



Investors
REAL ESTATE PARTNERS



**FOR
LEASE**

1101 Electric Rd | Salem, VA, 24153

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PROPERTY OVERVIEW 1101 ELECTRIC RD | SALEM, VA, 24153

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Total Parcel Area:	±0.62 Acres
Building Area:	5,163 SF
Zoning:	HBD
Market:	Salem
Lease Rate:	\$18
Space Available:	1,000 – 3,000 SF
Lease Type:	Modified Net

SPACE AVAILABLE

- **Full Suite - 1st Floor - Modified Net**
 - 3,000 SF / \$18 PSF
- **Split Suite A - 1st Floor - Modified Net**
 - 2,000 SF / \$18 PSF
- **Split Suite B - 1st Floor - Modified Net**
 - 1,000 SF / \$18 PSF



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Jason Fountain, CCIM Principal Broker, at Investors Real Estate Partners, where he provides strategic direction across brokerage, investment, and advisory services. Over the past two decades, Jason has established himself as a market leader in the brokerage of multifamily, industrial, office, and retail properties, complemented by hands-on experience as both an owner and operator.



Steve Zegarski serves as President & Associate Broker at Investors Real Estate Partners. With over twenty-five years of real estate investing experience, Steve specializes in solving complex real estate challenges with practical, strategic and thoughtful solutions. As a national leader in sales management, Steve understands the marketing and sales process. He is an expert at creating value and uncovering the pathways to financial success for both buyers and sellers.