

CAVE SPRING WAREHOUSE

5050 CELL TOWER DR ROANOKE, VA 24018



OFFERING SUMMARY

Available SF: 10,050 SF

Lease Rate: \$8.00 SF/yr (NNN)

Year Built: 2000

Building Size: 10,050 SF

PROPERTY OVERVIEW

Rare opportunity to lease Industrial/Flex space in Cave Spring, tailored for warehouse/distribution or manufacturing use. The 10,050 SF facility includes an 8,050 SF heated warehouse with four overhead doors (3 high & 1 drive-in, plus a 400 SF canopy), alongside a 2,000 SF office space with three bathrooms. This property seamlessly blends professionalism and functionality in one convenient location, providing a perfect fit for businesses in search of versatile workspace.

PROPERTY HIGHLIGHTS

- Rare Opportunity in Cave Spring
- 4 Overhead Doors
- Convenient Location



BRYAN MUSSELWHITE, CCIM

Senior Vice President

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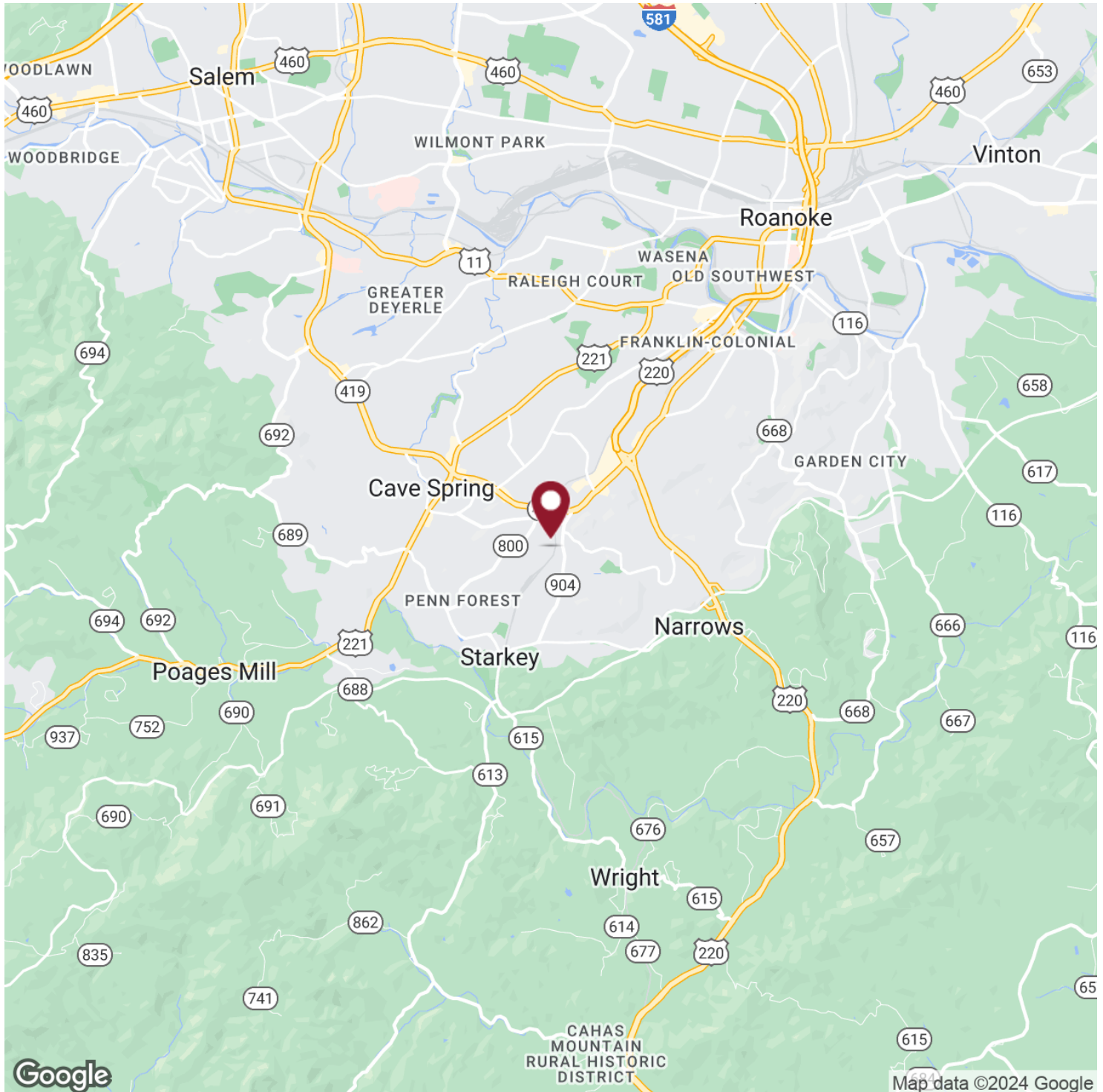
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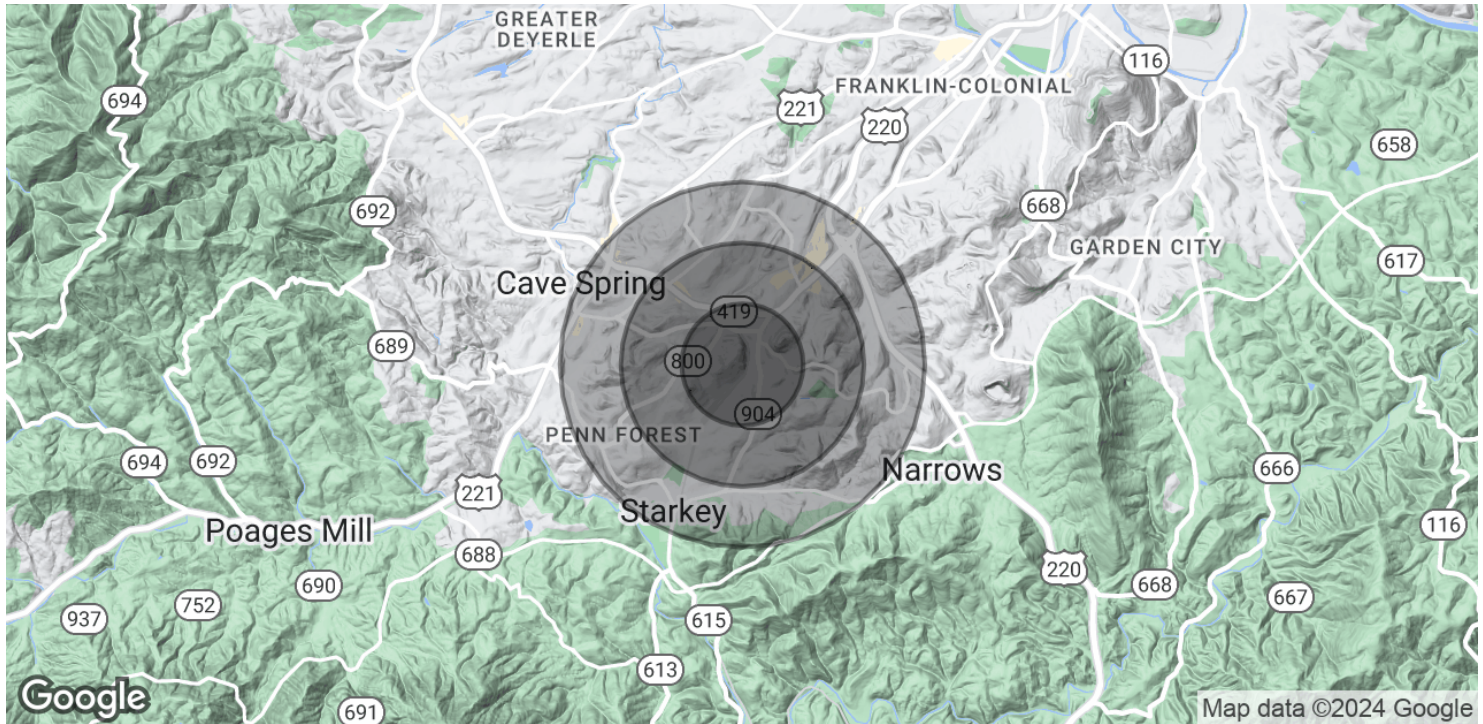
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,182	5,886	13,992
Average Age	47.7	44.5	42.7
Average Age (Male)	45.7	42.6	40.6
Average Age (Female)	52.0	47.0	45.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	651	2,867	6,678
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$84,115	\$89,001	\$88,387
Average House Value	\$219,691	\$237,577	\$234,515

2020 American Community Survey (ACS)



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