



THALHIMER

OFFICE/WAREHOUSE FOR SALE
4721 Starkey Road
Roanoke, VA 24018



For more information, contact:

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Property Features

- Located on two parcels
- 3-phase heavy power
- Additional property can be purchased
- Climate controlled warehouse space
- Warehouse area includes production area and high cube storage
- Clear height from 21' to 24'

Specifications

Total Size	32,926 SF on 1.66 AC
Building Class	B
Timing	Available immediately
Zoned	C2C
Parking	Ample
Sale Price	\$1,960,000.00

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,513	45,548	101,804
No. of Households	3,273	20,947	44,353
Avg. HH Income	\$76,926	\$85,503	\$70,150
Daytime Population	11,132	42,806	131,434

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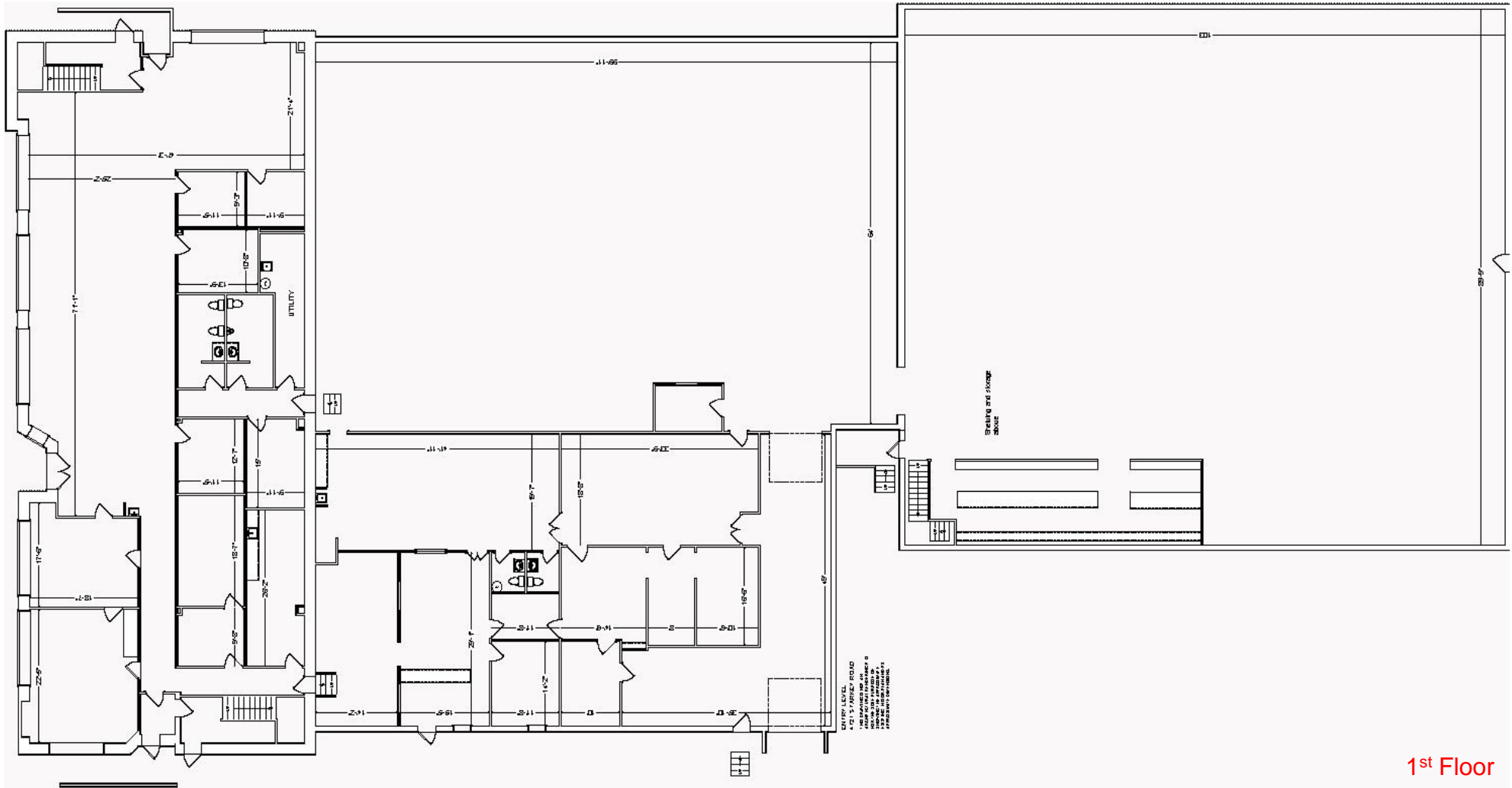


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1st Floor

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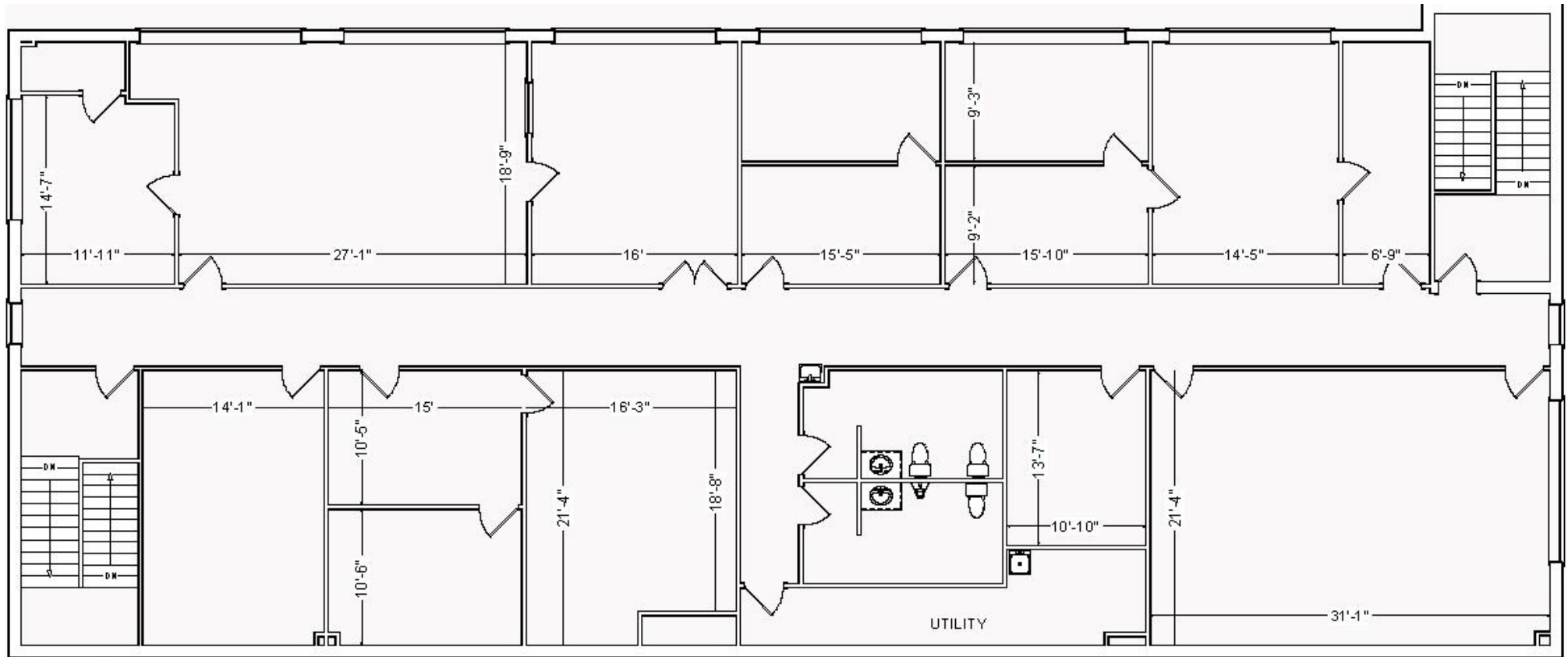
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UPPER LEVEL
4721 STARKEY ROAD

THIS DRAWING IS NOT AN ARCHITECTURAL RENDERING IT IS FOR THESE PURPOSES: SHOWING THE APPROXIMATE EXISTING FLOOR PLAN AND ITS APPROXIMATE DIMENSIONS.

2nd Floor

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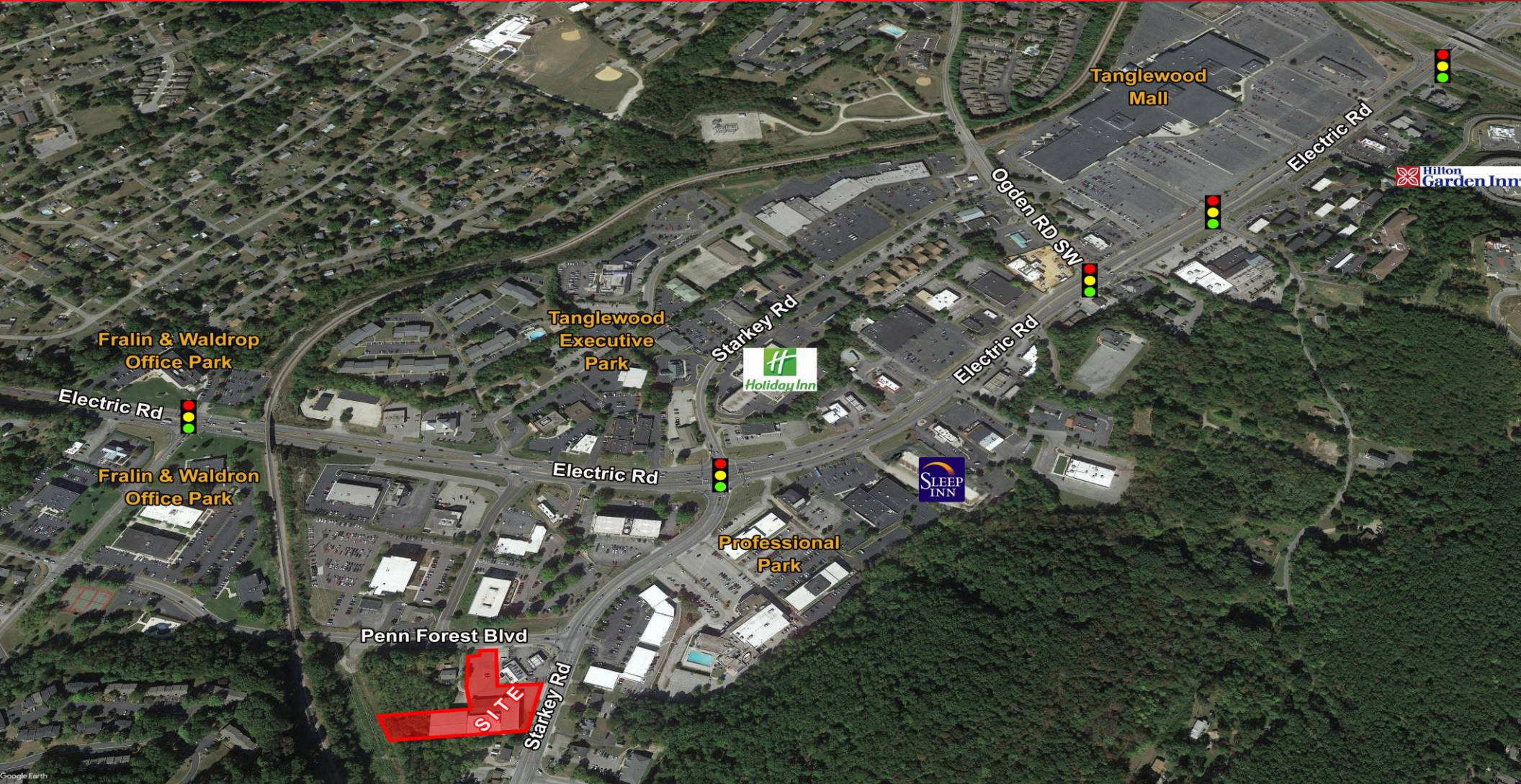


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