



**THALHIMER**

# INDUSTRIAL OFFICE/SHOP FOR LEASE FOUNDRY 26 BUILDING

971 Russell Drive | Salem, VA 24153



For more information, contact:

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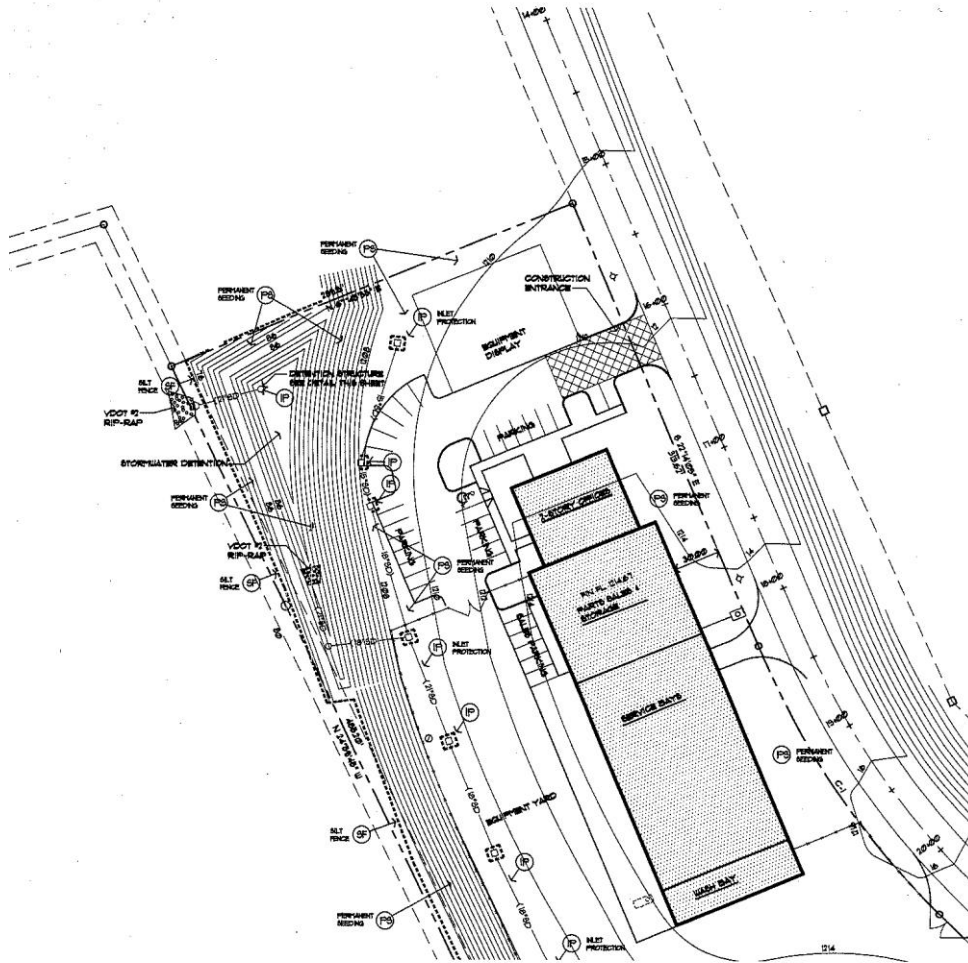
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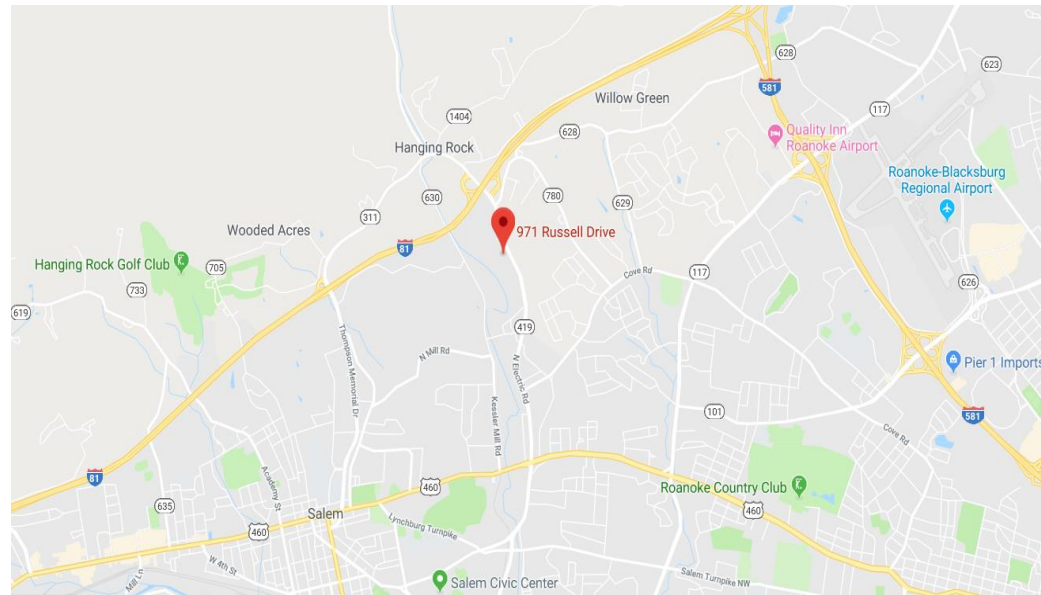
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## Property Features

- 35,035 SF available on 8.26 AC
  - 1<sup>st</sup> Fl office – 9,750 SF; 2<sup>nd</sup> Fl office – 4,925 SF; Shop – 20,360 SF
- Class B Building
- Yard is fenced and paved
- Shop height: 24 feet
- 7 dock doors
- \$8.00 NNN
- Owner would prefer to lease entire building but will separate shop and office; sublease wanted to 2028



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