

# FOR SALE

345/347/355 GRATTON RD | TAZEVELL VA



**POE & CRONK REAL ESTATE GROUP**  
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444

## FORMER MONK MINING SUPPLY PROPERTY

±21,461 Total SF on 8.9 Acres

**PRESENTED BY:**

**JACOB QUESINBERRY** | Vice President

CLICK BUILDINGS FOR CORRESPONDING VIRTUAL TOUR



## PROPERTY OVERVIEW

21,461 SF± on 8.9 acres featuring office, workshop and warehouse space.

The primary industrial warehouse features a 10,000 square foot warehouse with two 20-ton overhead cranes and one 15-ton overhead crane along with 1,750 square foot office area.



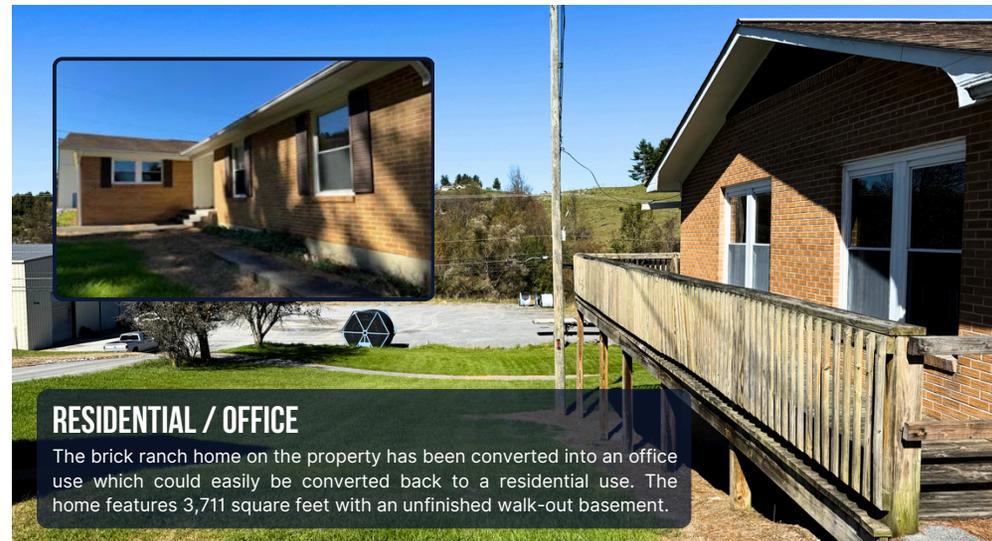
### PRIMARY INDUSTRIAL WAREHOUSE

The primary industrial building features a 10,000+ square foot warehouse with two 20-ton overhead cranes and one 15-ton overhead crane along with 1,750 square foot office area. The warehouse has a 24-foot eave height and provides 3 drive-through bays with oversized 16-foot high by 14-foot wide roll-up doors.



### WORKSHOP

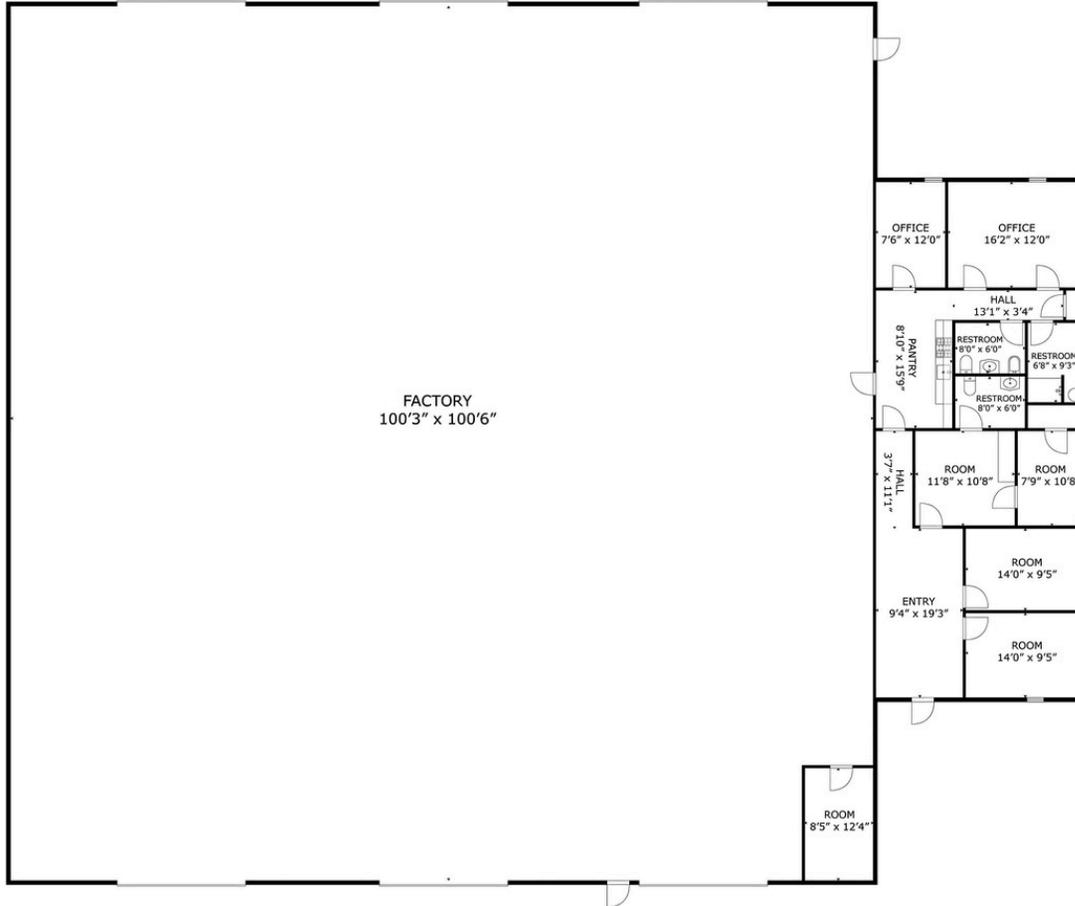
The workshop building features over 6,000 square feet of space with drive-in bays, storage and office area.



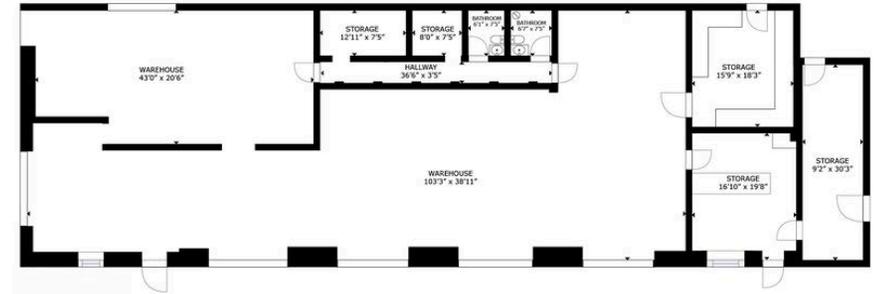
### RESIDENTIAL / OFFICE

The brick ranch home on the property has been converted into an office use which could easily be converted back to a residential use. The home features 3,711 square feet with an unfinished walk-out basement.

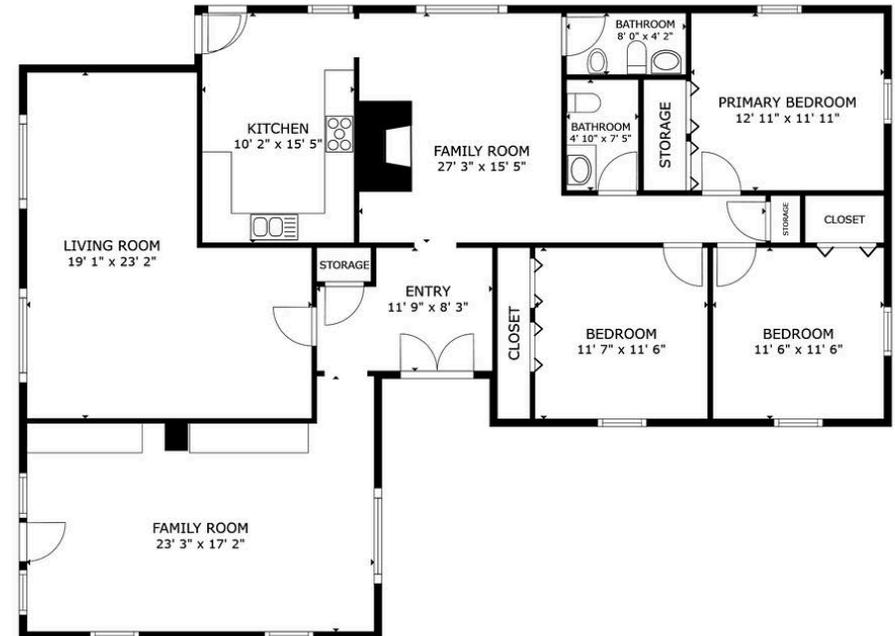
**345 GRATTON RD**  
**11,750± SF**

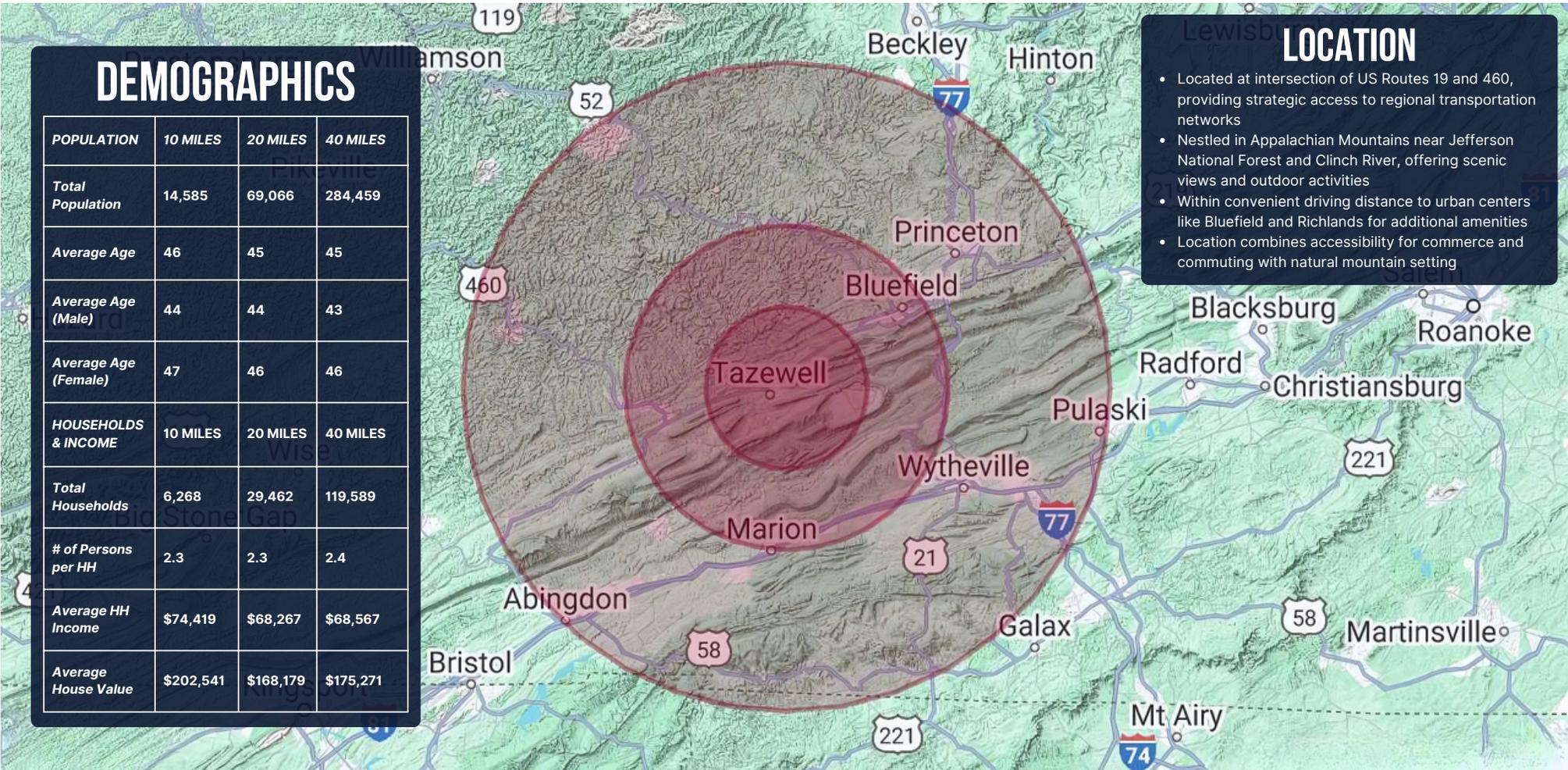


**347 GRATTON RD**  
**6,000± SF**



**355 GRATTON RD**  
**3,711± SF**





**LOCATION**

- Located at intersection of US Routes 19 and 460, providing strategic access to regional transportation networks
- Nestled in Appalachian Mountains near Jefferson National Forest and Clinch River, offering scenic views and outdoor activities
- Within convenient driving distance to urban centers like Bluefield and Richlands for additional amenities
- Location combines accessibility for commerce and commuting with natural mountain setting

**DEMOGRAPHICS**

POPULATION	10 MILES	20 MILES	40 MILES
Total Population	14,585	69,066	284,459
Average Age	46	45	45
Average Age (Male)	44	44	43
Average Age (Female)	47	46	46
HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total Households	6,268	29,462	119,589
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$74,419	\$68,267	\$68,567
Average House Value	\$202,541	\$168,179	\$175,271



# Virginia Ranked America's #1 State for Business in 2024

To rank America's Top States for Business in 2024, CNBC scored all 50 states on 128 metrics in 10 broad categories of competitiveness. Each category is weighted based on how frequently states use them as a selling point in economic development marketing materials. That way, our study ranks the states based on the attributes they use to sell themselves. We developed our criteria and metrics in consultation with a diverse array of business and policy experts, and the states. Our study is not an opinion survey. We use data from a variety of sources to measure the states' performance. Under our [methodology](#), states can earn a maximum of 2,500 points. The states with the most are [America's Top States for Business](#).



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**0 MARKET STREET - 2.54 ZONED B2**



**345/347/355 GRATTON RD**  
**WAREHOUSE / WORKSHOP / RESIDENTIAL / OFFICE**

# DRIVE TIMES

US 460 / HW 19	2 MILES
I-77	27 MILES
US 460E N	27 MILES
US 460W N	17.5 MILES
I-81	40 MILES
TRI CITIES REGIONAL TN VA AIRPORT ✈️	96 MILES
ROANOKE-BLACKSBURG REGIONAL AIRPORT ✈️	115 MILES