

## CLIMATE CONTROLLED FLEX INDUSTRIAL

5205 STARKEY RD ROANOKE, VA 24018


**FOR LEASE**  
 5205 STARKEY ROAD | ROANOKE VA
**OFFERING SUMMARY**

**Available SF:** 6,000 - 7,100 SF

**Lease Rate:** \$4.95 - 7.95 SF/yr  
(NN; NNN)

**Lot Size:** 1.23 Acres

**Building Size:** 31,044 SF

**Zoning:** I2

**PROPERTY OVERVIEW**

Presented exclusively for lease by Stephen Pendergrass of Poe & Cronk Real Estate Group - 5205 Starkey Rd is a flex industrial property with up to 14,000sf +/- of climate controlled space. The main level features 7,100sf of clean open space that is conditioned. The second floor has an additional 6,000sf of walk-up space that is insulated and conditioned. Each level can be leased individually or together. .

Industrial zoning allows for most uses in a sought after area.

**PROPERTY HIGHLIGHTS**

- Prime location in SW Roanoke County
- Open floor plan
- Proximity to major highways and thoroughfares
- Flexible zoning for various business uses



**STEPHEN PENDERGRASS, SIOR, CCIM**

Senior Vice President

540.855.3655

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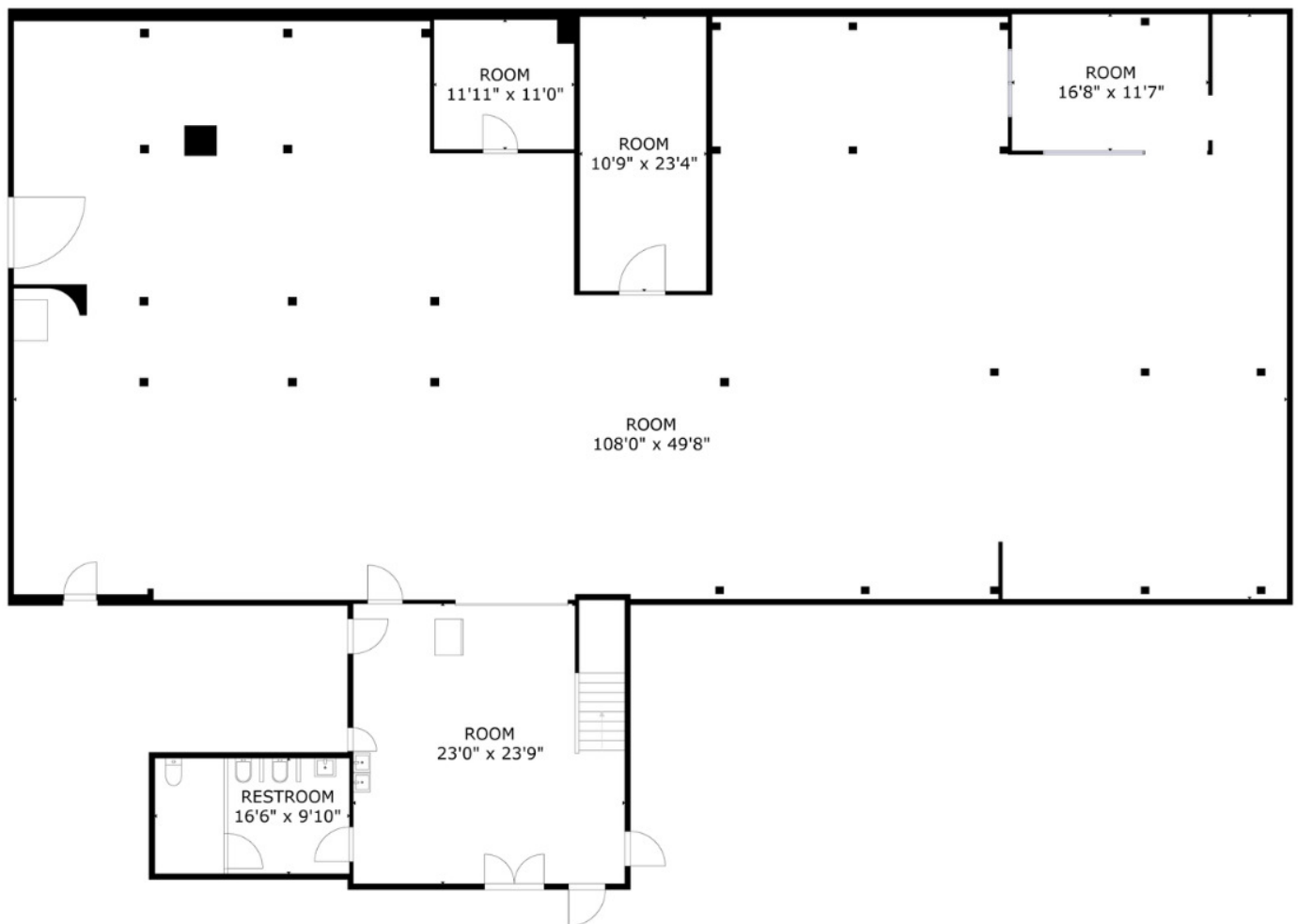
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### PROFESSIONAL BACKGROUND

Stephen Pendergrass began his career in commercial real estate in 2014 when he joined Poe & Cronk as a Sales Associate. Stephen has established himself as an accomplished commercial real estate broker with a wealth of experience in landlord representation, site selection, and land development. He has built a reputation as one of the top producing brokers in the SWVA CRE industry, known for his ability to consistently close deals and secure favorable terms for his clients.

Throughout his career, Stephen has worked with a diverse range of clients, from small businesses to large corporations. He has a deep understanding of the commercial real estate market and is able to effectively navigate complex landscapes to find properties that meet his client's unique needs.

Stephen builds strong, long-lasting relationships with his clients. He understands the importance of hard work and has a proven track of helping his clients bring their projects to a successful conclusion. Stephen Pendergrass is a valuable asset to any organization looking to expand or invest in commercial property.

Stephen lives in Roanoke, VA with his wife and 4 children.

#### Poe & Cronk Real Estate Group

10 S. Jefferson Street 1200 Wells Fargo Tower  
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540.982.2444



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