

FOR LEASE

7500 SHADWELL DRIVE | SPACE 1

Roanoke, VA 24019

NEWMARK



PROPERTY INFORMATION — SPACE 1

Available SF	14,315 SF
Clear Height	31'
Loading	2 Oversized At-Grade Drive-In Doors
Power	6,400 Amps, 3-Phase (Substation Onsite)
Sprinkler System	Wet
Zoning	Light Industrial District (I-1)

PROPERTY HIGHLIGHTS

- 850 SF of office space
- 2 oversized at-grade drive-in doors
- Wet sprinkler system
- Outdoor storage available
- 6,400 amp substation onsite
- Zoned Light Industrial (I-1)

14,315 SF

Available

31' Clear

Height

2 Drive-In

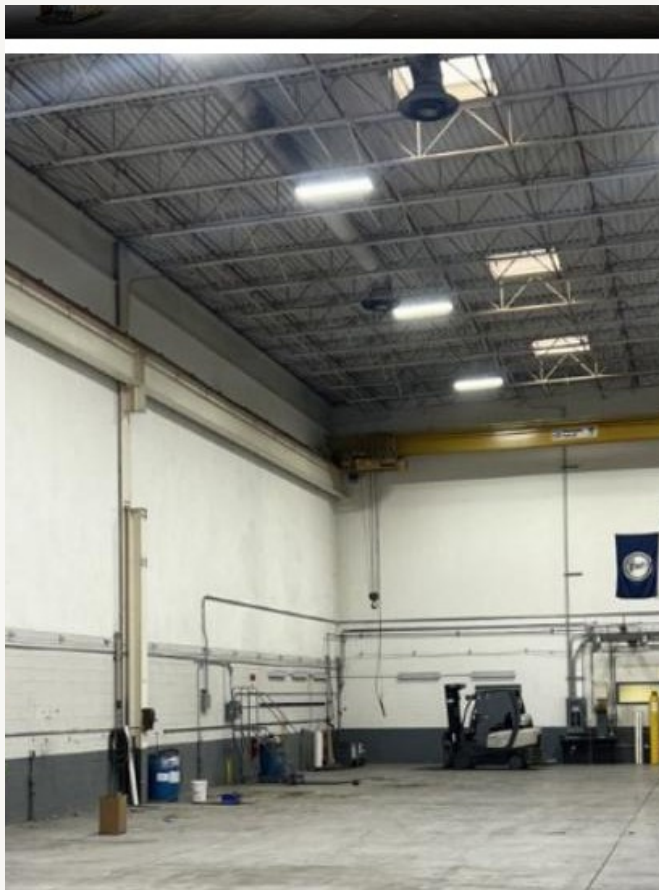
At-Grade Doors



Office area — 850 SF



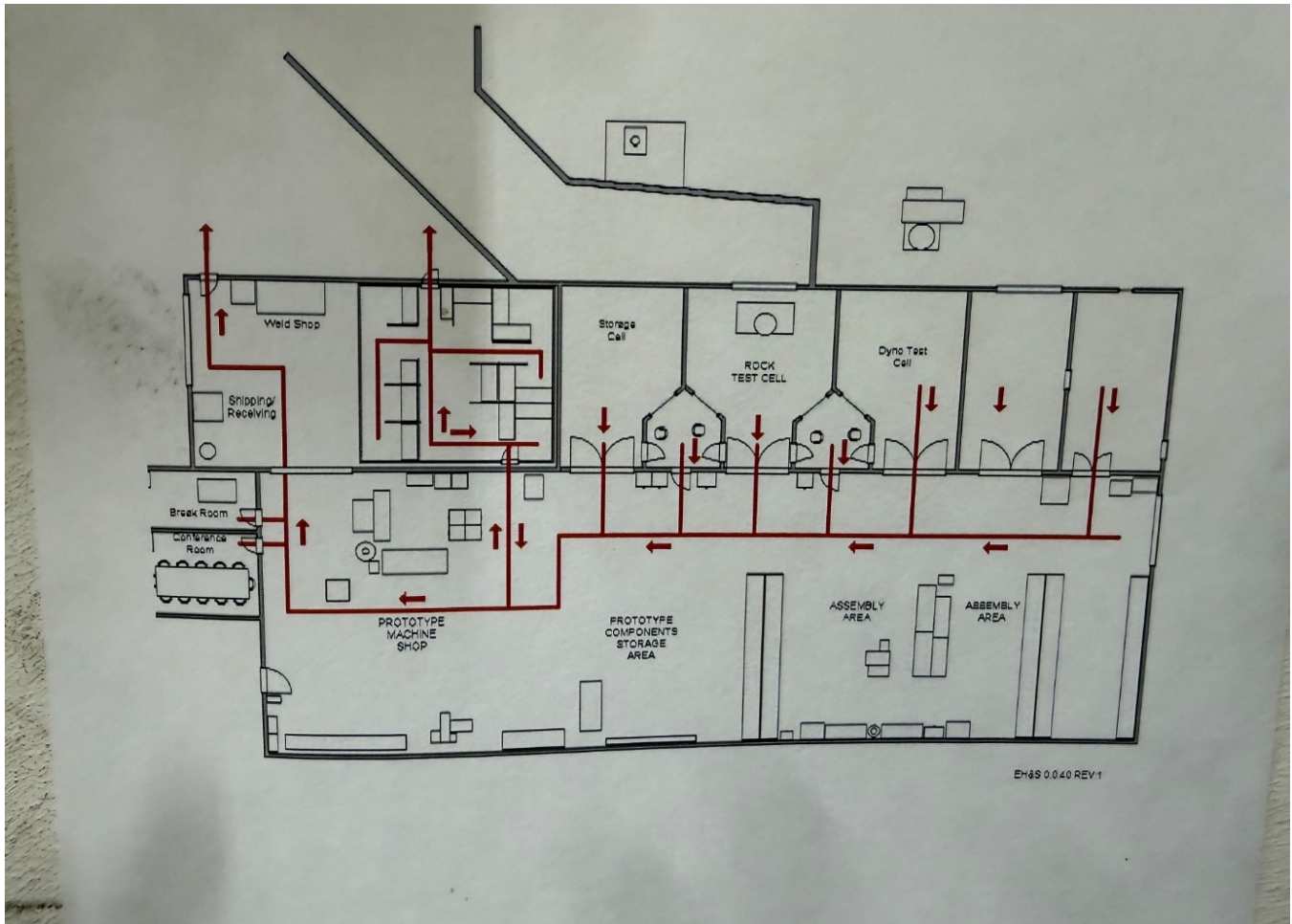
Open warehouse floor with overhead crane



High bay warehouse with overhead crane



Oversized at-grade rollup door



Space 1 — 14,315 SF | For illustrative purposes only

FOR LEASING INFORMATION:

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