



THALHIMER

WAREHOUSE/OFFICE FOR LEASE
701 Gainsboro Road
Roanoke, VA



REDUCED RATE

For more information, contact:

KENT ROBERTS, CCIM
Senior Associate
540 767 3012
kent.roberts@thalhimer.com

Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
Roanoke, VA 24011
www.thalhimer.com

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Building Attributes

- 12,219 +/- SF 10,123 SF warehouse – 2,096 SF office
- Office easily convertible to office/showroom
- Warehouse clear height 17'8" at eaves, 21' at center
- 2 – dock doors; 10'x10' & 10'x20'
- 10'x10' door could be ramped for drive in access
- Column spacing 48' front to column. Bay width 21', 24', & 30'
- 3P - 400 amp electrical service
- Parking field +/- 85' deep X 175' wide
- Fenced lot

Location Attributes

- Zoned I-1 City of Roanoke
- 1/10th mile to US 460
- 3/10th mile to I-581 / US 220
- Excellent access to the Roanoke Valley, Southside VA, New River Valley, and Downtown Roanoke

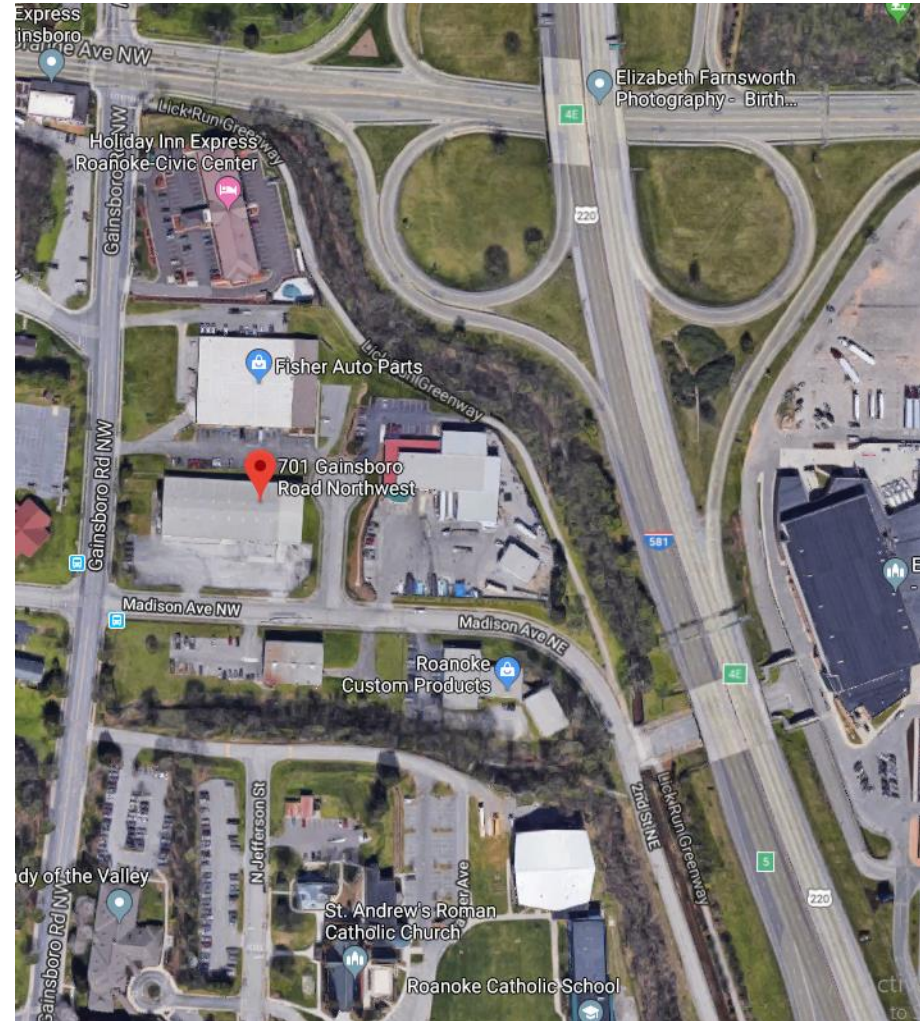
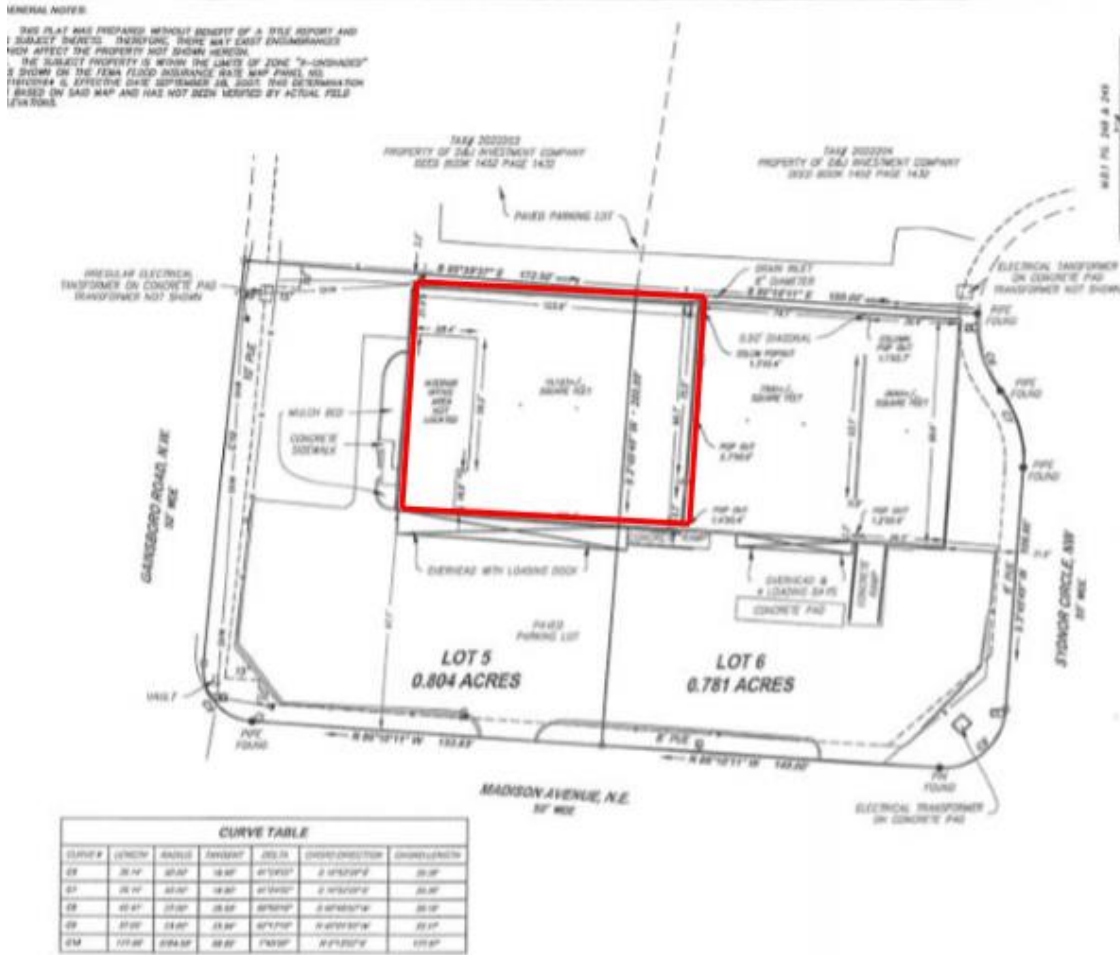
OFFERED FOR LEASE AT **REDUCED RATE** OF \$6.75 PSF

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