



FOR SALE

941 Industry Avenue SE, Roanoke, VA 24013

Presented By:

Stephen Pendergass, CCIM, SIOR
Jacob Quesinberry, SIOR
Matt Huff, CCIM, SIOR



FOR SALE
941 INDUSTRY AVE SE | ROANOKE VA

OFFERING MEMORANDUM

**87,000± SF INDUSTRIAL
WAREHOUSE SPACE IN
RIVERDALE INDUSTRIAL PARK**

EXECUTIVE SUMMARY

About 941 Industry Ave

941 Industry Avenue SE presents investors and owner-users with the opportunity to acquire a substantial commercial asset in Roanoke, Virginia. The property comprises approximately 87,390 square feet on 3.56 acres and is zoned I-1 Industrial, offering flexibility for a range of industrial, flex, commercial, service, and related uses. Its location near Downtown Roanoke provides convenient access to major employment centers and transportation corridors throughout the Roanoke Valley.

The property's scale, adaptable configuration, and diverse occupancy profile create opportunities for continued income generation, leasing upside, and long-term value creation. With established tenancy, including Carilion Clinic Sports Performance and Rehabilitation, 941 Industry Avenue SE offers a compelling acquisition opportunity for investors seeking a versatile asset in one of Southwest Virginia's primary commercial markets.

Also available for lease, offering users a flexible opportunity to occupy fully conditioned industrial/flex space in Roanoke.



PROPERTY DESCRIPTION

Property Description

- **Sale Price:** \$4,800,000
- **Total SF:** 87,000± SF
- **Zoning:** I-1
- **Year Built:** 1930
- **Ceiling Heights:** 13'-21'

Property Highlights

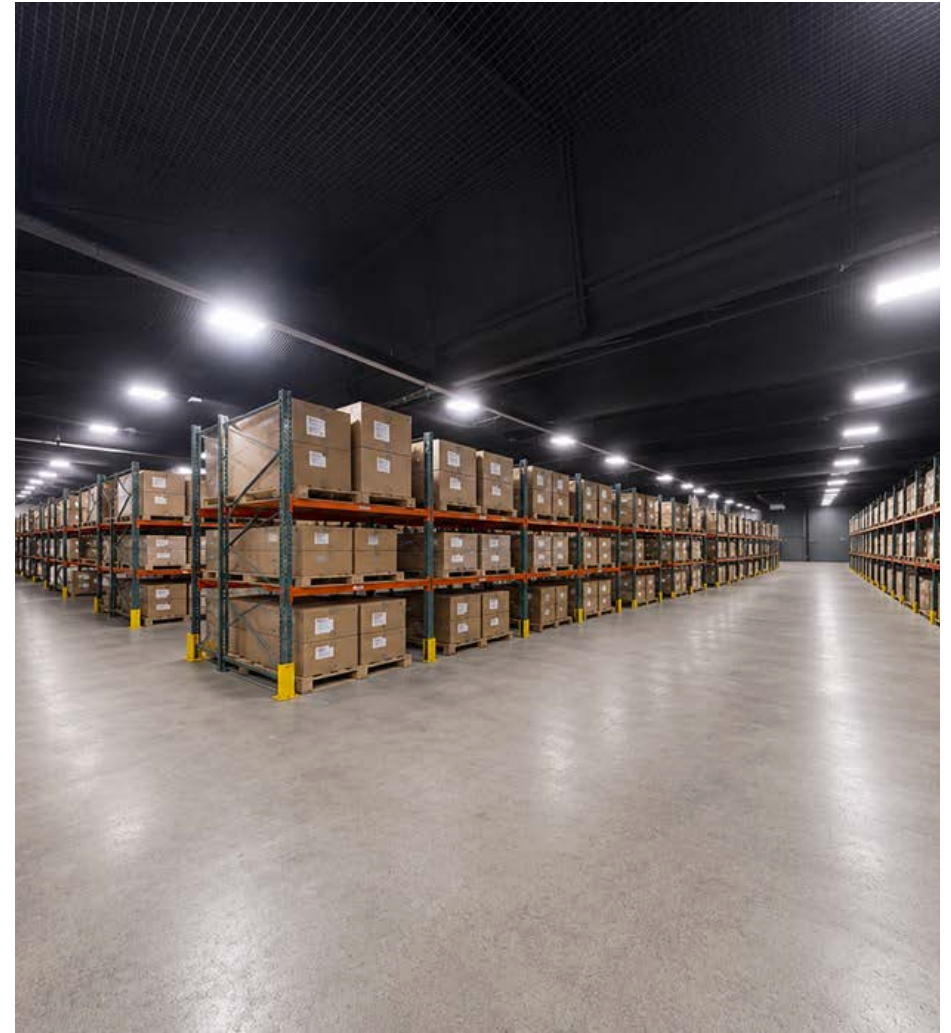
- 87,390± SF Fully Conditioned Facility
- I-1 Light Industrial Zoning
- Flexible Configuration
- Located within the growing Riverdale District
- In place income from tenants including:
 - Carilion & Glutox



DEVELOPMENT HIGHLIGHTS

Development Advantages

- **87,390± SF Fully Conditioned Facility:** Heated and cooled throughout, reducing the need for major mechanical upgrades.
- **Flexible I-1 Light Industrial Zoning:** Supports a wide range of industrial, flex, manufacturing, distribution, and R&D uses.
- **Adaptable Building Configuration:** Large open-span areas allow for efficient conversion to warehouse, production, assembly, or specialty uses.
- **Ceiling Heights Up to ±21':** Sawtooth roof design provides varying clearances and strong operational flexibility.
- **Existing Shipping & Receiving Infrastructure:** Functional loading areas support distribution, warehousing, and industrial operations.
- **Owner-User or Investment Potential:** Available for both sale and lease, creating flexibility for occupancy, repositioning, or investment strategies.
- **Located Within the Riverdale Complex:** Positioned within an evolving mixed-use redevelopment area in Roanoke.
- **Significant Repositioning Potential:** Existing improvements provide a strong foundation for conversion without starting with ground-up construction.



CONCEPTUAL RENDERING

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CONCEPTUAL RENDERINGS



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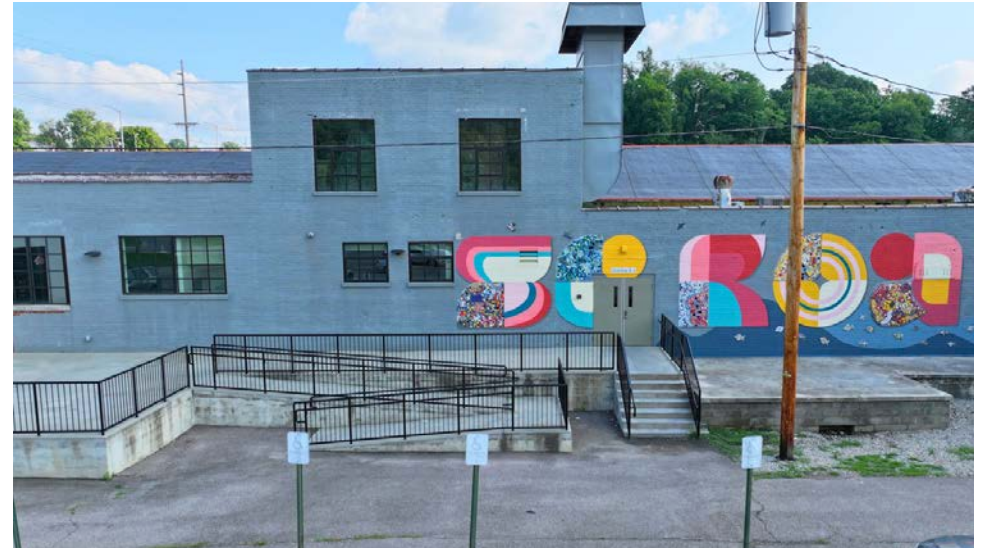
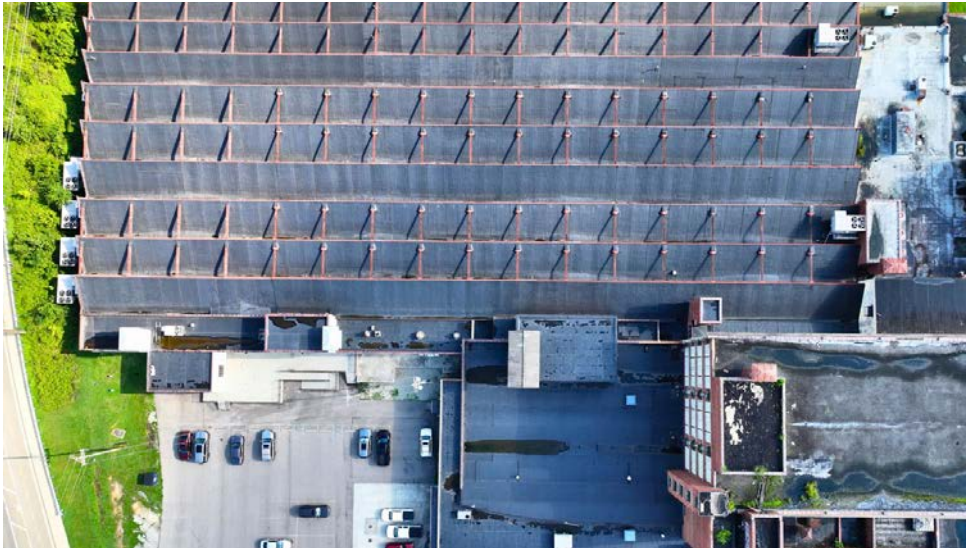
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EXTERIOR PHOTOS



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FLOOR PLAN



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AERIAL MAP



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AERIAL MAP



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ABOUT POE & CRONK



STEPHEN PENDERGRASS, CCIM, SIOR

SENIOR VICE PRESIDENT

Stephen is a commercial real estate advisor with more than a decade of proven success. Recognized for his ability to structure and close complex transactions, he consistently secures strategic, advantageous outcomes for his clients. Stephen has earned a reputation as a trusted advisor and top producer within the Southwest Virginia commercial real estate market.



JACOB QUESINBERRY, SIOR

SENIOR VICE PRESIDENT

Jacob is a recognized leader in commercial real estate as a recipient of CoStar's Power Broker award and as the firm's Overall Top Producer award on multiple occasions. As both a Civil Engineering graduate of Virginia Tech and a graduate of Colorado State University's MBA program, Jacob brings a wealth of knowledge and experience to every real estate project.



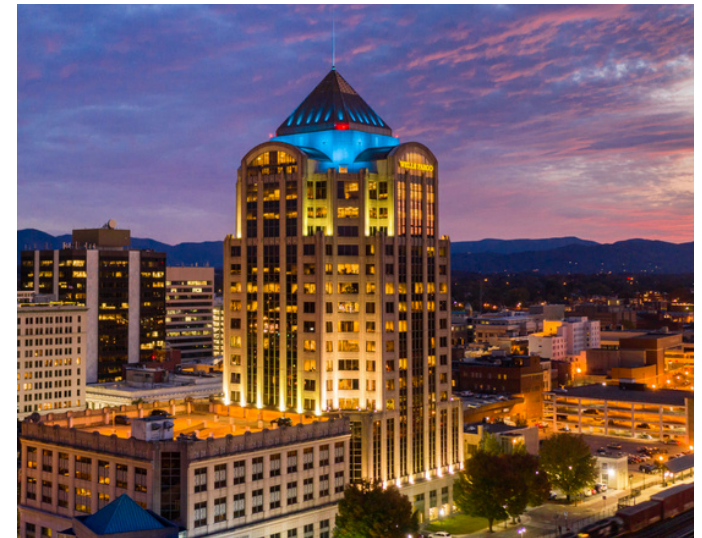
MATT HUFF, CCIM, SIOR

PRESIDENT

Matt is a Principal at Poe & Cronk Real Estate Group where he serves as the firm's President. Matt specializes in representing his clients in the sale, purchase, and leasing of commercial, industrial, and investment real estate. He has been named one of the state's top "Power Brokers" by Virginia Business and has been featured in the Roanoke Times for his leadership in commercial real estate.

ABOUT THE FIRM

Poe & Cronk is a locally owned and internationally recognized leading full-service commercial real estate company. The firm is comprised of a team of real estate professionals with more than 300 combined years of experience and billions in real estate transaction knowledge in selling, leasing, and managing commercial, industrial, and investment real estate. In business for more than 35 years, Poe & Cronk provides commercial and investment real estate services throughout western Virginia.



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