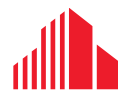




8,000 SF INDUSTRIAL BUILDING FOR SALE

307 DUNCAN LANE
Radford, Virginia

8,000 SF | ± 1.14 Acres



CUSHMAN &
WAKEFIELD

THALHIMER

307 Duncan Lane

Executive Summary

Cushman & Wakefield | Thalhimer is pleased to exclusively offer for sale **307 Duncan Lane**, a strategically located $\pm 8,000$ SF industrial building in Radford, Virginia. Situated on the western side of Radford and just minutes from Radford University, the property offers a rare opportunity to acquire a well-positioned industrial asset in Southwest Virginia. The facility is ideally suited for warehouse, manufacturing, fabrication, distribution, or owner-user occupancy, with features that support a variety of industrial operations.

With a functional industrial layout, scalable utility infrastructure, and desirable loading capabilities, **307 Duncan Lane** represents a unique acquisition opportunity in a market with limited industrial inventory. Its location within the New River Valley provides access to a strong regional workforce, major transportation corridors, and ongoing economic development initiatives that continue to drive business growth throughout Southwest Virginia.

Whether for manufacturing, warehousing, or expansion purposes, **307 Duncan Lane** offers an established industrial facility with the infrastructure and flexibility needed to support a wide range of industrial users.

Property Highlights

- $\pm 8,000$ SF industrial facility
- Situated on 1.14 acres
- M-1 Industrial zoning
- 12' clear height at eaves, 17' at center
- One (1) dock-high door and one (1) drive-in door
- 3-phase scalable power
- 5-inch concrete slab construction
- Rooftop solar system installed in 2012, providing power to significantly support building operations



307 Duncan Lane

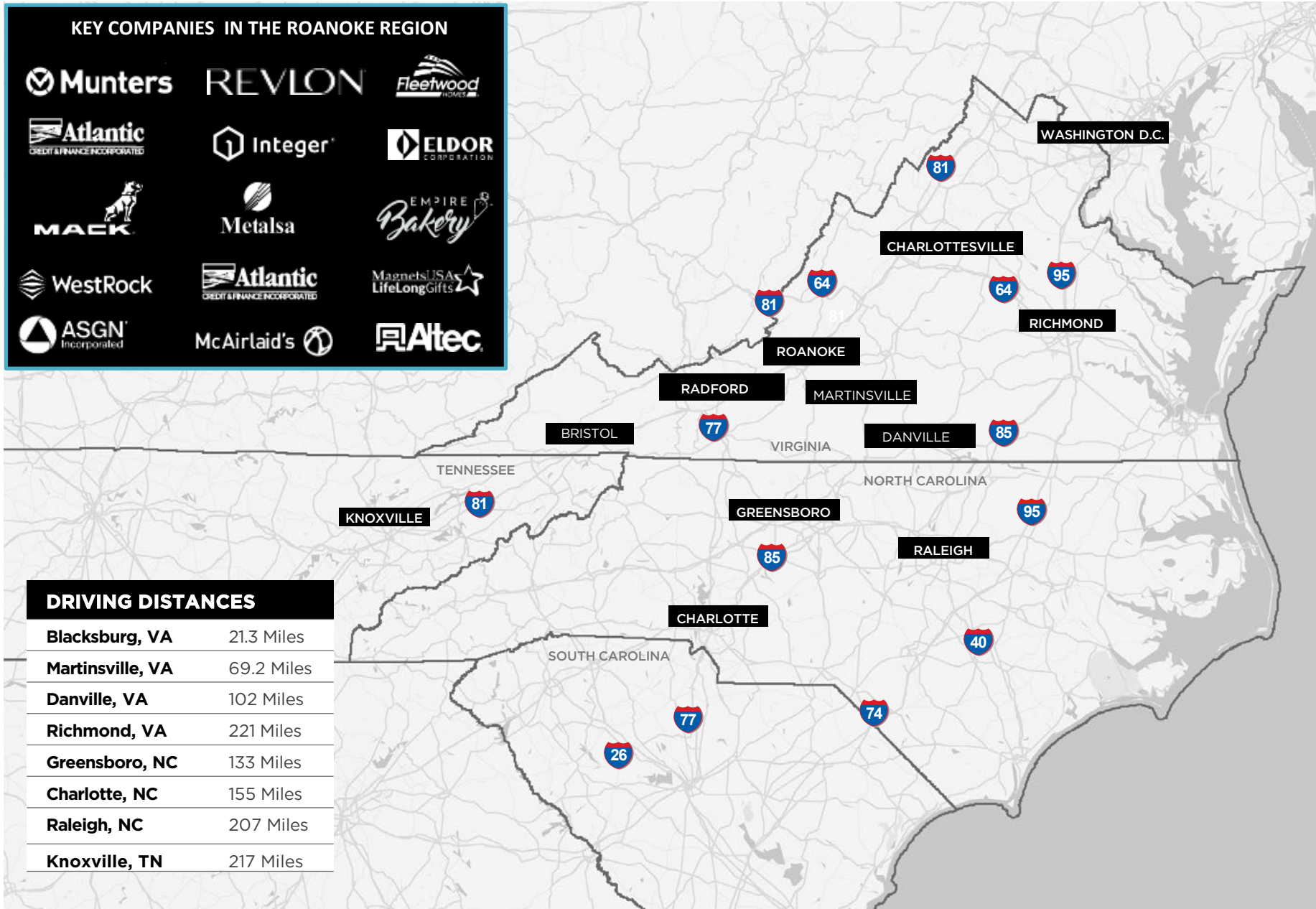
Property Overview

Building Overview	
Address	307 Duncan Lane Roanoke, VA
Total SF	±8,000 SF
Site Size	+1.14 Acres
Year Built	2008
Zoning	M-1 Light Industrial
No. Floors	Single story warehouse
Building Systems	
Power	3-phase power
Heating	Radiant Floor Heat
Fire Protection	Wet Sprinkler System
Construction	
Insulation	R-19
Loading	One 12'x12' Drive-in One 10'x10' Dock Door
Clear Heights	12' at eaves 17' at center
Roof Top Solar	Installed 2012; providing power to significantly support building operations
Floor	5' concrete slab
Equipment Value	\$80,000



307 Duncan Lane

Location Overview



307 Duncan Lane

Location Map





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