



FOR LEASE | **249,580 SF**
1501 ROANOKE BLVD | **SALEM, VA**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**MANNED GUARDS
24/7 WITH SECURITY
CAMERA SYSTEM**



**CONVENIENT
ACCESS TO
I-81 & I-581**



**RECENTLY
RENOVATED**



**HIGH BAY CRANE
SPACE AVAILABLE**



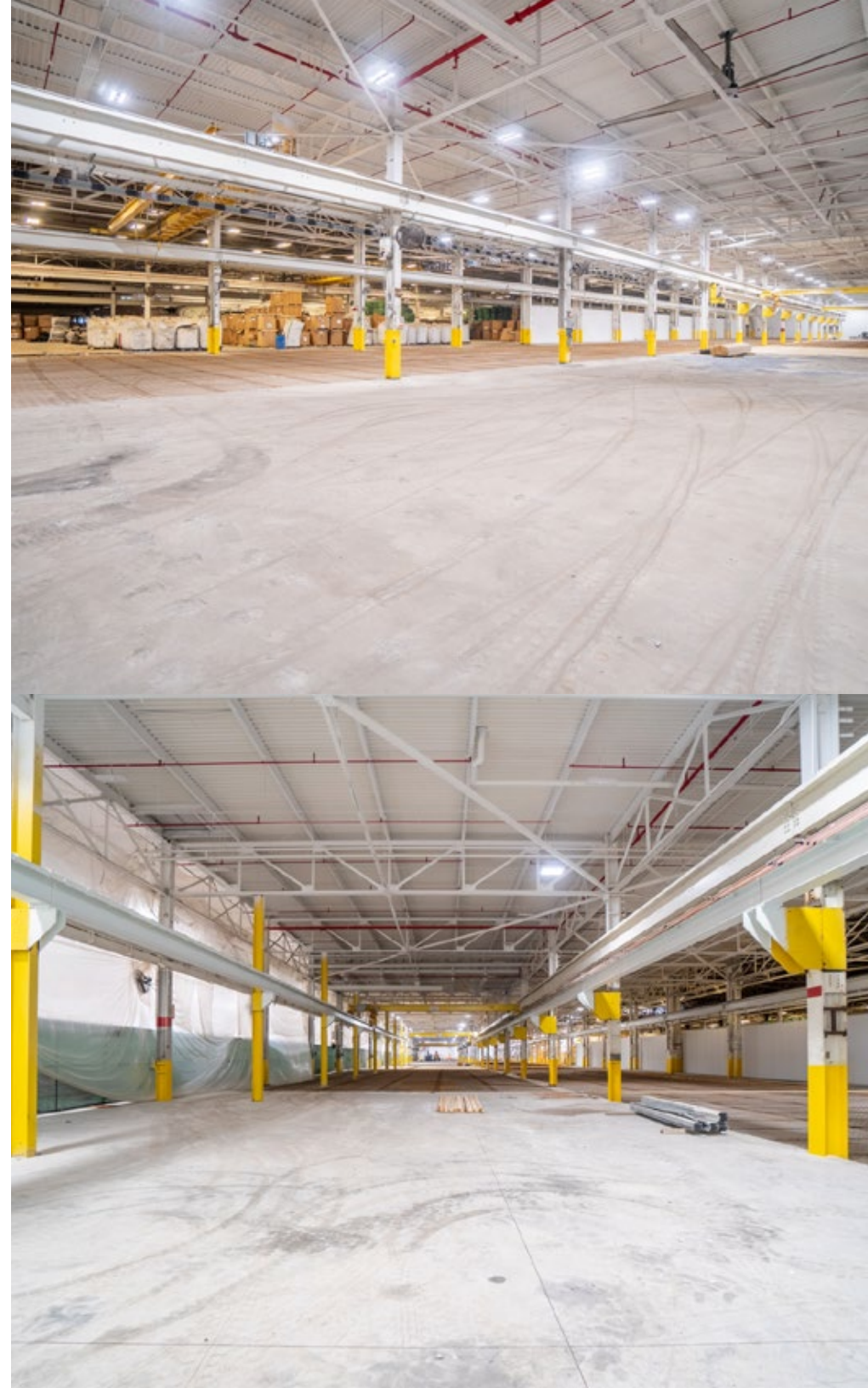
**SPACE FOR
ADDITIONAL
LOADING DOCKS**



PROPERTY DETAILS

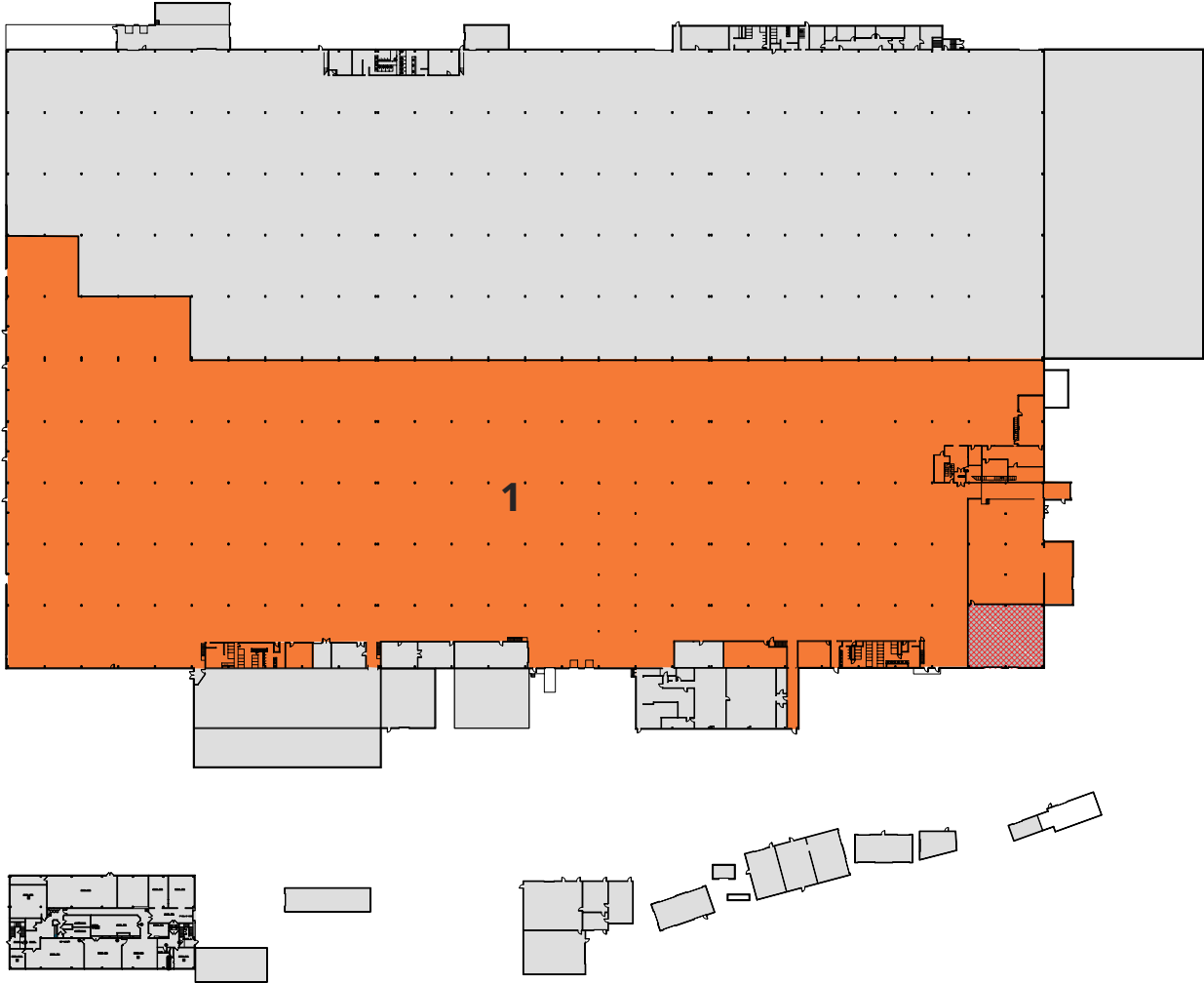
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AVAILABLE SPACE	249,580 SF
NUMBER OF BUILDINGS	11
DOCK DOORS	9
CRANES	22 OH
CLEAR HEIGHT	7' - 50'
COLUMN WIDTH/DEPTH	50' x 30'
YEAR BUILT	1955
FIRE SUPPRESSION	Wet
POWER	2 x 7.5 MVA Transformers
LAND AREA	40.32 Acres
ZONING	H-M: Heavy Industrial
PARCEL ID	189-2-1



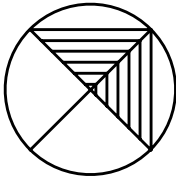
FLOOR PLAN

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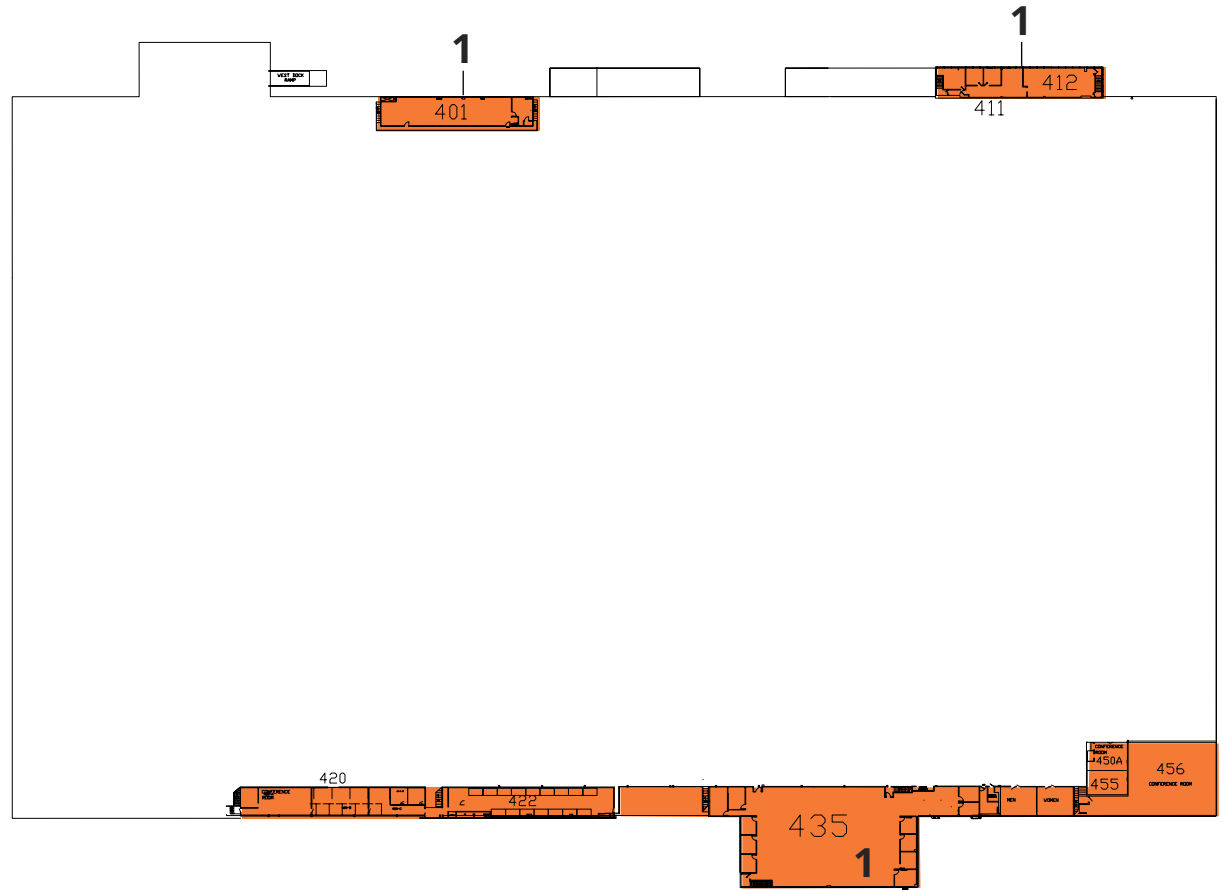
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	218,249 SF
TOTAL		218,249 SF

FIRST FLOOR



FLOOR PLAN

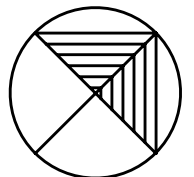
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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	31,331 SF
TOTAL		31,331 SF



SECOND FLOOR



LOCATION MAP

1501 ROANOKE BLVD | SALEM, VA

I-81	3 MILES
ROANOKE	5.5 MILES
LYNCHBURG	61 MILES
RICHMOND	169 MILES
CHARLOTTE	190 MILES

