120 SALEM AVENUE

120 SALEM AVENUE | ROANOKE, VIRGINIA 24011

UNIQUE LANDMARK OPPORTUNITY IN DOWNTOWN ROANOKE



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BUILDING STORIES

Ground Floor

- 18,187 SF

First Floor

- 15,823 SF

WATCH OUR VIDEO

PROPERTY FEATURES

- Highly visible location
- 2 stories plus mezzanine offer flexible use
- Attractive brick/glass façade with high visibility
- Located in enterprise Zone
- Walking distance to restaurant and retail shopping

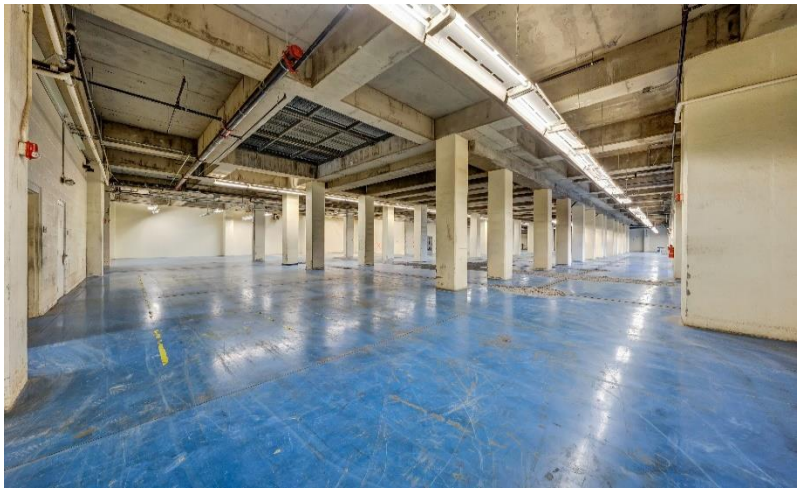
AT-A-GLANCE

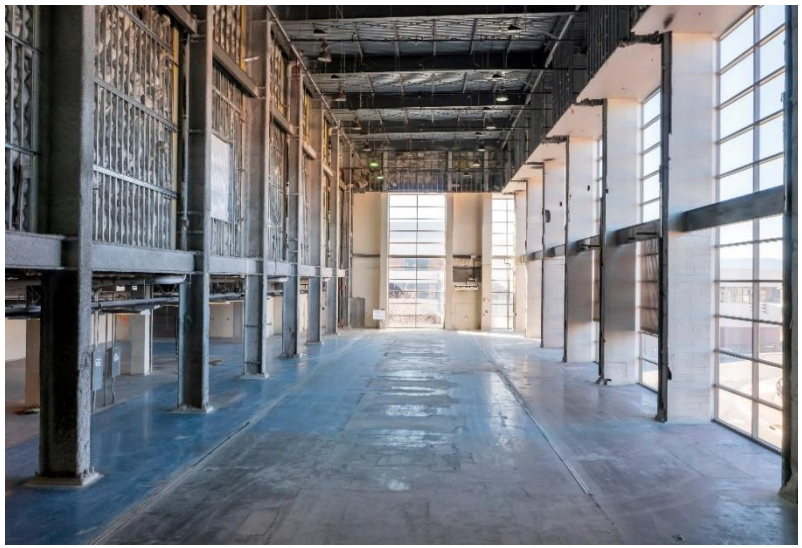
- Built 2003
- 1.1728 AC
- Zoned D-Downtown
- Brick & Glass façade (totaling 11,200 SF of glass)
- Two dock heigh doors, one compactor door, one drive-in door
- Ceiling height up to 42 feet
- High floor load at 250lbs per SF







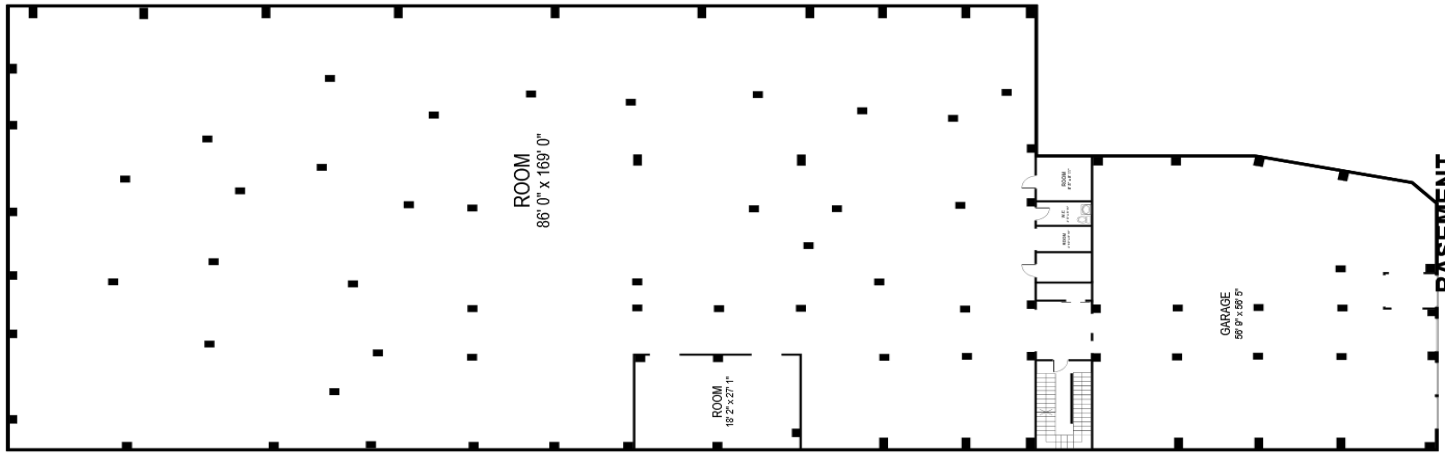




DEVELOPMENTAL USES:

- Medical Industry
- Specialty Printing and Packaging
- Food & Beverage Preparation
- Education & Research

GROUND FLOOR PLAN
18,187 SF



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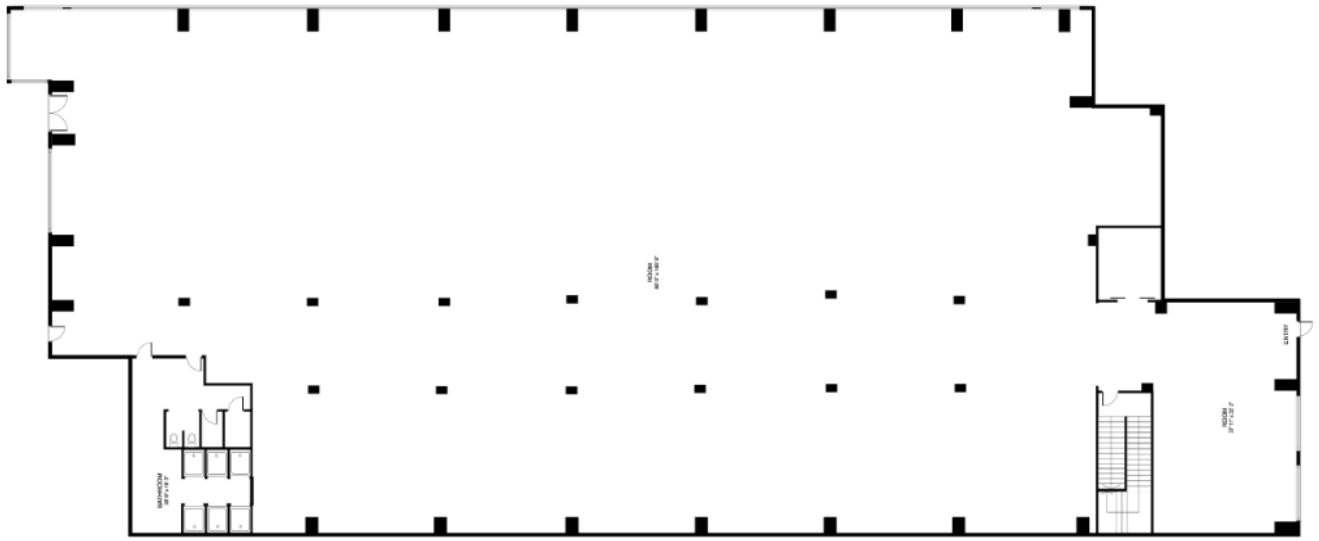
360° VIRTUAL TOUR

FIRST FLOOR PLAN
15,823 SF



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360° VIRTUAL TOUR

LOCATION

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Major Cities and Distance from the Roanoke Region

City	Distance from Roanoke (miles)
Atlanta, GA	430
Baltimore, MD	281
Charlotte, NC	194
Chicago, IL	722
Detroit, MI	588
Greensboro, NC	105
Indianapolis, IN	531
Knoxville, TN	255
New York, NY	476
Norfolk, VA	245
Philadelphia, PA	403
Raleigh, NC	156
St. Louis, MO	686
Washington, DC	251



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