



48 ACRE INDUSTRIAL SITE

5647 W River Rd, Salem, VA 24153

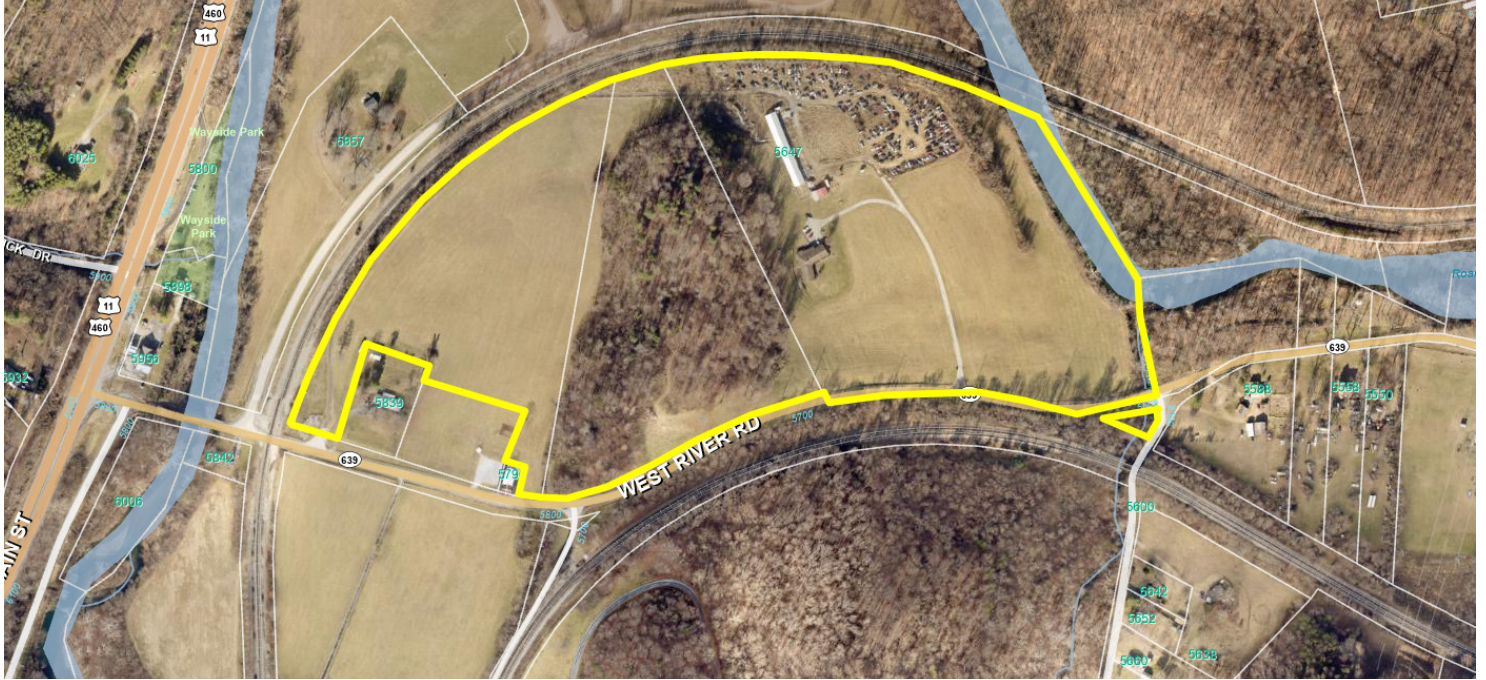
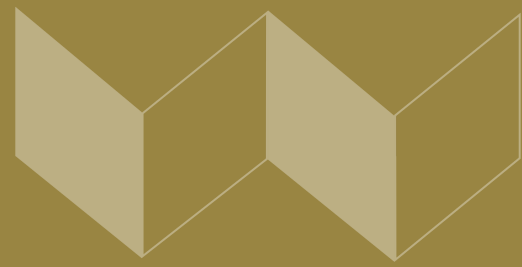
KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com



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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	48.76 Acres

DEMOGRAPHICS	10 MILES	20 MILES	50 MILES
Total Households	34,957	147,372	314,515
Total Population	87,399	357,843	751,182
Average HH Income	\$99,547	\$89,263	\$84,199

PROPERTY HIGHLIGHTS

- Interstate Access: Less than 2 Miles from I-81 (Exit 132)
- Centrally Located Between the Roanoke and New River Valley Markets
- Large Industrial Site for the Market

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PROPERTY DESCRIPTION



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The property consists of approximately 48 acres located at 5647 W. River Road in Salem, Virginia, positioned less than 2 miles from Interstate 81 (Exit 132 – Dixie Caverns). The site offers excellent regional access to the Roanoke Valley and the New River Valley, with convenient connectivity to U.S. Route 460 and surrounding industrial and employment centers.

The parcel is currently zoned a combination of I-2 (Heavy Industrial) and R-1, with a strong expectation that Roanoke County would support rezoning of the entire tract to I-2, subject to standard approvals. Given its size, zoning framework, and proximity to major transportation corridors, the site is well-suited for industrial development, including manufacturing, distribution, or service-oriented industrial uses.

The subject property is located near the Technology Drive industrial corridor in Salem, one of the Roanoke Valley's most established and successful industrial areas. Technology Drive is anchored by Mack Trucks' Roanoke Valley Operations, a nationally significant manufacturing facility, along with Rhenus Automotive and other automotive, logistics, and industrial support users. Additional manufacturers, distribution warehouse, and service-oriented industrial businesses in the corridor further reinforce the area's role as a key employment and production hub. The presence of these users highlights the market's proven ability to support large-scale industrial operations and underscores the suitability of the subject property for future industrial development.

This offering represents a rare opportunity to acquire a large, well-located industrial development tract in a supply-constrained market with strong regional fundamentals and interstate access.

LOCATION DESCRIPTION

Situated just minutes from Downtown Salem and the City of Roanoke, the property benefits from access to the Roanoke Valley's workforce, industrial base, and transportation infrastructure, including the Roanoke Regional Airport and Class I rail service. The location also provides convenient access to U.S. Route 460, allowing for efficient east-west travel between Roanoke and the New River Valley, including Christiansburg, Blacksburg, and Radford.

This central positioning places the site within easy reach of two of Southwest Virginia's primary economic regions—the Roanoke Valley and the New River Valley—making it well-suited for industrial, distribution, or service-oriented users seeking strong interstate access and regional reach.

SITE DESCRIPTION

Topography on this site is generally level with moderate slope. The eastern boundary of the property is along the Roanoke River and approximately 4.4 acres of the property is located within a flood zone. The northern portion of the property is bordered by track for Norfolk-Southern. There is electric to the site and public water and sewer is available across W. River Road.

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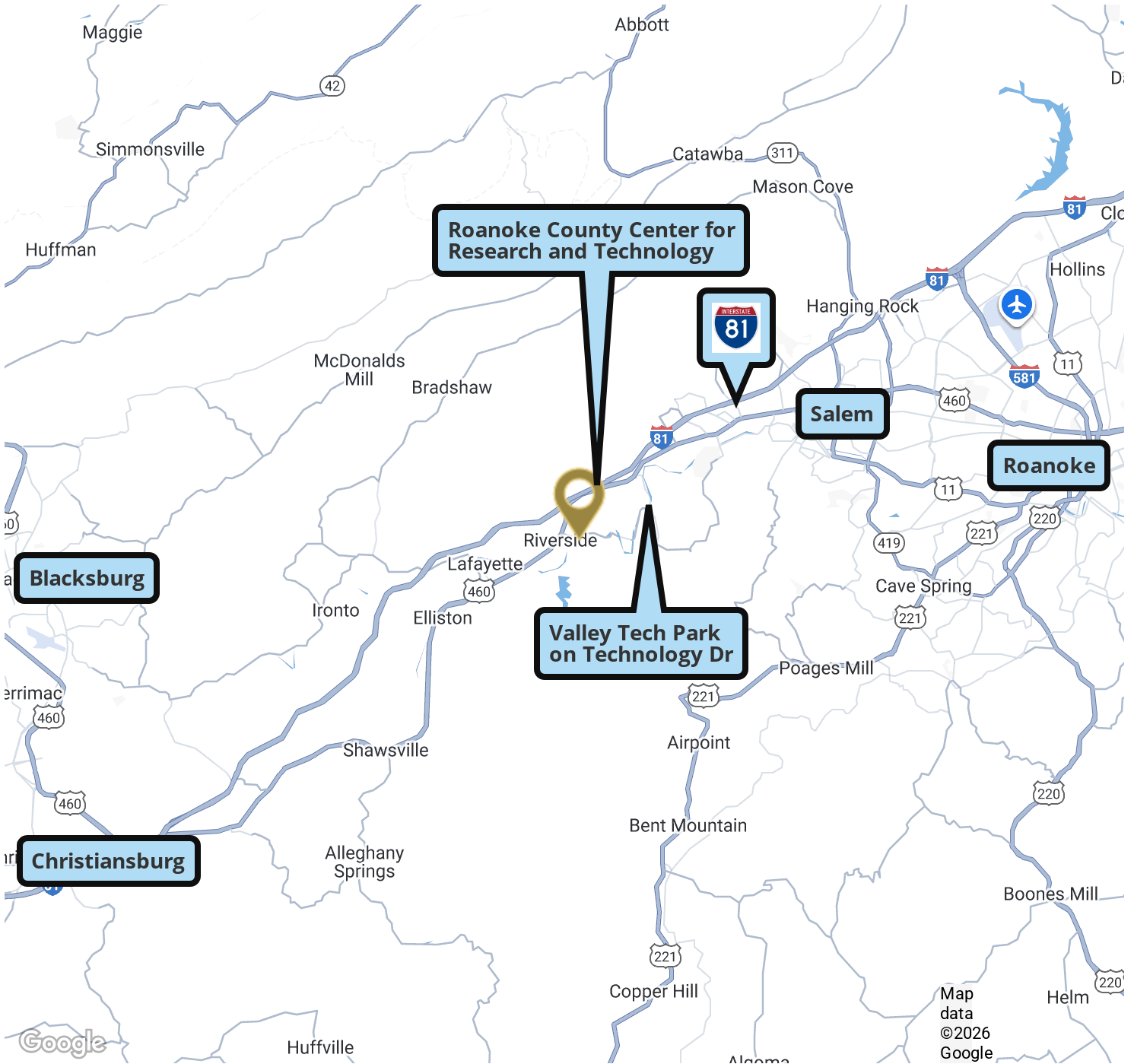
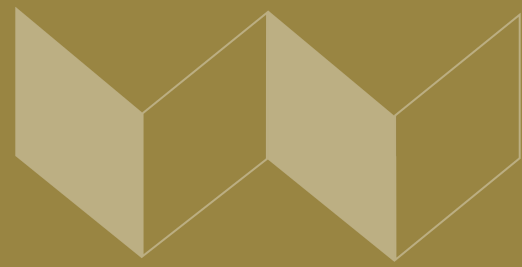
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PROXIMITY TO ROANOKE AND BLACKSBURG



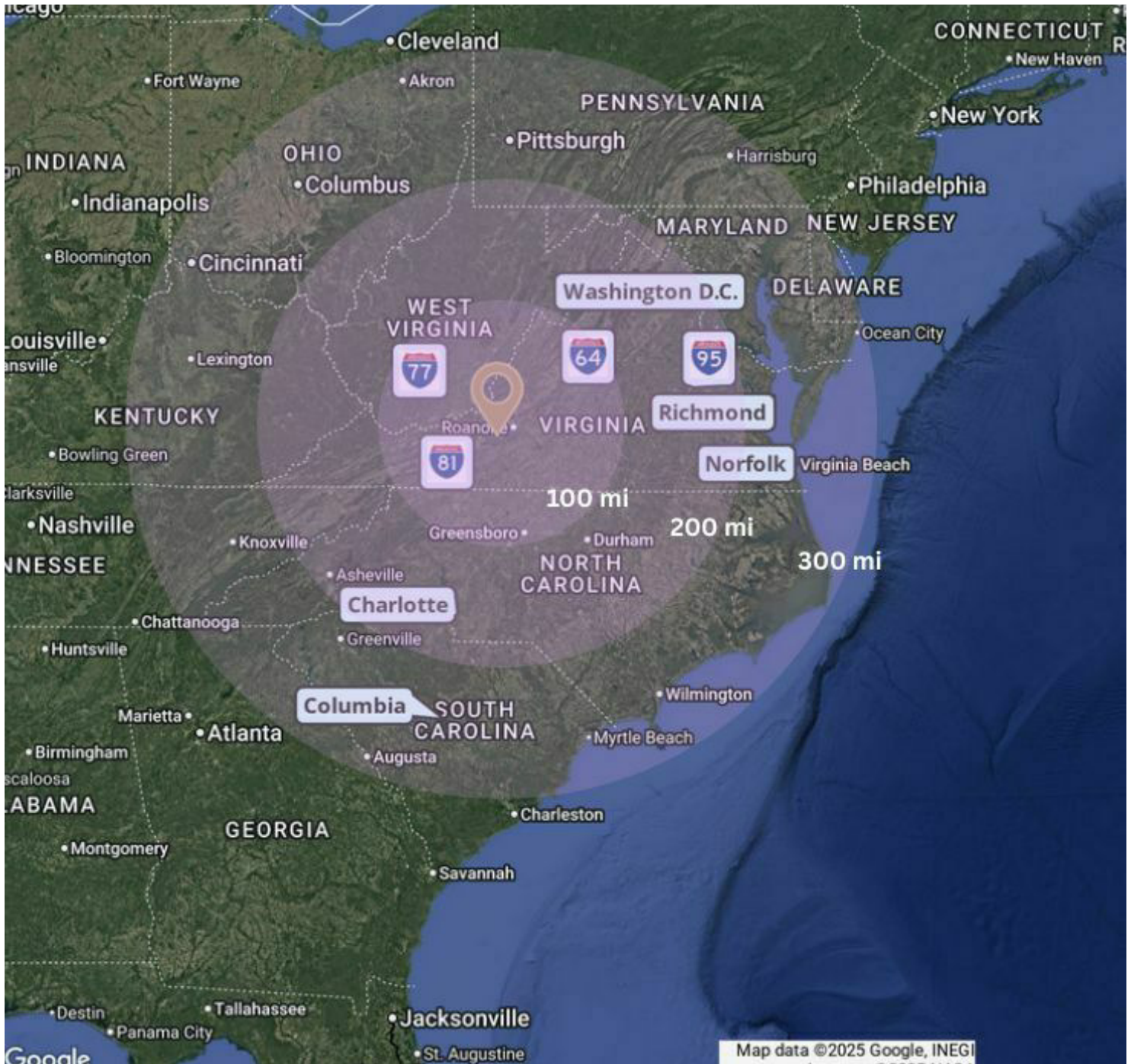
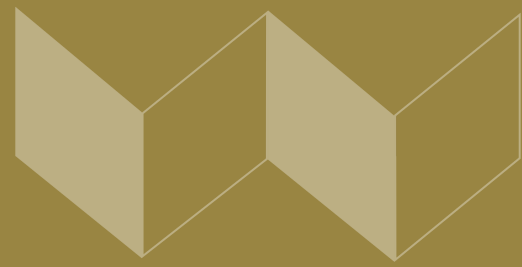
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MID-ATLANTIC REGION



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