

FOR LEASE

7500 SHADWELL DRIVE

Roanoke, VA 24019

NEWMARK



PROPERTY INFORMATION

SPACE 1

Available SF:	14,315
Clear Height:	31'
Loading:	1 oversized at grade rollup door
Power:	6,400 amps, 3 phase (substation onsite)
Sprinkler System:	Dry
Zoning:	Light Industrial District (I-1)

SPACE 2

Available SF:	+/- 53,000
Clear Height:	18' - 21'
Loading:	2 oversized rollup doors
Power:	6,400 amps, 3 phase (substation onsite)
Sprinkler System:	Dry
Zoning:	Light Industrial District (I-1)

PROPERTY HIGHLIGHTS

- Office Space: 850 SF
- Outdoor storage available

- Office Space: 1,200 SF
- 6,500 SF high bay section with crane and 21' clear height
- 18' clear height throughout rest of space
- Outdoor storage available

3410W Leigh Street, Richmond, VA 23230

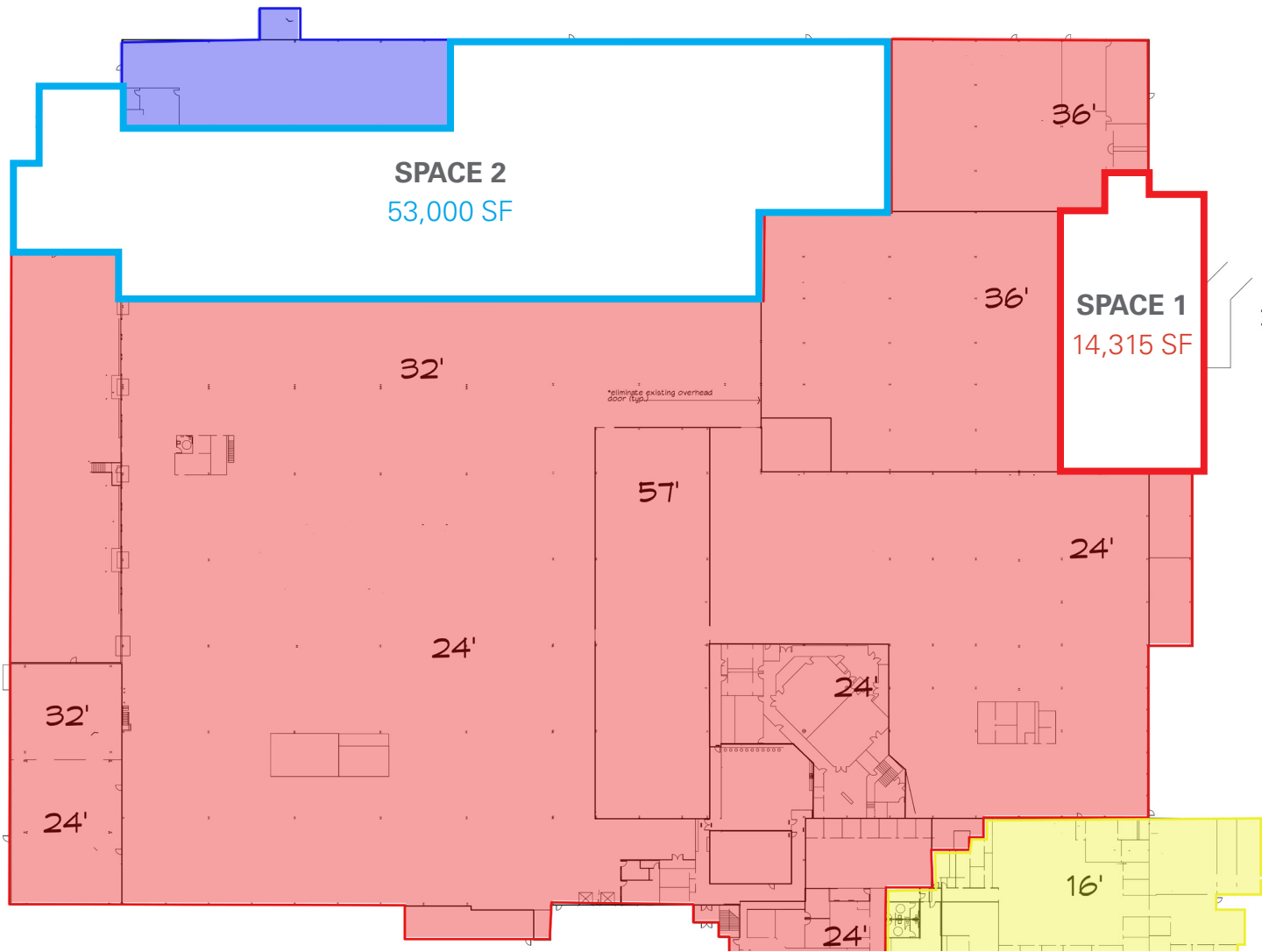
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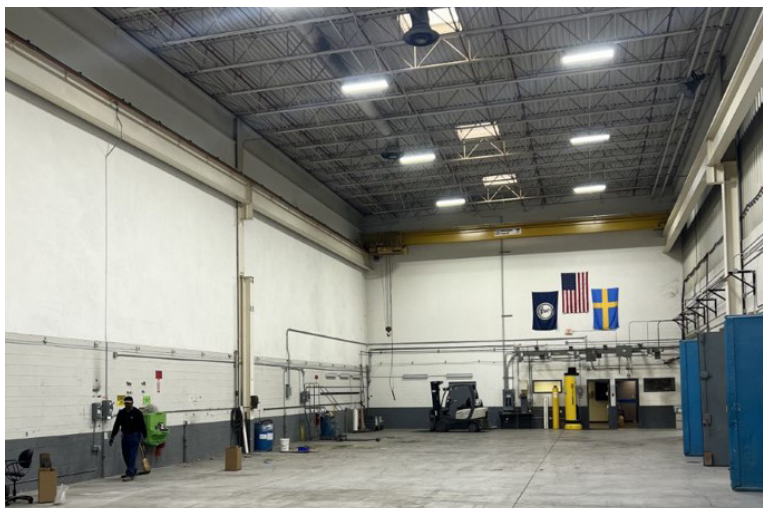
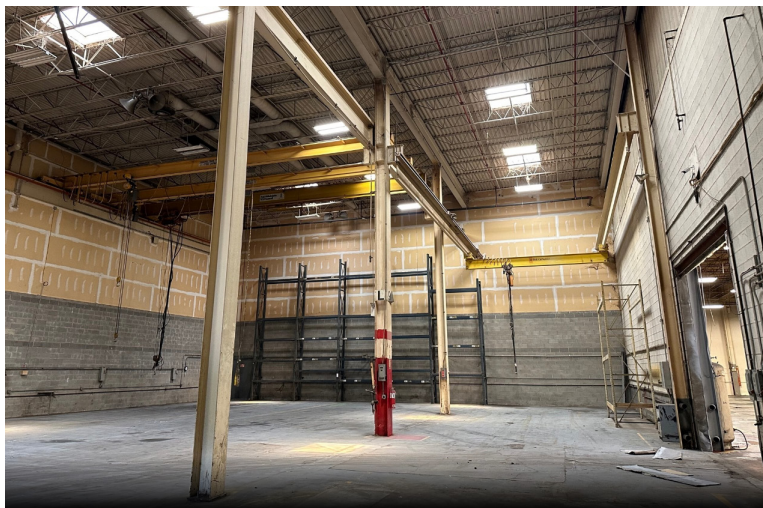
* Shared exterior trailer drop for both spaces

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