

DISTRIBUTION WAREHOUSE

3025 NICHOLAS AVE NE, ROANOKE, VA



LEASE SUMMARY



ROANOKE, VA

Poe & Cronk Real Estate Group is excited to announce 3025 Nicholas Ave NE is fully leased. The property was acquired by the new owners in November 2022 and leased shortly after. The new tenant plans to utilize the property for warehouse and parts distribution.

This property measures 33,160 SF and sits on 2 acres. Stephen Pendergrass & Adam Hardy, CCIM successfully marketed the property for a brief period. Thom Hubard, CCIM & Stephen Pendergrass procured the new tenant after a short search.

The fast turn time to lease 3025 Nicholas Ave is further evidence of the strength of the local real estate market and the continued demand for high-quality properties in the area. We are happy to have played a role in bringing this to a successful conclusion.

ABOUT POE & CRONK

Poe & Cronk is a locally owned and internationally recognized leading full-service commercial real estate company. The firm is comprised of a team of real estate professionals with more than 300 combined years of experience and more than \$1B in real estate transaction knowledge in selling, leasing, and managing commercial, industrial, and investment real estate. In business for more than 30 years, Poe & Cronk provides commercial and investment real estate services throughout western Virginia.



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