



FOR LEASE

1062 Mountain View Church Rd, Blue Ridge, VA 24064

ANDY MULLINS

Senior Vice President

540.342.6178

amullins@waldvogelcommercial.com

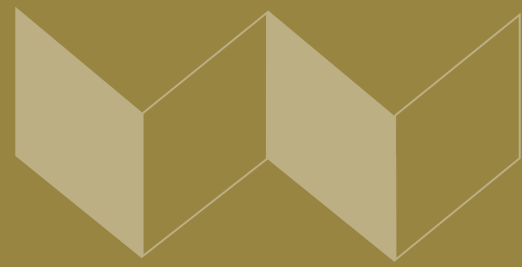
NOAH BECKLEY

540.400.0215

nbeckley@waldvogelcommercial.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now Available for Lease – 7,200 SF Commercial Flex Space on 29 Acres

Waldvogel Commercial Properties is pleased to present this versatile flex space in Blue Ridge, offering 3,800 SF of finished office and 3,400 SF of warehouse/garage with 16-foot ceilings and four 14-foot overhead doors. Set on a 29-acre C-2 zoned site with roughly 15+/- cleared acres — including 6+/- fenced, gravel-surfaced acres — it's well suited for equipment storage, fleet parking, contractor operations, distribution, light industrial, or service-based businesses. Just off Route 460, with easy access to Roanoke, Bedford, and the surrounding region.

PROPERTY HIGHLIGHTS

- - 7200 SF
- - 6 Acres Fenced in
- - Zoned C2

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,200 SF
Lot Size:	29 Acres
Building Size:	7,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	57	203
Total Population	33	123	464
Average HH Income	\$62,056	\$65,434	\$69,405

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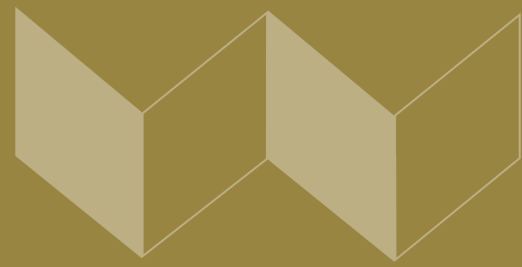
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ADDITIONAL PHOTOS



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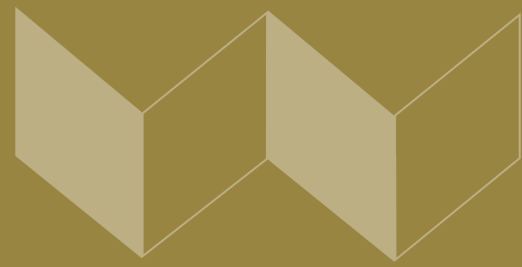
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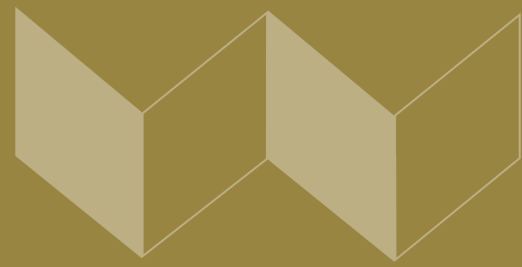
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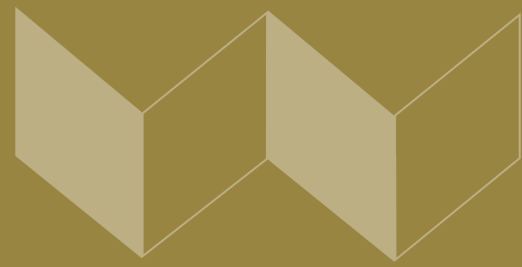
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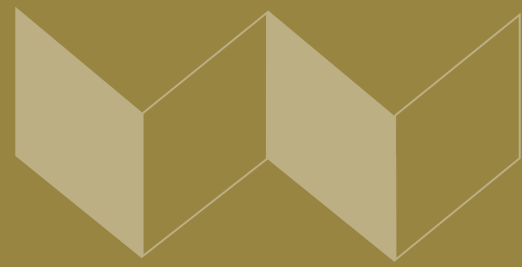
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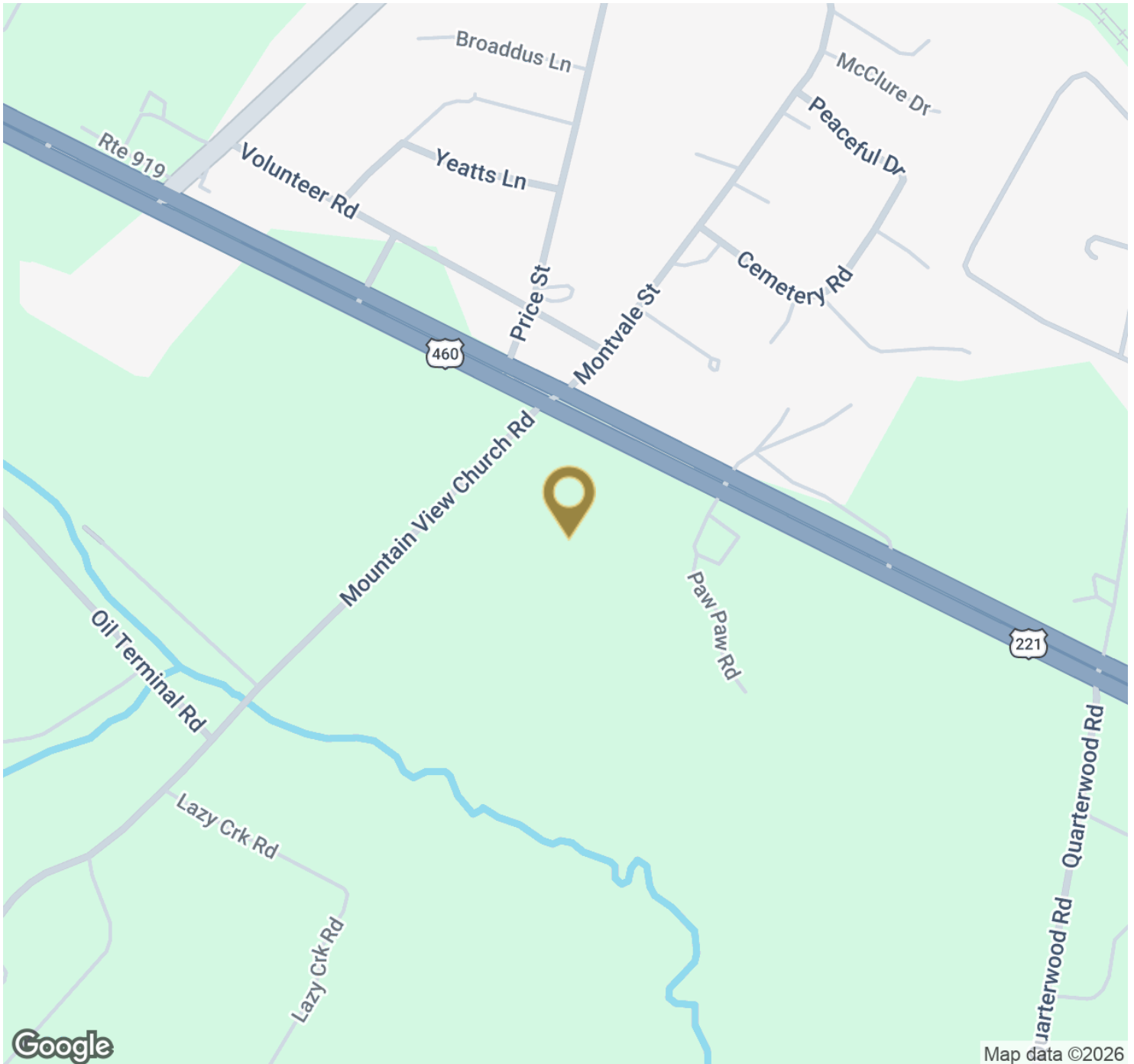
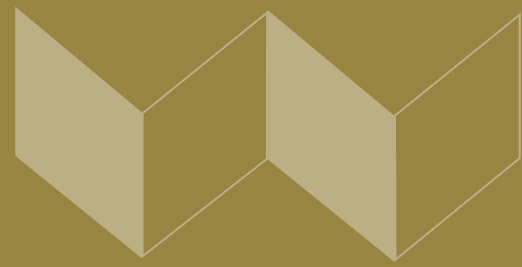
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LOCATION MAP



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