



THALHIMER

OFFICE FOR SALE
1936 Blue Hills Drive NE
Roanoke, VA 24012



For more information, contact:

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Wells Fargo Tower
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www.thalhimer.com

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Property Features

- 59,520 SF office, two floors
- 12,320 SF warehouse, climate controlled
- 13.8 AC
- 100% sprinklered
- Two dock doors with levelers

Specifications

Total Size	71,540
Year Built	1989 (roof replaced in 2016)
Timing	Available immediately
Zoned	Light Industrial (I-1)
Parking	280 spaces
Sale Price	\$4,800,000

Transaction Guidelines

Factors considered in the selection include but are not limited to i) price, ii) security of closing, iii) buyer financials, and iv) industry reputation. There is no commission being offered to cooperation brokers.

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PRIME LOCATION WITHIN RCIT



ROOF REPLACED IN 2016



AMPLE PARKING | APPROX. 280 SPACES



FULLY CONDITIONED WAREHOUSE



TWO STORY ENTRY LOBBY



ONE (1) PASSENGER ELEVATOR

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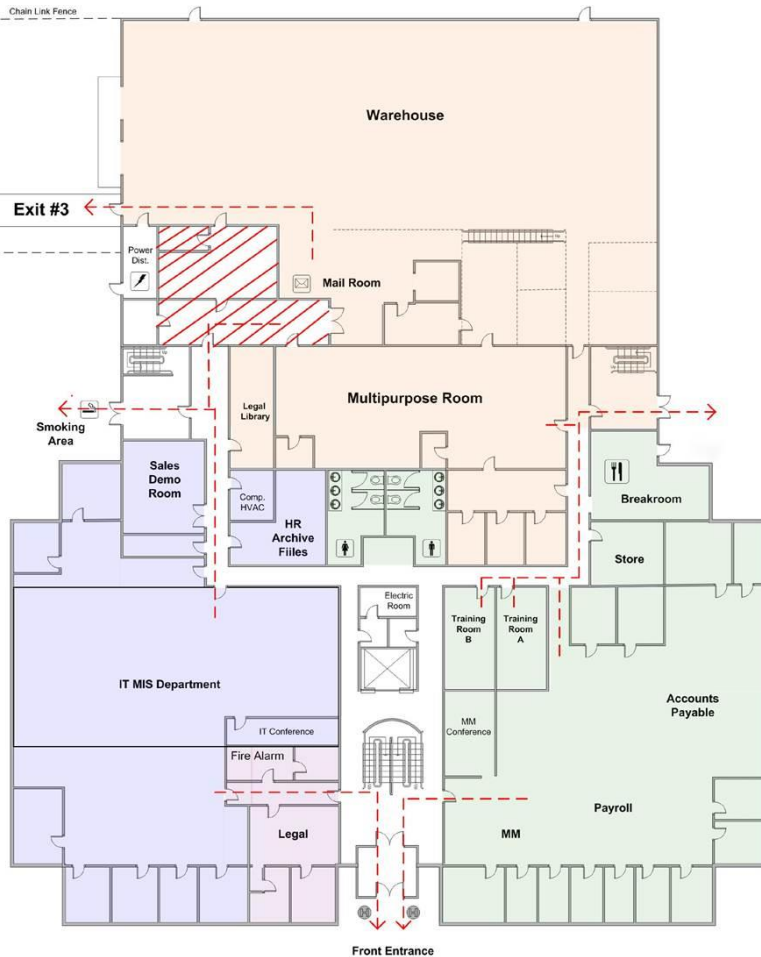


OFFICE FOR SALE

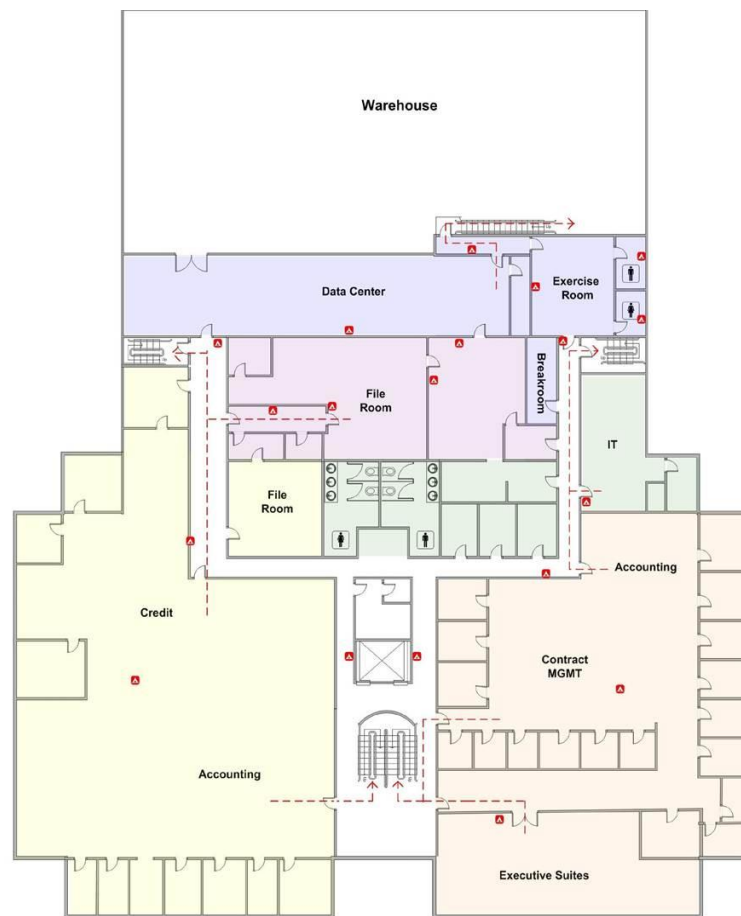
1936 Blue Hills Drive NE

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41,930 SF



29,610 SF



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