

Property Summary

BUILD TO SUIT

1501 Roanoke Blvd

ROANOKE, VA 24153

Approx Square Feet	150,000 SF
Clear Height	32'
Column Spacing	50' x 50'
Dock High Doors	20



Property Summary

BUILD TO SUIT



Location Overview

BUILD TO SUIT

THE ECONOMIC HUB OF SOUTHWEST VIRGINIA

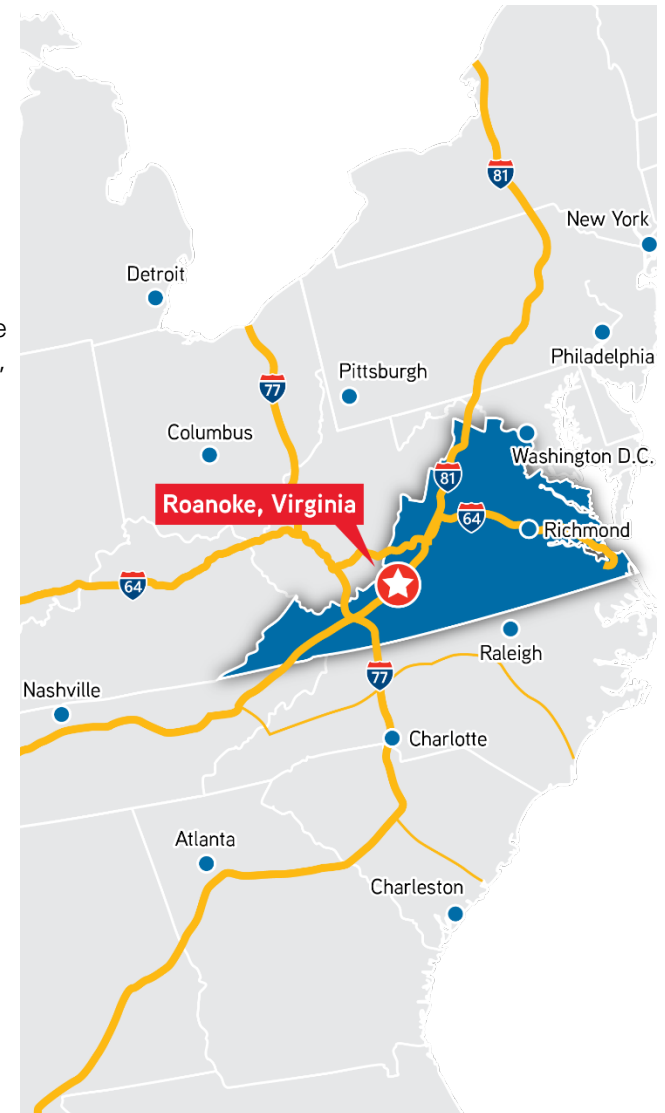
Equidistant between New York and Atlanta, the Roanoke Region is centrally located to major cities in the eastern United States. Advance Auto, Revlon/Elizabeth Arden, Orvis, and other major companies have chosen this area because of the fast and cost-efficient shipping to two-thirds of the U.S. population within a day's truck drive.

Location and logistics are strong advantages of the Roanoke Region. The area is served by a Port of Entry and Foreign Trade Zone, which saves time and money for companies importing materials. A large UPS hub is located in the area and the region is served by major air freight and package express companies. Evidence of the region's reputation as a logistics hub is the approximately 70 trucking lines serving the area with local, state, and interstate service.

The Roanoke Region is served by Norfolk Southern and CSX for freight. The region is located on the Heartland and Crescent Corridors of Norfolk Southern. The Heartland is a direct, high-capacity route that spans from the Port of Virginia to distribution markets in the Midwest. The Crescent spans 11 states and is one of the fastest, most direct routes from the Southeast to the Northeast with convenient connections to Mexico and Los Angeles. An I-81 intermodal facility is planned for the region.

Location Highlights

- Located along Interstates 81, 77 and 64 and several major four lane highways.
- Accessible to two-thirds of U.S. population in one day's shipping time.
- Roanoke-Blacksburg Regional Airport is served by 4 airlines with non-stop service to 8 cities.
- Rail service by Norfolk Southern, CSX, and Amtrak passenger service to New York City and Chicago.
- The region is considered a foreign trade zone.



**NO NEW
SUPPLY**

**4TH
LARGEST**
VIRGINIA MSA

70+
TRUCKING LINES
*Serving the Roanoke
Region*

31.4M SF 110 BUILDINGS

COMPETITIVE MARKET SIZE

98.6%

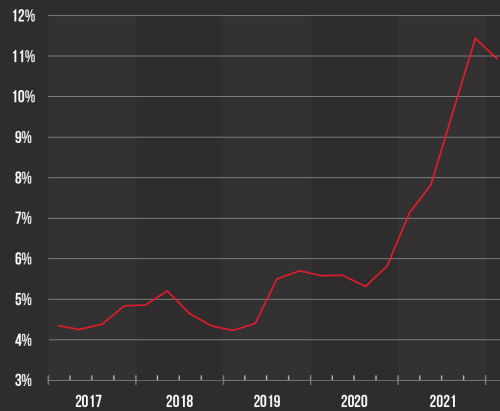
OCCUPANCY RATE

3.8M SF

USER DEMAND

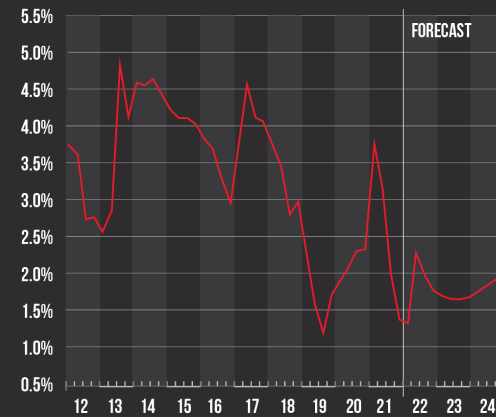
*As of Dec. 1, 2021

RENTAL RATE GROWTH (YOY)



User demand continues to outpace supply resulting in historically steady rental rate growth that has more recently accelerated.

VACANCY RATE



Vacancy rates historically have remained healthy and are now below 2% further solidifying it as a Landlord's market. With less than 1 million SF. under development, Landlords are expected to retain control for the foreseeable future.

Market	Properties	Inventory (SF)	Vacant SF	Vacancy Rate	Availability Rate	Average Asking Rent	Under Construction
I-81 CORRIDOR*	110	31,420,561	438,252	1.4%	2.1%	\$4.97	705,000
RICHMOND	217	60,733,600	1,812,040	3.0%	6.5%	\$4.94	4,016,519
NORFOLK	138	40,275,026	236,228	0.6%	1.2%	\$6.32	5,425,697

*The I-81 Corridor market includes existing and under construction class A & B warehouse buildings greater than 100,000 SF within 25 miles of I-81 from Bristol, VA to the I-81/I-66 Interchange. . Statistics illustrated above based on CoStar data for YTD 2022 as of January 12, 2022.

LOGISTICS INFRASTRUCTURE TRIFECTA

THE PORTS OF VIRGINIA AND BALTIMORE ARE MAJOR CATALYSTS FOR ECONOMIC AND INDUSTRIAL REAL ESTATE GROWTH IN THE MID-ATLANTIC.

The Port of Virginia

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD

LARGEST PORT ON EAST COAST

3.2M

TEU'S YTD 2021

↑ 24%

INCREASE IN FREIGHT YOY

The Port of Baltimore

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world.

13TH

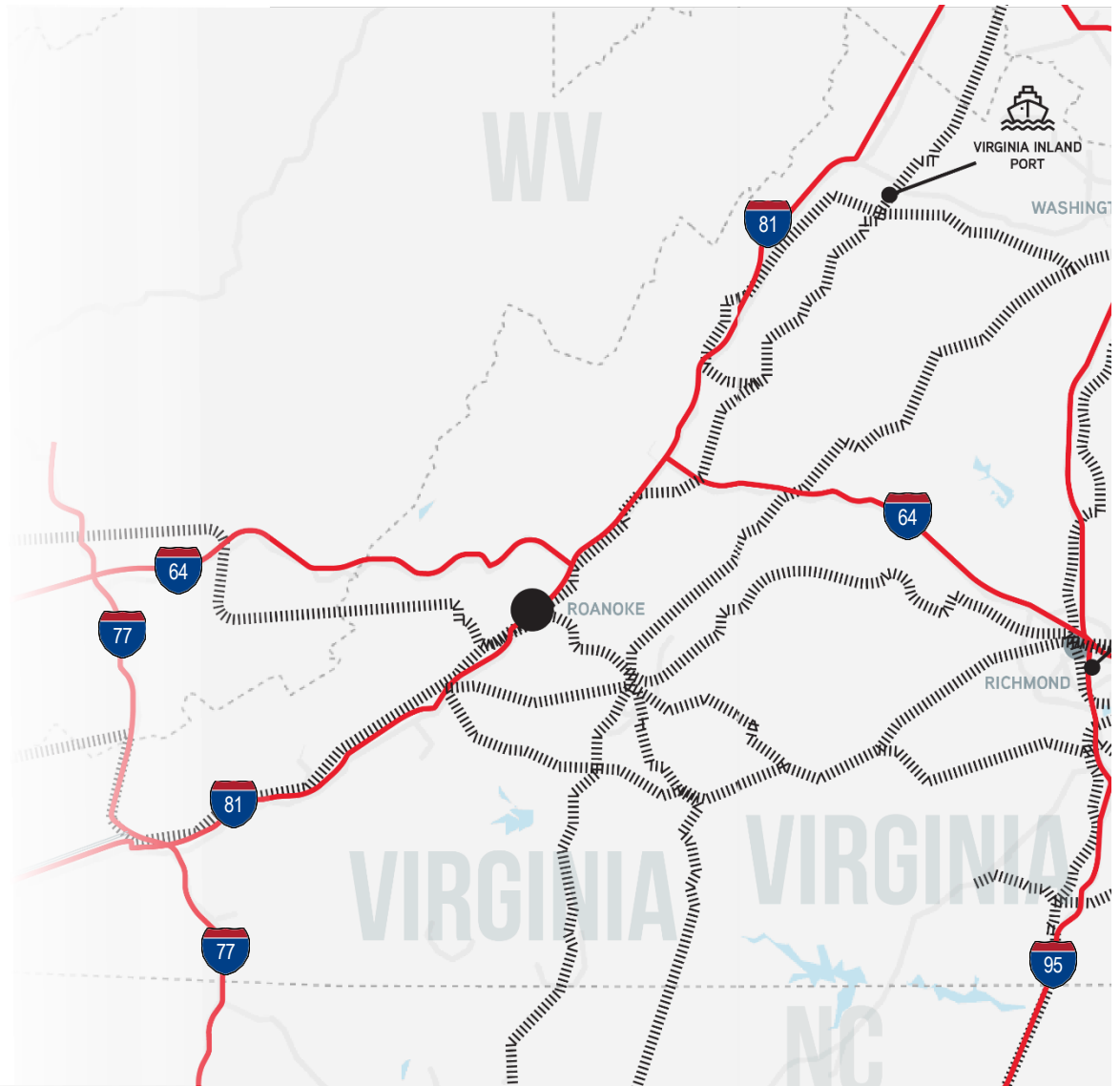
LARGEST PORT IN THE U.S.

50+

CARGO LINES

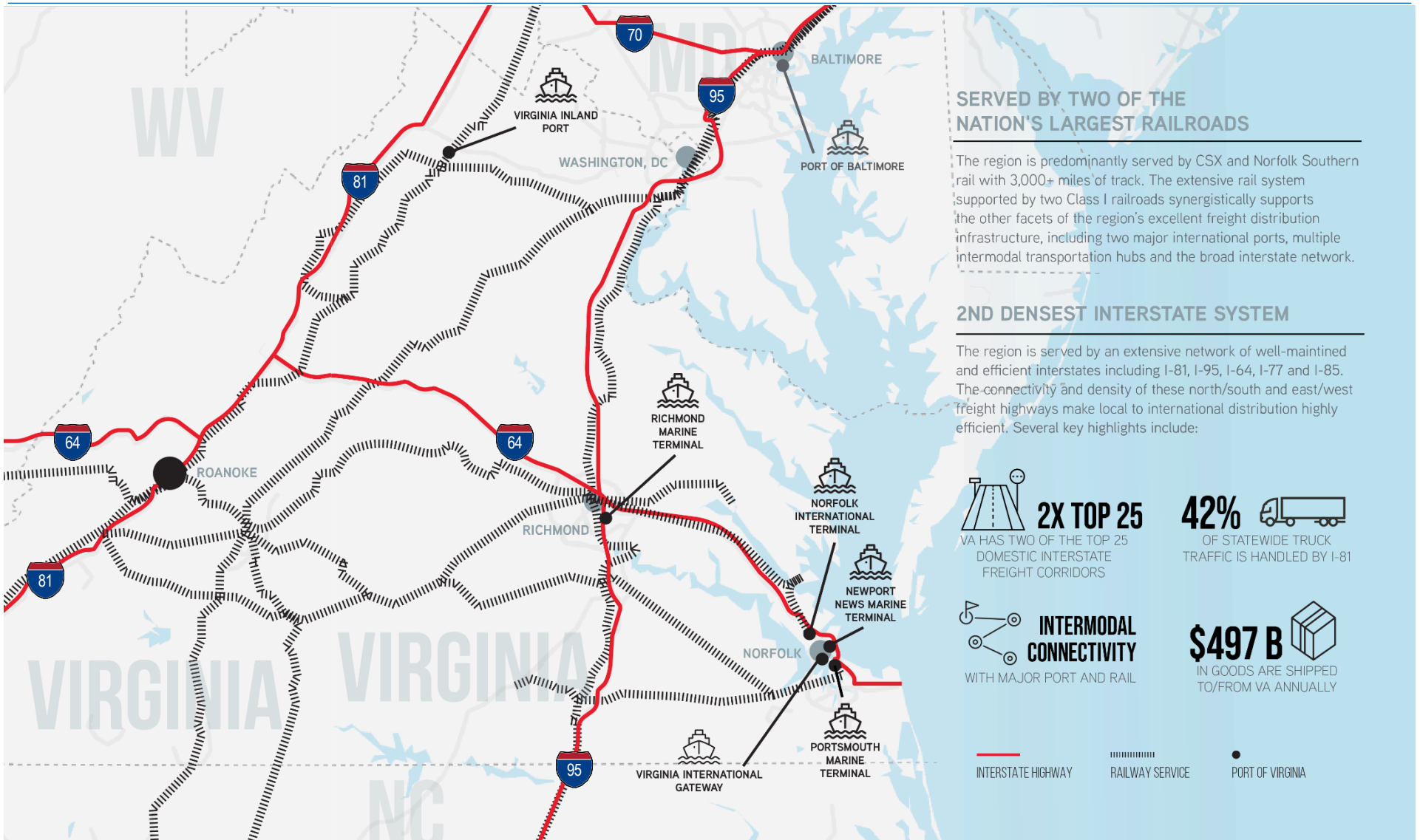
15,000

PORT EMPLOYEES



Location Overview

BUILD TO SUIT



SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well-maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient. Several key highlights include:



2X TOP 25

VA HAS TWO OF THE TOP 25 DOMESTIC INTERSTATE FREIGHT CORRIDORS

42%



OF STATEWIDE TRUCK TRAFFIC IS HANDLED BY I-81



INTERMODAL CONNECTIVITY

WITH MAJOR PORT AND RAIL

\$497 B



IN GOODS ARE SHIPPED TO/FROM VA ANNUALLY

INTERSTATE HIGHWAY

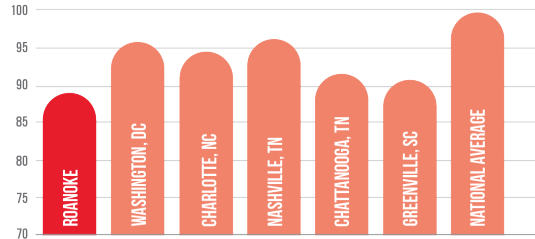
RAILWAY SERVICE

PORT OF VIRGINIA

DEEP POOL OF SKILLED, COST COMPETITIVE LABOR

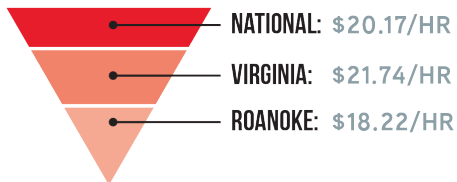
The Region has a deep pool of talented workers with 9 in 10 people having at least a high school education and over a third of workers having either an associate degree, bachelor's degree, or both. The area's variety of skilled labor supports a range of sectors including transportation/logistics, food and beverage, life sciences, and manufacturing. These industries benefit from the area's strategic market access and location, the extended labor force population of nearly 700,000 people, and a work force that takes pride in their work as exhibited by consistently low absenteeism across industries.

LOW COST OF DOING BUSINESS ADVANTAGE



18% LESS THAN NATIONAL AVERAGE

MEDIAN HOURLY WAGE



RIGHT-TO-WORK STATE

4% UNIONIZATION RATE

VERY FEW DISRUPTIONS DUE TO LABOR DISPUTES

KEY COMPANIES IN THE ROANOKE REGION

Munters

REVLON

Atlantic
CREDIT & FINANCE INCORPORATED

ELDOR
CORPORATION

EMPIRE
Bakery

Fleetwood
HOMES

Integer®

MagnetsUSA
LifeLongGifts

McAirlaid's

Metalsa

PowerSchool
Powering Brighter Futures

TRADITIONAL
wellness
teas
MEDICINALS

WestRock

WHI
WHOLESOME
HARVEST
BAKING

Altec

MACK

ASGN
Incorporated

WASTE
100%
RECYCLED

AERONYDE
AUTONOMOUS AERIAL SYSTEMS

Location Overview

BUILD TO SUIT

EDUCATED WORKFORCE

Within an hour's drive of Roanoke there are 25 higher education institutions and trade schools, including Virginia Tech, Roanoke College, and Virginia Western Community College. These 25 institutions graduate over 100,000 undergraduate and graduate students each year. The Region retains many of these students, with over 6,000 high school graduates and 25,000 college graduates entering the regional workforce annually, bringing with them new skills and knowledge applicable to modern business needs.

100,000
HIGHER EDUCATION
GRADUATES ANNUALLY

25
HIGHER EDUCATION INSTITUTIONS
AND TRADE SCHOOLS
WITHIN 1 HOUR

ROANOKE HIGHER EDUCATION CENTER

Located in downtown Roanoke and featuring over 200 programs of study, The Roanoke Higher Education Center provides:

- Job training, undergraduate, and graduate programs from a number of institutes of higher learning, including Averett University, Bluefield College, James Madison University, Hollins University, Mary Baldwin College, Old Dominion University, Radford University, Roanoke College, The University of Virginia, Virginia Tech, and Virginia Western Community College.
- Job training programs from TAP-This Valley Works. The Higher Education Center also provides event space for workshops, special meetings, and conferences.

PUBLIC FOUR-YEAR INSTITUTIONS



PRIVATE FOUR-YEAR INSTITUTIONS



TWO-YEAR COMMUNITY COLLEGES



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NEWMARK