

BLUE RIDGE COMMERCE PARK

2797 FRONTAGE ROAD NW ROANOKE, VA 24017



OFFERING SUMMARY

Available SF: 109,000 SF

Lease Rate: \$6.50 SF/yr (NNN)

Lot Size: 25.36 Acres

Year Built: 2000

Building Size: 146,350 SF

Zoning: I-1

PROPERTY OVERVIEW

Blue Ridge Commerce Park includes an existing 146,852 SF fully conditioned high-tech medical grade manufacturing, office and warehouse facility expandable to 250,000 SF. The facility features 100,000+/- SF of office and manufacturing space available immediately. The additional acreage is ideal for future Office and/or R & D Facilities.

PROPERTY HIGHLIGHTS

- Medical Grade Manufacturing
- Robust Infrastructure
- Expandable to 250,000 SF
- Adjacent to I-581 at I-81
- Located new Roanoke-Blacksburg Regional Airport



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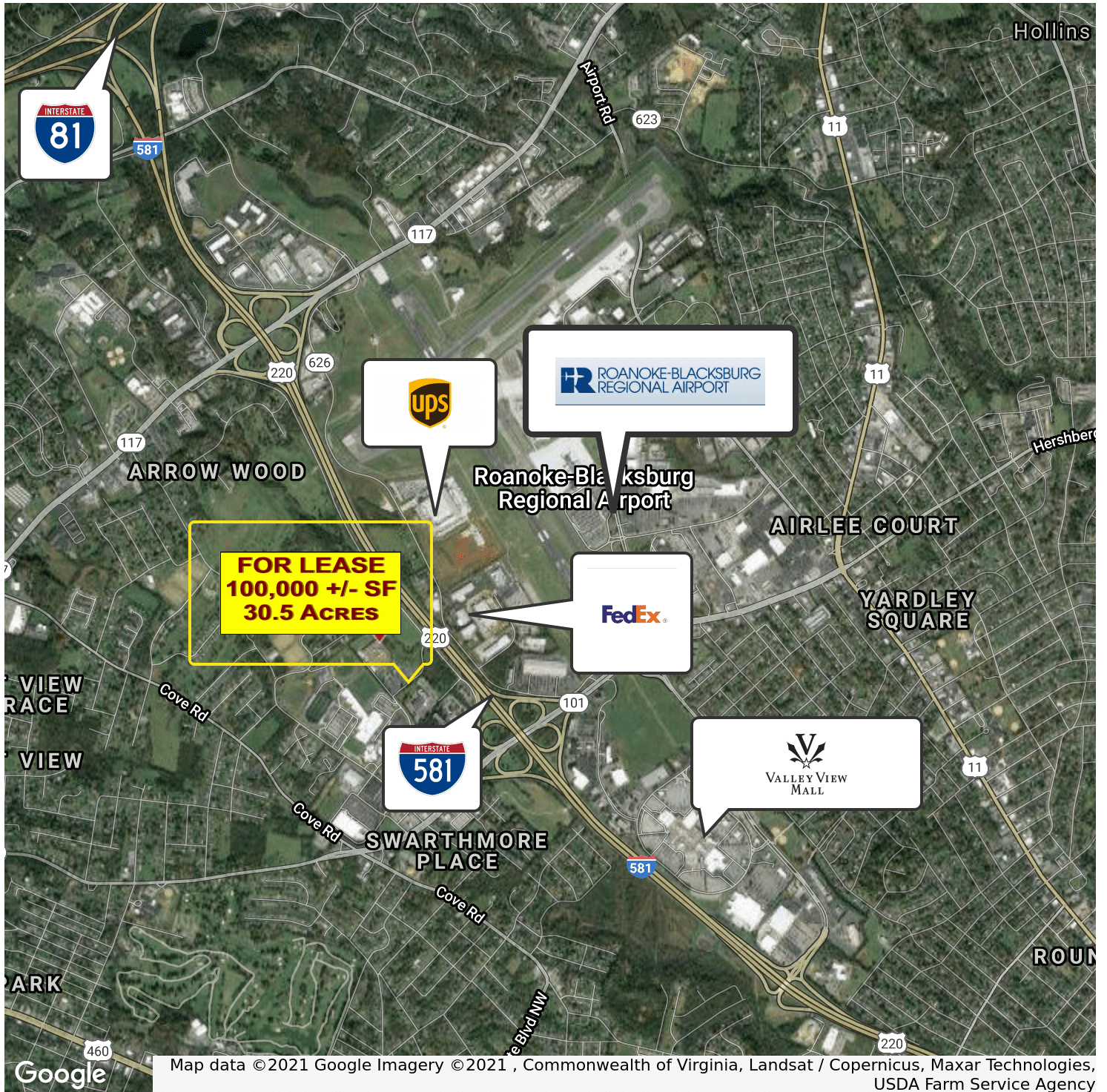
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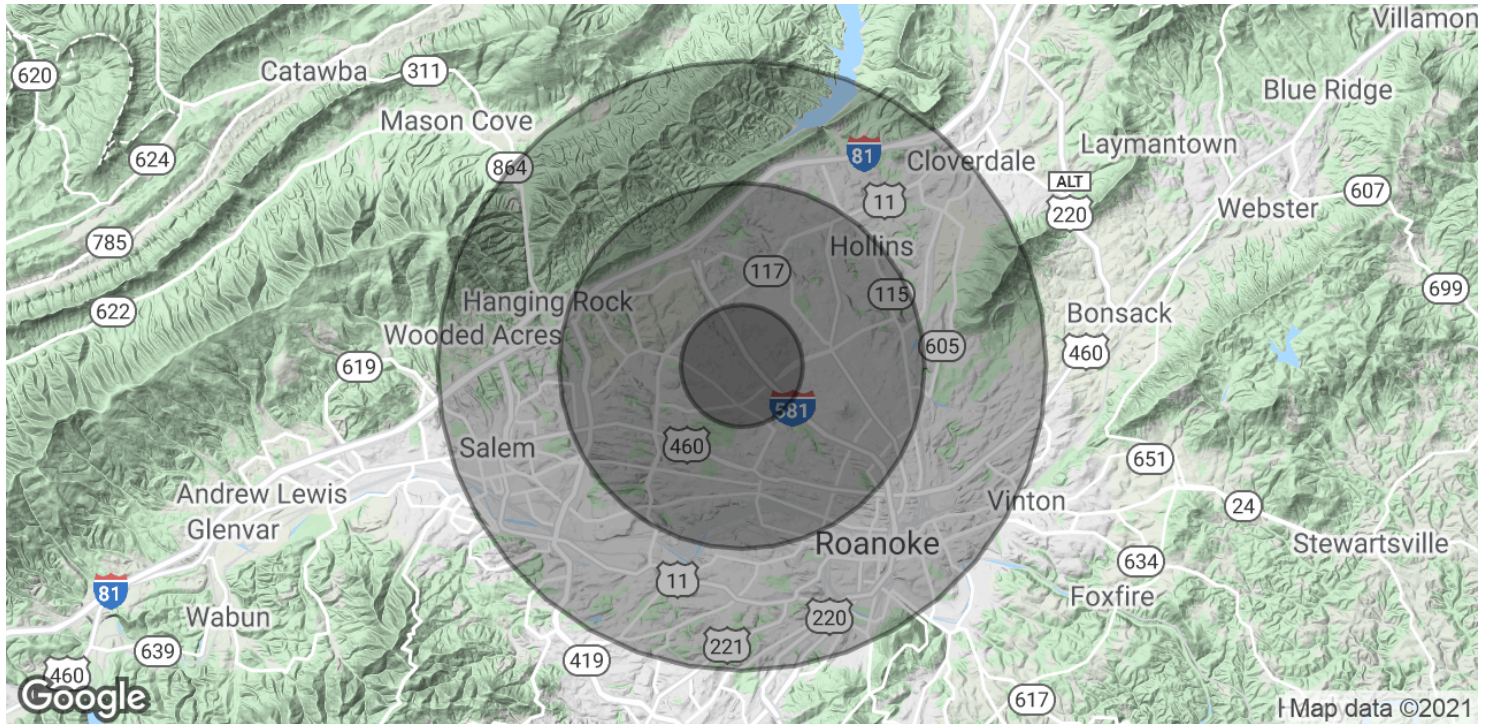


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,977	60,707	133,780
Average age	38.7	38.2	38.8
Average age (Male)	37.4	35.1	36.4
Average age (Female)	39.8	40.8	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,650	26,123	58,191
# of persons per HH	2.3	2.3	2.3
Average HH income	\$43,533	\$44,720	\$49,959
Average house value		\$162,096	\$184,806

* Demographic data derived from 2010 US Census



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