

FOR LEASE

7500 SHADWELL DRIVE | SPACE 2

Roanoke, VA 24019

NEWMARK



PROPERTY INFORMATION — SPACE 2

Available SF	+/- 53,000 SF
Clear Height	18' - 21'
Loading	2 Dock Doors 2 Oversized Rollup Doors
Power	6,400 Amps, 3-Phase (Substation Onsite)
Sprinkler System	Dry
Zoning	Light Industrial District (I-1)

PROPERTY HIGHLIGHTS

- 1,200 SF of office space
- 6,500 SF high bay with overhead crane
- 18' - 21' clear height throughout
- 2 dock doors + 2 oversized rollup doors
- Exterior pit docks availability
- Outdoor storage available
- 6,400 amp substation onsite
- Dry sprinkler system

+/- 53,000 SF

Available

18' - 21'

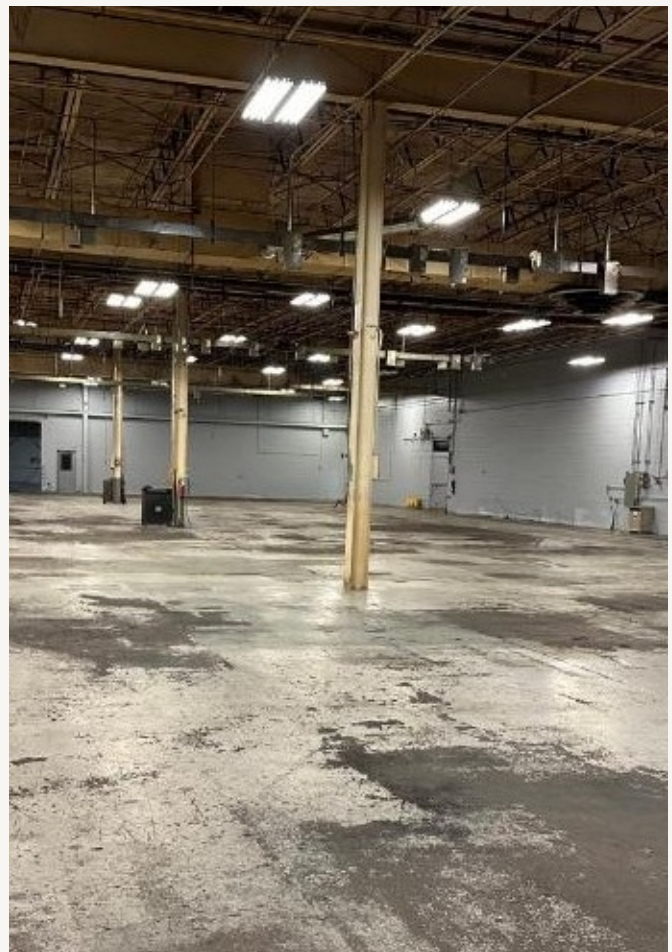
Clear Height

2 Dock + 2 Rollup

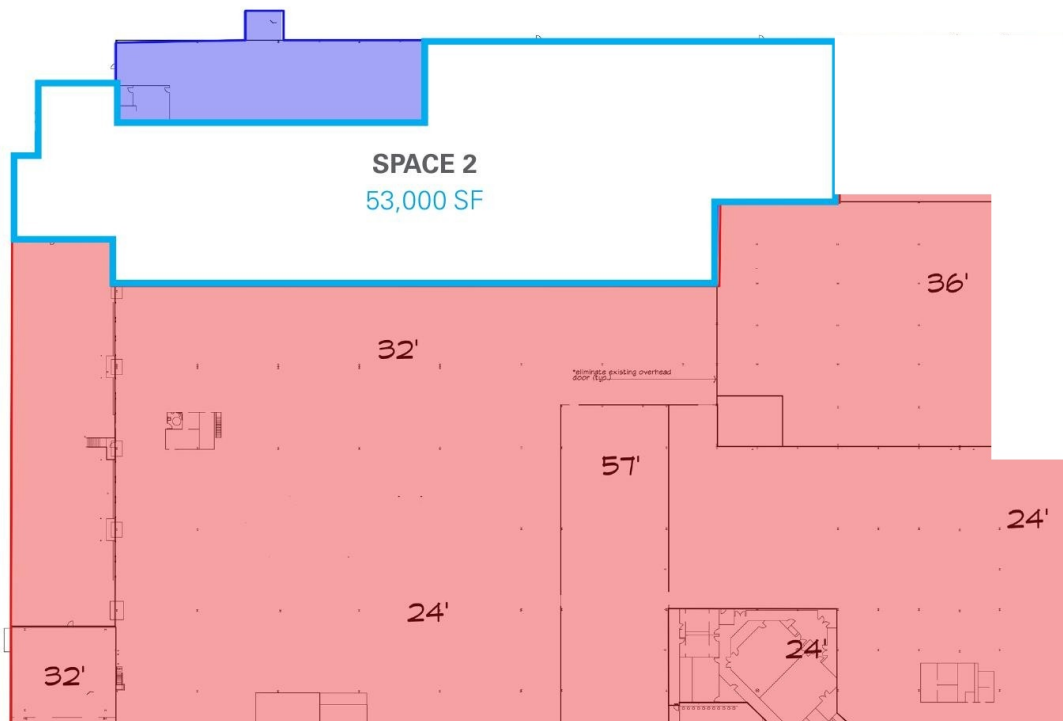
Loading Doors



6,500 SF high bay with overhead crane — 21' clear



Large open warehouse floor



Space 2 — +/- 53,000 SF | For illustrative purposes only

FOR LEASING INFORMATION:

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