

## FLEX BUILDING FOR SALE | LEASE 6410 Commonwealth Dr

Roanoke, VA 24018



For more information, contact:

BILL POE, CCIM, SIOR, CPM Senior Vice President 540 767 3007 bill.poe@thalhimer.com **WYATT POATS** 

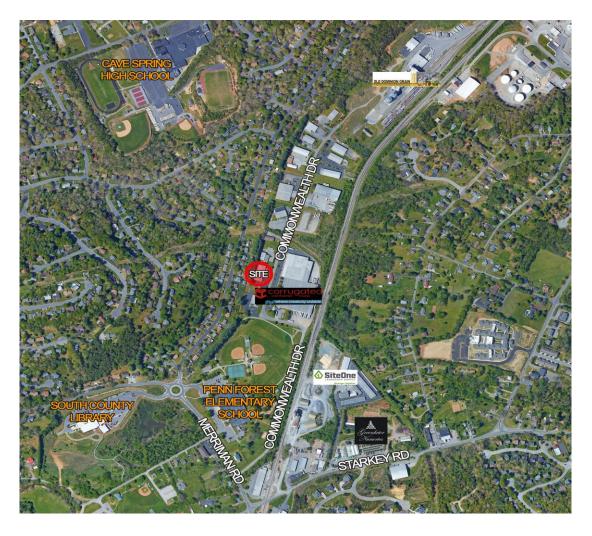
Associate 540 767 3008 wyatt.poats@thalhimer.com Wells Fargo Tower 10 S. Jefferson Street, Suite 1750 Roanoke, VA 24011 www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



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## **Property Features**

- 11,632 SF flex building on 1 acre
- 4,822 SF of office space consisting of 10 offices and 2 restrooms
- 6,810 SF warehouse space
- 14' clear height
- 3 phase, 208 amp power
- 1 9'x10' drive in door
- Fully air conditioned
- · 30 parking spaces
- Zoned I2: Heavy Industrial
- Built 2000
- Sale Price: \$998,000.00
- Lease rate: \$7.50 PSF (NNN)



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