



FOR LEASE
3330 HOLLINS RD

152,732 SF
ROANOKE, VA



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

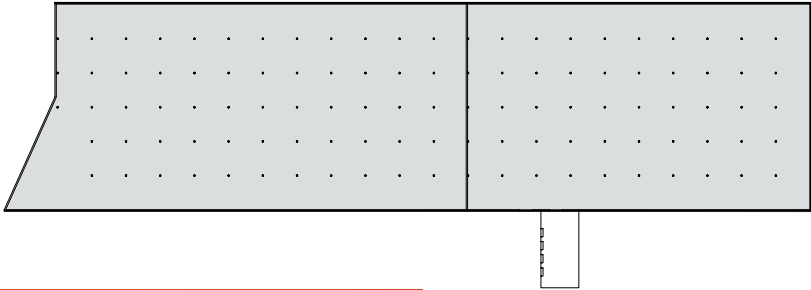
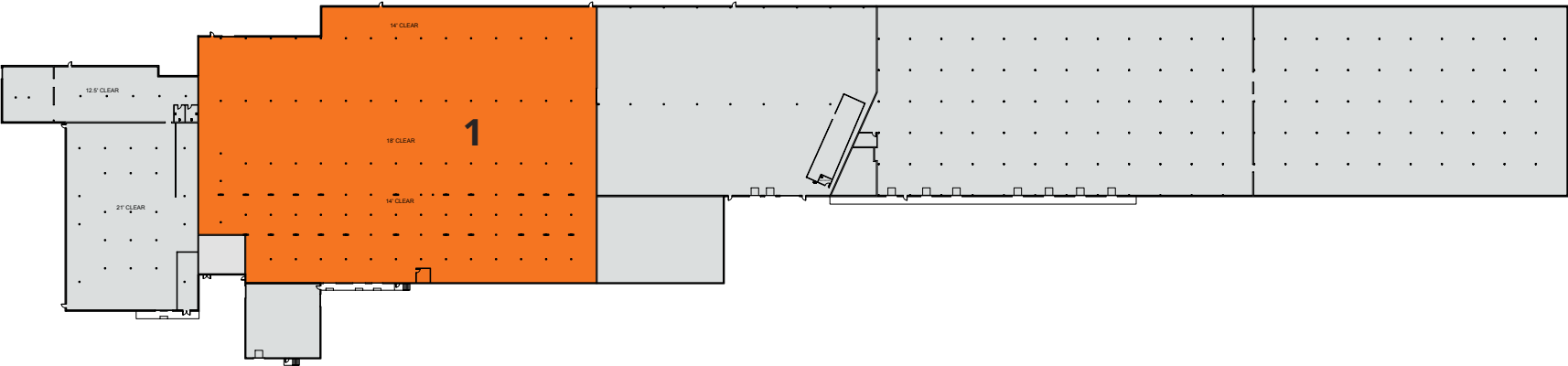
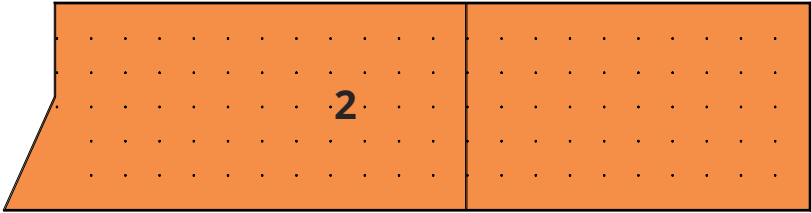
3330 HOLLINS RD | ROANOKE, VA

AVAILABLE SPACE	152,732 SF
DOCK DOORS	3
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHTS	14' - 18'
ROOF	Metal, TPO Overlay
WALLS	Metal, Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1960
FIRE SUPPRESSION	Dry System
LIGHTING	Fluorescent
POWER	600 Amp/3-Phase
LAND AREA	12.26 Acres
ZONING	I-1: Low Intensity Industrial District
PARCEL ID	314-0304
RAIL ACCESS	Yes

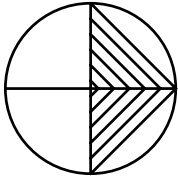


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	AVAILABLE	CLEAR HEIGHT	DOCK DOORS	OH DOORS	SQUARE FEET
1	WAREHOUSE	1/1/2026	14' - 18'	3	1	66,909 SF
2	MEZZANINE	IMMEDIATELY	N/A	N/A	N/A	85,823 SF
TOTAL						152,732 SF



LOCATION MAP

3330 HOLLINS RD | ROANOKE, VA

I-81	5 MILES
SALEM, VA	12 MILES
LYNCHBURG, VA	56 MILES
RICHMOND, VA	184 MILES
CHARLOTTE, NC	194 MILES

