



**FOR LEASE** | **249,580 SF**  
**1501 ROANOKE BLVD** | **SALEM, VA**

**ANTHONY CRIVELLO** 414-982-4810 | [ANTHONY@PHOENIXINVESTORS.COM](mailto:ANTHONY@PHOENIXINVESTORS.COM)



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*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**MANNED GUARDS  
24/7 WITH SECURITY  
CAMERA SYSTEM**



**CONVENIENT  
ACCESS TO  
I-81 & I-581**



**RECENTLY  
RENOVATED**



**HIGH BAY CRANE  
SPACE AVAILABLE**



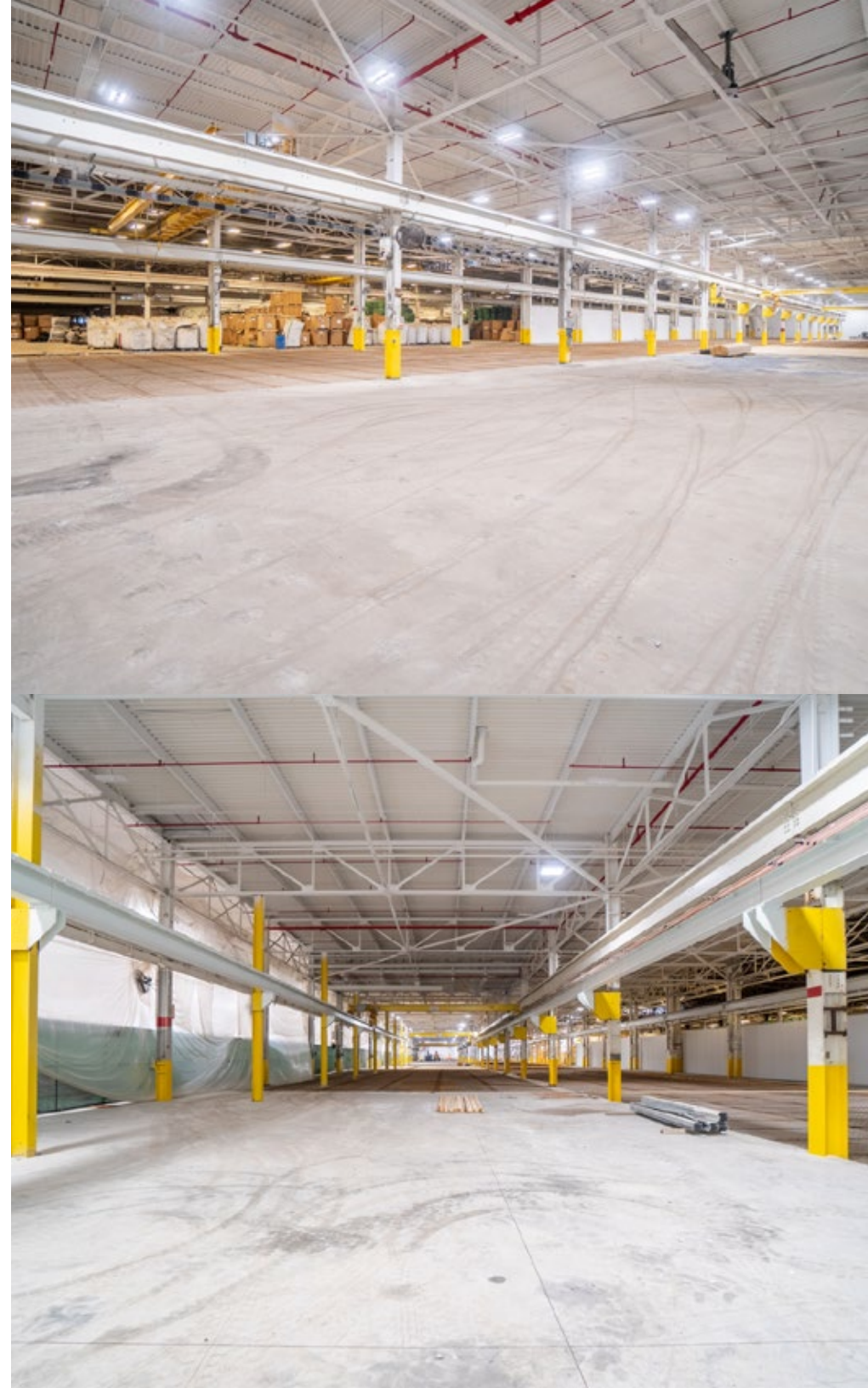
**SPACE FOR  
ADDITIONAL  
LOADING DOCKS**



# PROPERTY DETAILS

## 1501 ROANOKE BLVD | SALEM, VA

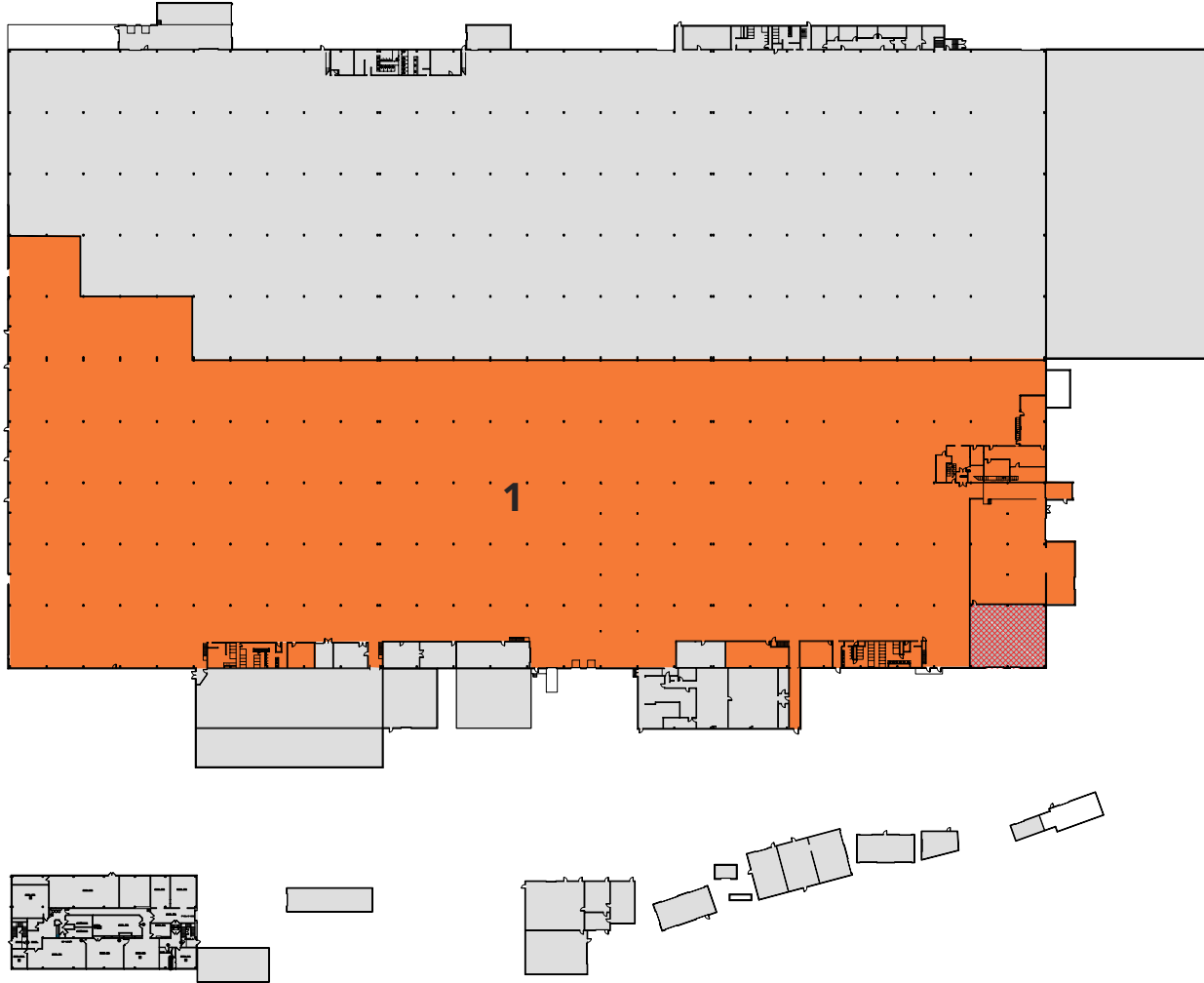
AVAILABLE SPACE	249,580 SF
NUMBER OF BUILDINGS	11
DOCK DOORS	9
CRANES	22 OH
CLEAR HEIGHT	7' - 50'
COLUMN WIDTH/DEPTH	50' x 30'
YEAR BUILT	1955
FIRE SUPPRESSION	Wet
POWER	2 x 7.5 MVA Transformers
LAND AREA	40.32 Acres
ZONING	H-M: Heavy Industrial
PARCEL ID	189-2-1



# FLOOR PLAN

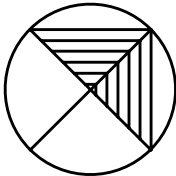
1501 ROANOKE BLVD | SALEM, VA

[VIEW A MATTERPORT WALK-THROUGH](#)



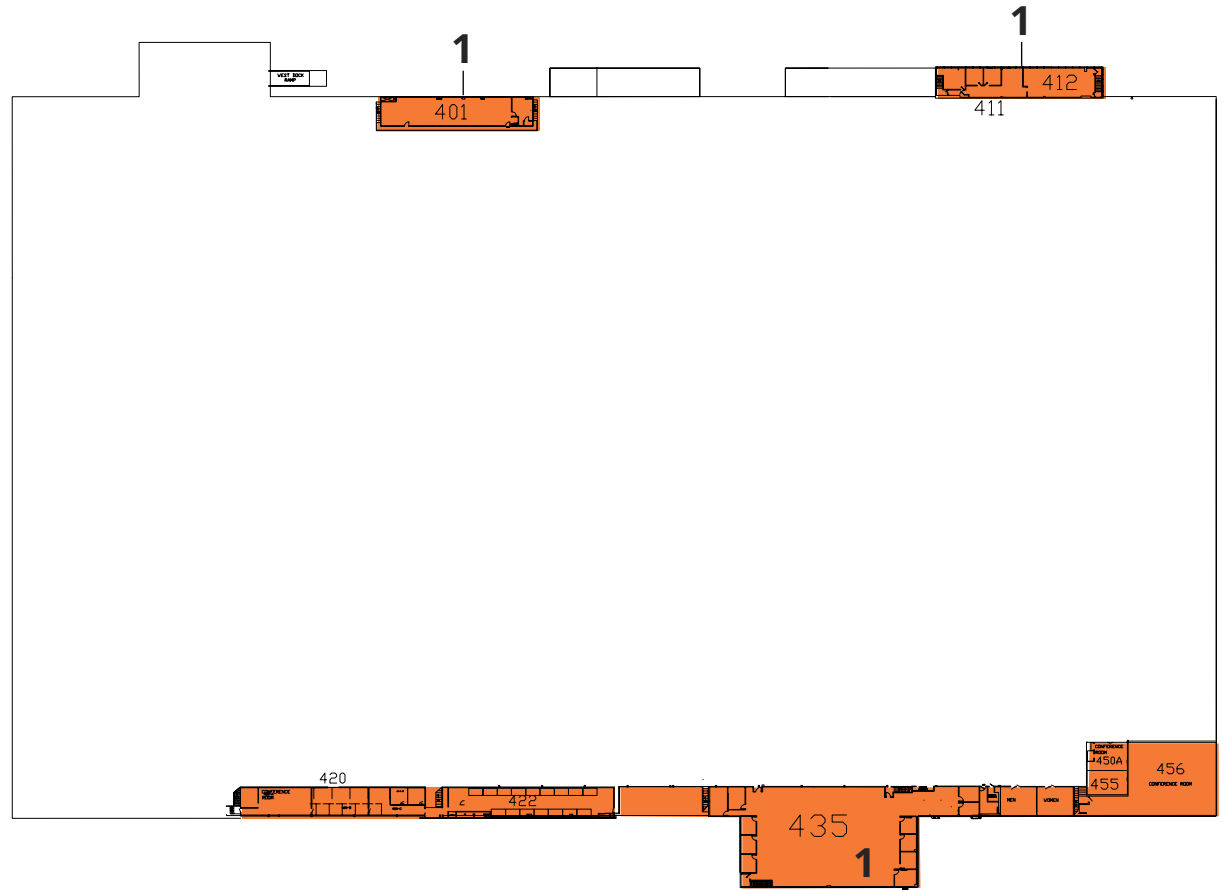
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	218,249 SF
<b>TOTAL</b>		<b>218,249 SF</b>

**FIRST FLOOR**



# FLOOR PLAN

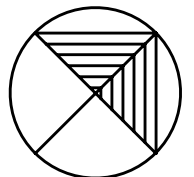
1501 ROANOKE BLVD | SALEM, VA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	31,331 SF
<b>TOTAL</b>		<b>31,331 SF</b>



## SECOND FLOOR



# LOCATION MAP

1501 ROANOKE BLVD | SALEM, VA

I-81	3 MILES
ROANOKE	5.5 MILES
LYNCHBURG	61 MILES
RICHMOND	169 MILES
CHARLOTTE	190 MILES

