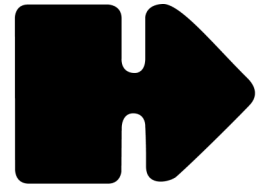


FOR LEASE



Hall Associates

Commercial Real Estate Solutions since 1975

**618 Ashlawn Street
Roanoke, Virginia**



Property Highlights

- ◆ Recently renovated industrial warehouse building comprised of 16,666 square feet.
- ◆ Two buildings are located on the parcel.
 - ◆ One building offers 2,340 square feet of renovated office space with four offices, a showroom, training room with a kitchenette and a bathroom. The offices are attached to a 6,660 square foot high cube warehouse space with a 20x20 drive-in door, two 10x10 drive-in doors, three phase power, handicap restroom and utility closet. There is also a fenced yard with canopy storage.
 - ◆ The second building has its own entrance on Bedford Street SW. It is approximately 7,666 square feet of warehouse space, storage room, and a restroom. The building has one 10x10 drive-in door and a drive-in door/exterior dock platform.
- ◆ Zoned I-1, Light Industrial.

For additional information please contact:

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2,340 square feet of office - \$6.00/sf plus UTIL

6,660 square feet of warehouse - \$5.00/sf plus UTIL

7,666 square feet of warehouse - \$5.00/sf plus UTIL

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Hall Associates makes no warranty, expressed or implied, as to the accuracy of the property information.