

For Sale or Lease. For sale at \$5.5M or for lease @ \$10.25 - \$13.25 (depends on conditioned or unconditioned space)



315 Albemarle Ave SE, Roanoke, VA, 24013

Virginia Can Company Complex | Adaptive Reuse Space

Investor Opportunity for redevelopment in a qualified census tract for New Market Tax Credits. Located in the Downtown District and 1.5 miles from the Virginia Tech Medical School Total Space Available 45,100 SFBuilding Class BMin. Divisible 3,000 SF Max. Contiguous 27,400 SF Features Electricity/Power – AEP The former Virginia Can Company in Roanoke, Virginia’s thriving Historic Downtown District is the perfect stage for your urban enterprise. Whether you are an established business seeking a new neighborhood or just entering the creative class, you’ll want 315 Albemarle Ave. to be your new business address. This unparalleled dual warehouse complex, listed in the National Historic Building Register, exudes all the enviable qualities that define the adaptive re-use of historic buildings in modern metropolitan communities. More than just another diamond in the rough, this property is available for immediate leasing and already zoned for enterprise with new R-38 insulation. The North Warehouse is finished. The South Warehouse is a clean slate poised for build-to-suit options. With these and many more impressive amenities, what makes this site extraordinary is its innovative design fused with the thoughtfully preserved beauty of exposed interior brick and hard woods, lending to a vintage, open feel while promoting a warm, welcoming urban vibe; perfect for a microbrewery, farm-to-table restaurant, or cross-fit gym, just to name a few opportunities. North Warehouse Office – 3,600 SF Open Space Available – 27,400 SF Clear Ceiling Height – 12 ft. Min. Divisible – 3,000 SF No. Dock-High Doors/Loading – 2 Space Type – Flex Space Cooling is available – Office Space Heating is available – Office Space Lighting is Available Additional Space Types Retail (Other) Creative/Loft Pct. Procurement Fee – 3.00% Lease Type – NNN First Floor: 13,000 SF. Open space with concrete flooring. Second Floor: 9,400 SF. Open warehouse space with unfinished maple flooring. 3,600 SF. Finished office space with finished maple flooring. Space South Warehouse Open Space Available – 17,700 SF Space Available – 17,700 SF Lease Type – NNN Min. Divisible – 3,000 SF No. Dock-High Doors/Loading – 2 Space Type – Flex Space Procurement Fee – 3.00% Space is unfinished. Build to suit options. First Floor 7,800 SF – Warehouse 2,100 SF – Attached Cinderblock Building Second Floor 7,800 SF Highlights: Adaptive Reuse Project from an Historic Warehouse R38 Insulated Roofs New Elevator 75 KVA Backup Generator New Electrical New HVAC

LAND INFORMATION:

Square feet : 45100

CONVENIENCE:

MORE INFORMATION

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