



THALHIMER

WAREHOUSE WITH OFFICE FOR LEASE | SALE
2310 Buford Ave SW
Roanoke, VA 24015



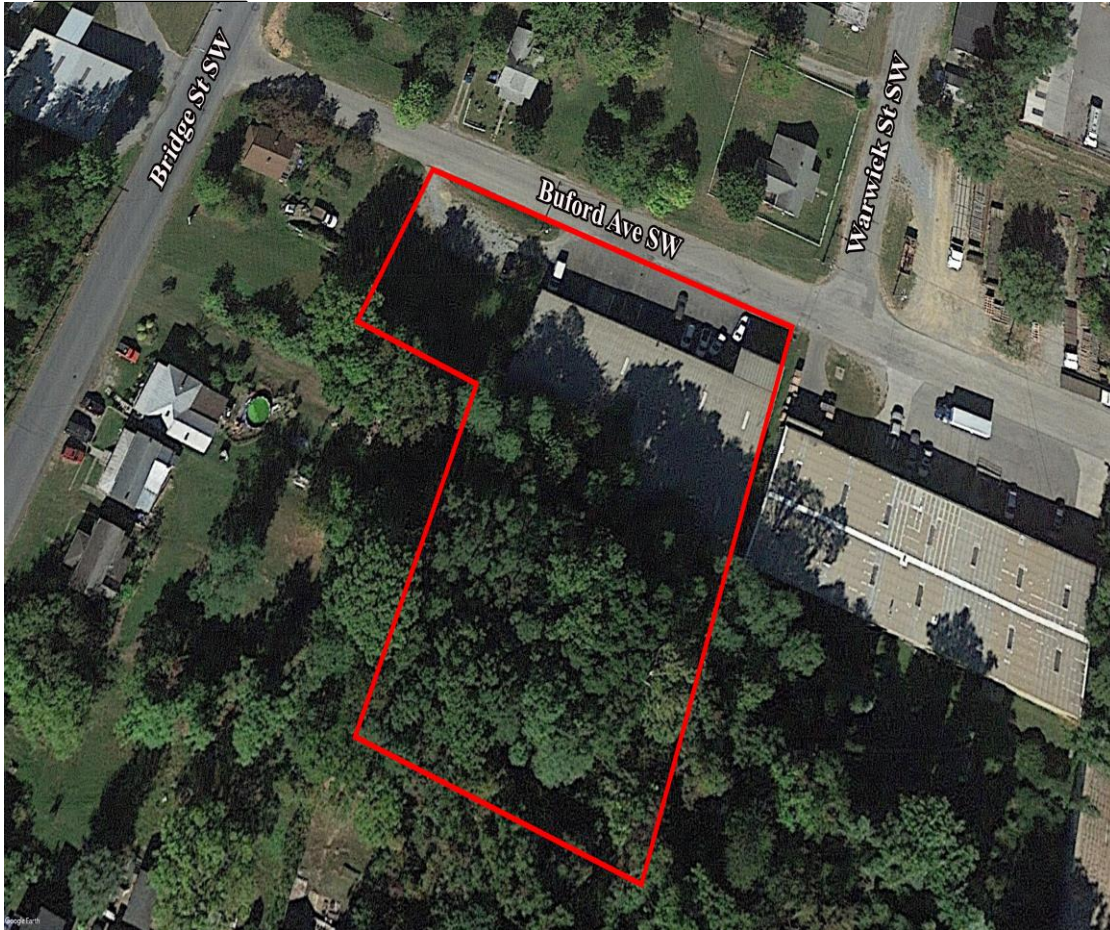
For more information, contact:

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Wells Fargo Tower
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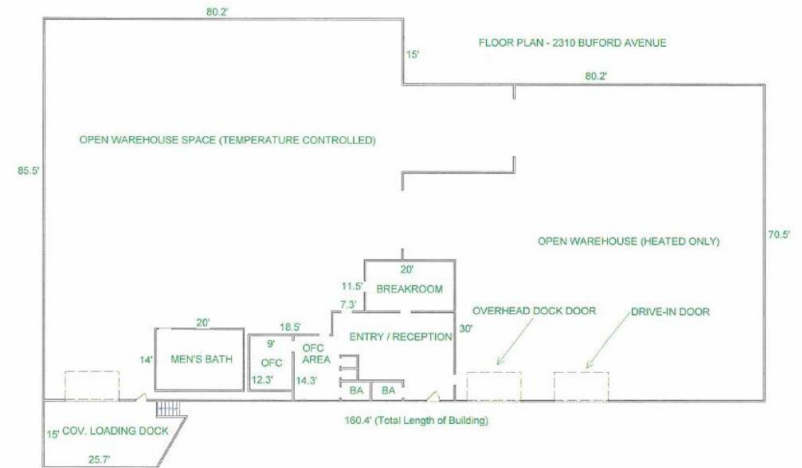
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Property Features

- 12,511 +/- SF pre-engineered metal warehouse with office
- 11,155 SF warehouse; 1,356 SF office
- Office and 5,500 SF of warehouse are air conditioned
- Fully sprinkled
- 2-dock and 1-ground level doors
- Roof slopes back to front – clear height 16’ at rear 13’ front
- 480v/208 amp – 3 phase power
- Situated on 1.25 AC zoned I-1 City of Roanoke
- Sale Price: \$495,000
- Lease Rate: \$5.00 NNN



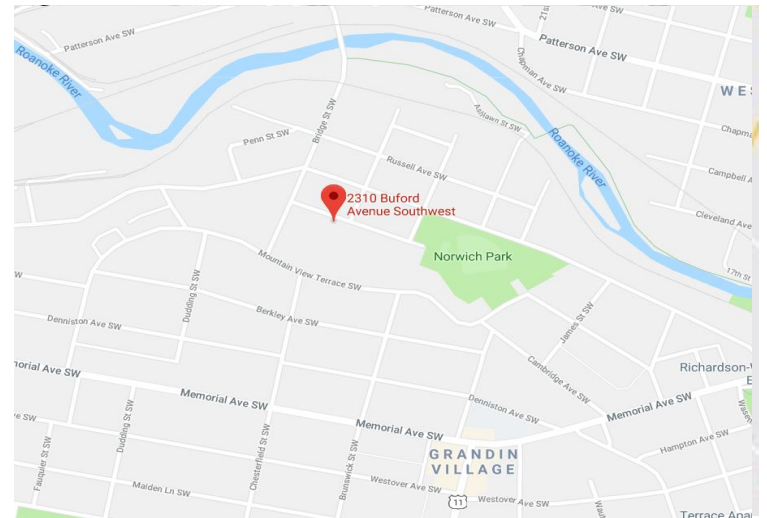
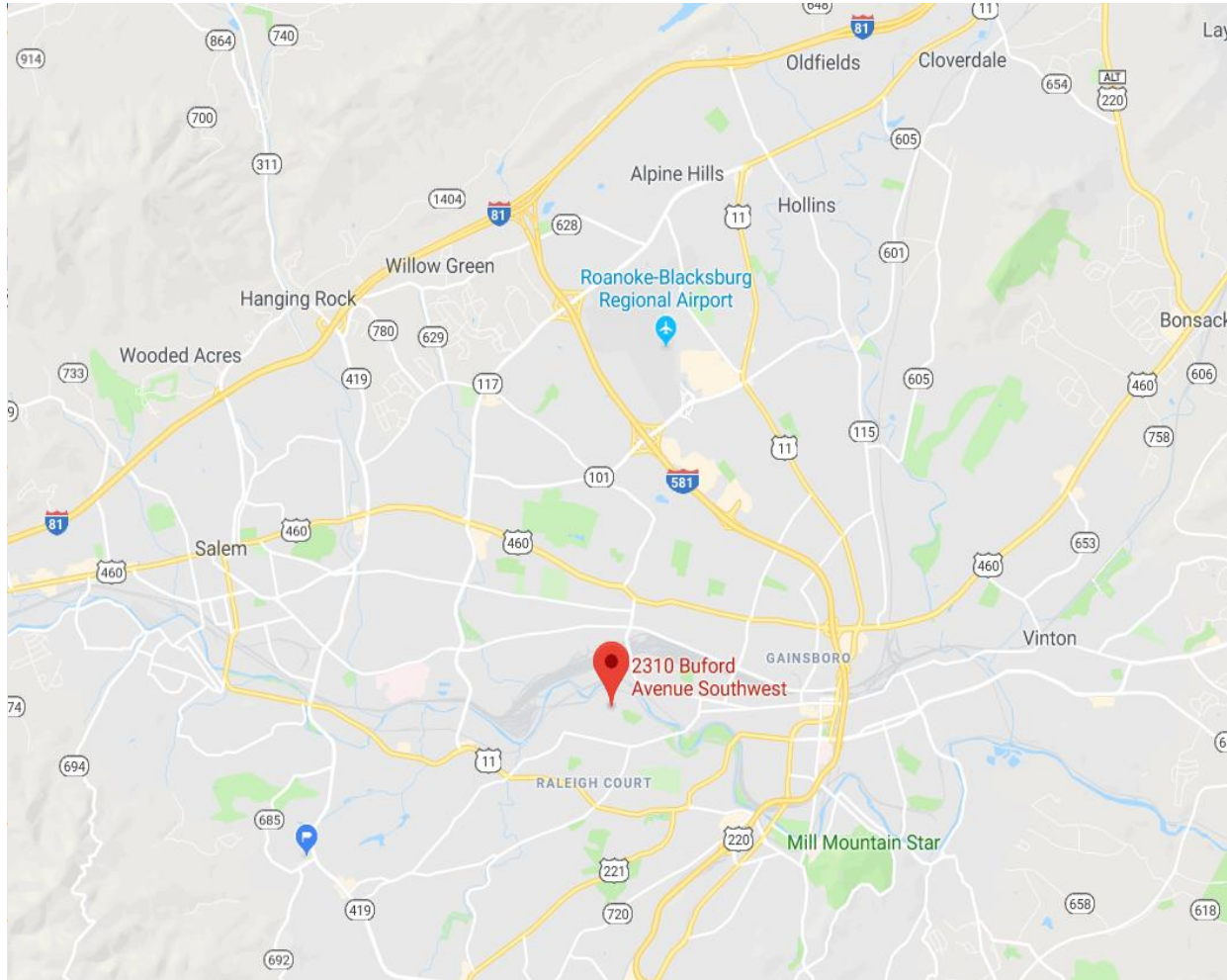
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