

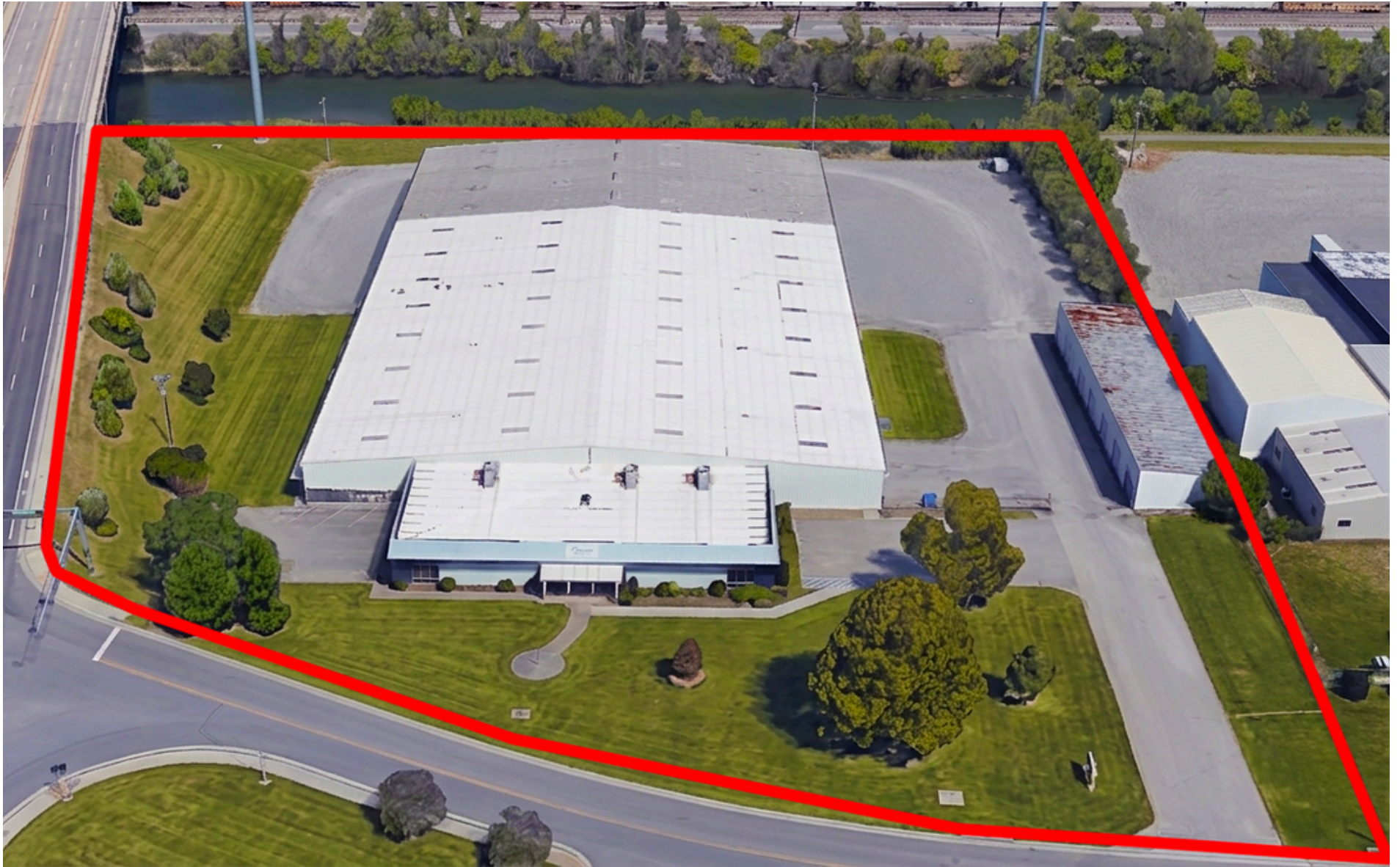


**3631 Aerial Way Dr Sw,
Roanoke, VA 24018**



PROPERTY SUMMARY & PARCEL OUTLINE

3631 Aerial Way Dr SW, Roanoke, VA 24018 offers 70,260 SF of industrial warehouse space on a 4.34-acre site, including approximately 6,300 SF of office space. The facility features 10 dock-high doors and 8 drive-in doors, along with a 24' clear height, providing strong flexibility for distribution, warehousing, or manufacturing operations. Zoned Industrial (I-1), the property is well-positioned to support a variety of industrial uses.



Property Details & Specifications

Address: 3631 Aerial Way Dr Sw, Roanoke, VA 24018

Type: Industrial Warehouse

Total SF: 70,260 (6,300 Office)

Acreage: 4.34

Dock Doors: 10

Drive In Doors: 8

Clear Height: 24'

Zoning: Industrial (I-1)







Louise Haddad



Acquisition Officer



315-400-7477



Louise@IronHornEnterprises.com

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