

# FOR LEASE

# NEWMARK

## 7500 SHADWELL DRIVE

### Roanoke, VA 24019



## PROPERTY INFORMATION

<b>Available SF:</b>	14,000
<b>Clear Height:</b>	21'
<b>Loading:</b>	1 oversized at grade drive in
<b>Power:</b>	6,400 amps, 3 phase (substation onsite)
<b>Sprinkler System:</b>	Dry
<b>Zoning:</b>	Light Industrial District (I-1)

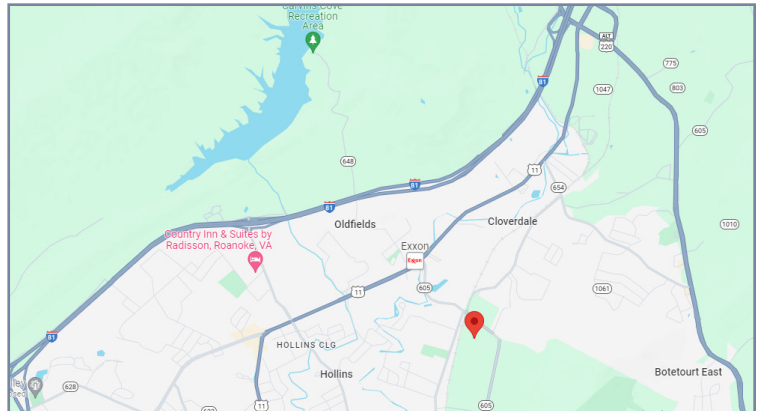
## PROPERTY HIGHLIGHTS

- New roof
- Fully conditioned space
- Up to 3 acres of lay down yard available

## FOR LEASING INFORMATION:

Grant Bates, SIOR  
*Executive Managing Director*  
434 882 1176  
grant.bates@nrmk.com

Wyant Wharton  
*Associate*  
434 906 9373  
wyant.wharton@nrmk.com



**3410 W Leigh Street, Richmond, VA 23230**

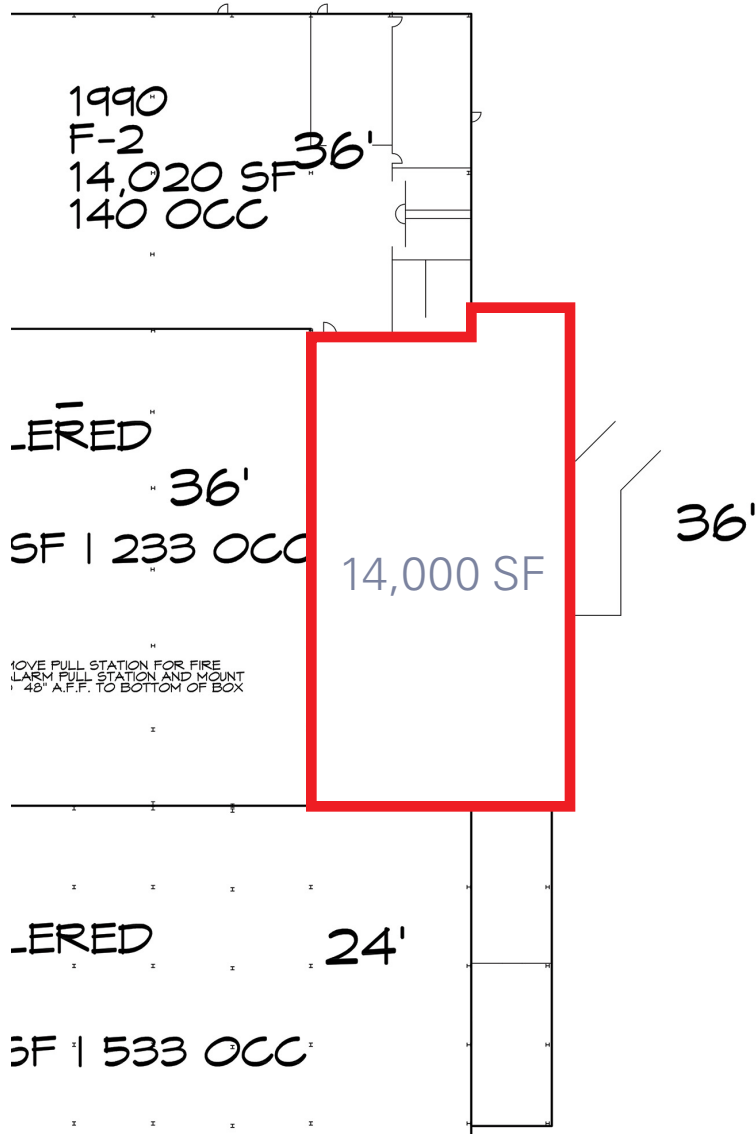
The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# FOR LEASE

# NEWMARK

7500 SHADWELL DRIVE

Roanoke, VA 24019



## FOR LEASING INFORMATION:

Grant Bates, SIOR  
*Executive Managing Director*  
434 882 1176  
grant.bates@nrmk.com

Wyant Wharton  
*Associate*  
434 906 9373  
wyant.wharton@nrmk.com

**3410 W Leigh Street, Richmond, VA 23230**

The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# FOR LEASE

7500 SHADWELL DRIVE

Roanoke, VA 24019

# NEWMARK

## INTERIOR PHOTOS



### FOR LEASING INFORMATION:

Grant Bates, SIOR  
*Executive Managing Director*  
434 882 1176  
grant.bates@nrmk.com

Wyant Wharton  
*Associate*  
434 906 9373  
wyant.wharton@nrmk.com

**3410 W Leigh Street, Richmond, VA 23230**

The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.