



**FOR LEASE**  
**3330 HOLLINS RD**

**238,555 SF**  
**ROANOKE, VA**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY DETAILS

3330 HOLLINS RD | ROANOKE, VA

AVAILABLE SPACE	238,555 SF
DOCKS	7
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHTS	14' - 18'
ROOF	Metal, TPO Overlay
WALLS	Metal, Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1960
FIRE SUPPRESSION	Dry System
LIGHTING	LED
POWER	600 Amp/3-Phase
LAND AREA	12.26 Acres
ZONING	I-1: Low Intensity Industrial District
PARCEL ID	314-0304
RAIL ACCESS	Yes

# PROPERTY HIGHLIGHTS



**NEW EXTERIOR PAINT (2025)**

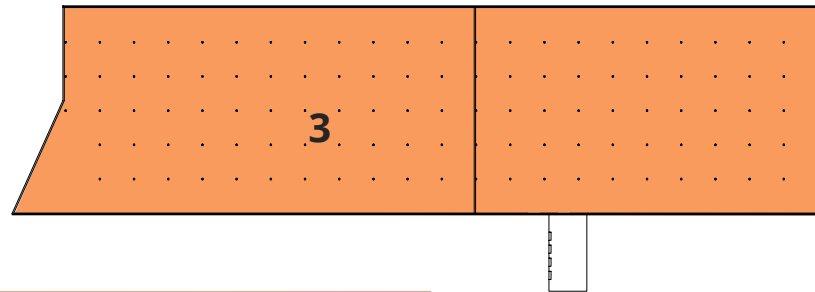
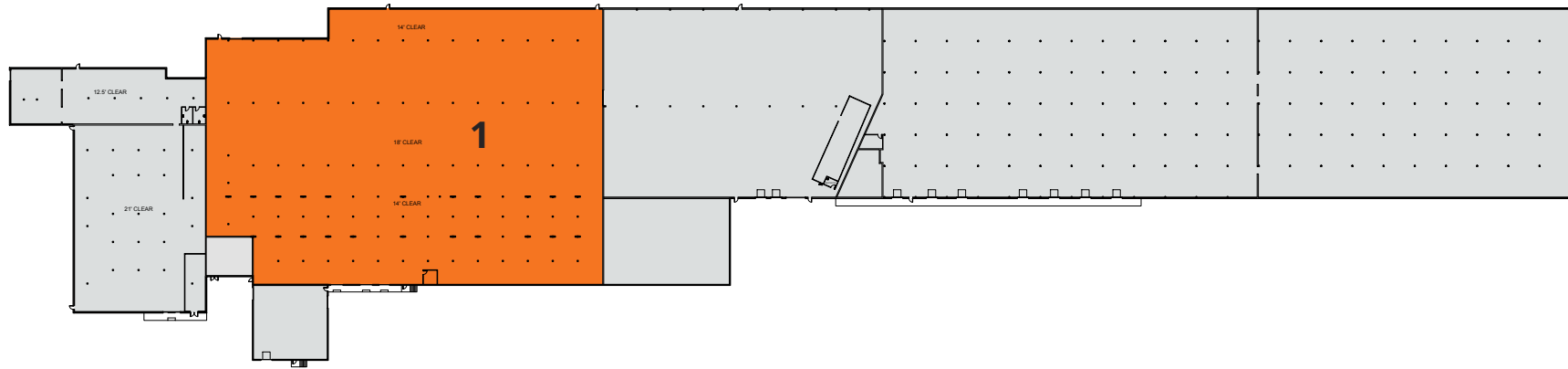
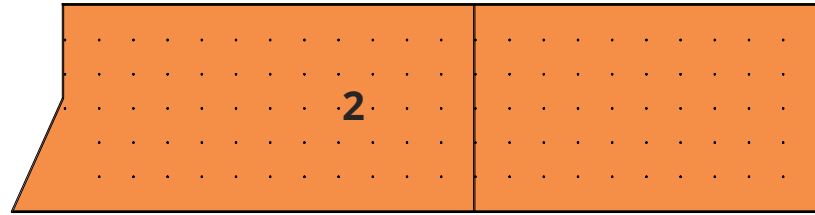


**FRESHLY PAVED LOT (2025)**

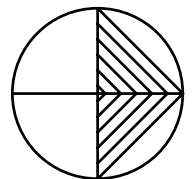


# FLOOR PLAN

3330 HOLLINS RD | ROANOKE, VA



NUMBER	SPACE DESIGNATION	AVAILABLE	CLEAR HEIGHT	DOCKS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	IMMEDIATELY	14' - 18'	3	1	66,909 SF
2	MEZZANINE	IMMEDIATELY	TBD	N/A	N/A	85,823 SF
3	LOWER LEVEL WAREHOUSE	7/1/2026	TBD	4	1	85,823 SF
<b>TOTAL</b>						<b>238,555 SF</b>



# LOCATION MAP

3330 HOLLINS RD | ROANOKE, VA

I-81	5 MILES
SALEM, VA	12 MILES
LYNCHBURG, VA	56 MILES
RICHMOND, VA	184 MILES
CHARLOTTE, NC	194 MILES

