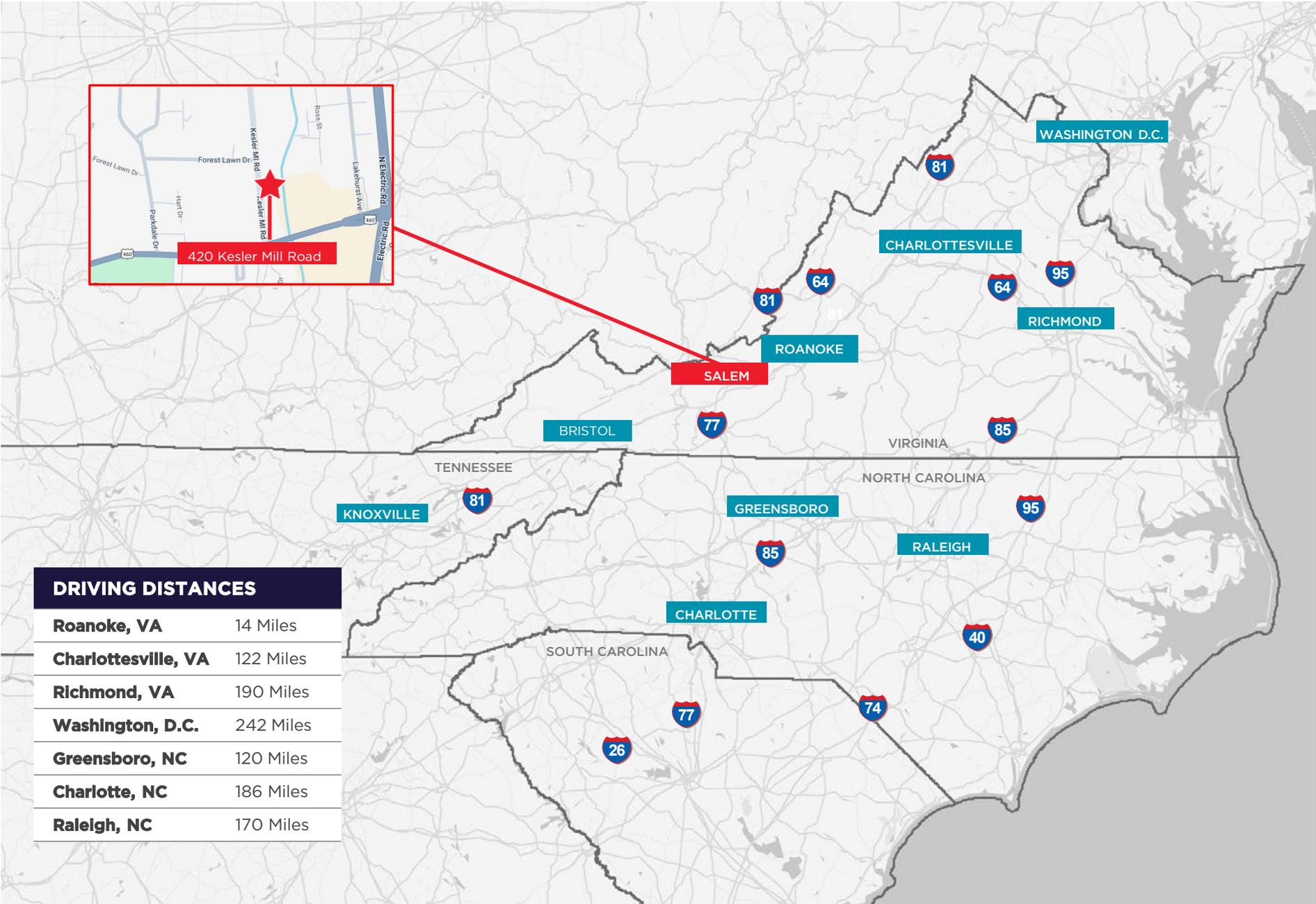
PROPERTY PHOTOS



PROPERTY AERIAL



LOCATION OVERVIEW

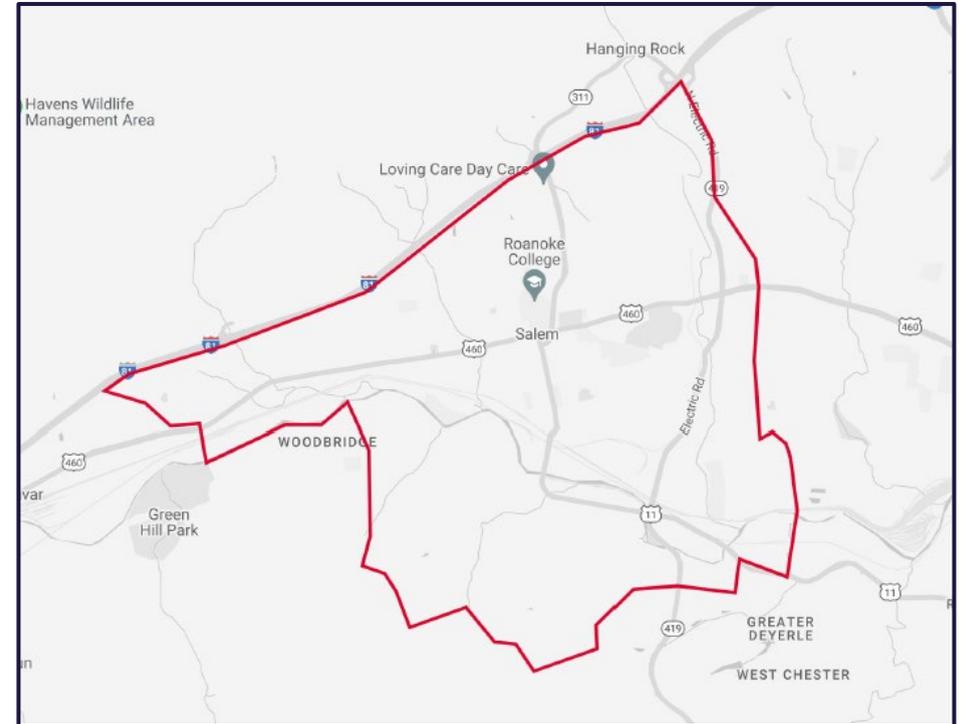


DRIVING DISTANCES	
Roanoke, VA	14 Miles
Charlottesville, VA	122 Miles
Richmond, VA	190 Miles
Washington, D.C.	242 Miles
Greensboro, NC	120 Miles
Charlotte, NC	186 Miles
Raleigh, NC	170 Miles

SALEM



The City of Salem is located adjacent to the City of Roanoke along Interstate-81. The City is home to Roanoke College and a Minor League Baseball Team, The Salem Red Sox. Due to its targeted sports marketing and tourism industry, Salem is known nationwide as a major sports town. The Blue Ridge and Allegheny Mountain ranges provide Salem with a great mix of big-city ambition and natural beauty.



Salem, Virginia



34,717
Daytime Population



34.2%
Associates Degree
or Higher



25,450
Population



10,330
Total Housing Units



\$70,180
Median Household
Income



22,391
Work Force



41.9
Median Age



14.63 Miles
Total Area



Mason Creek

CONTACT INFORMATION

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