

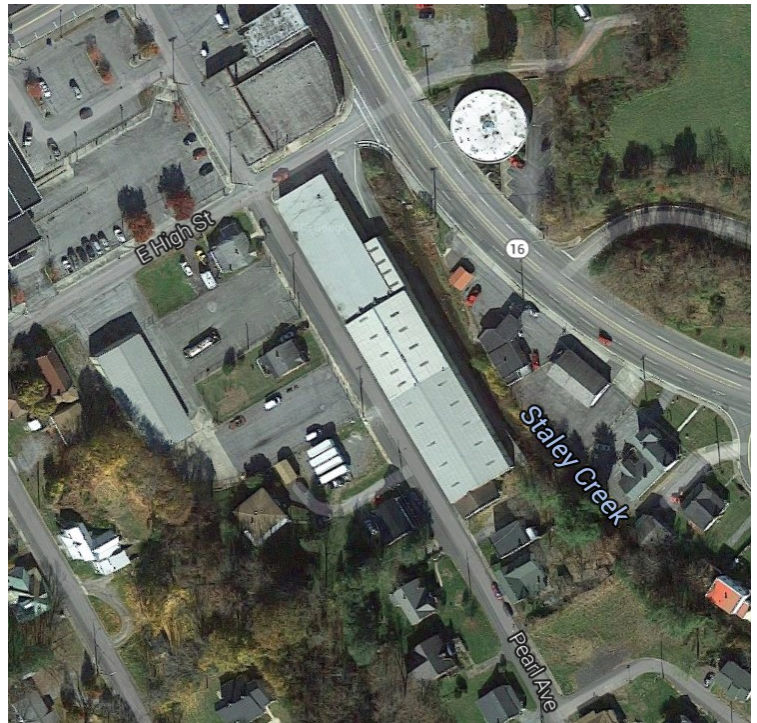
## **GWYN DISTRIBUTING BUILDING**

236 E High St, Marion, VA



- 32,100 s.f. near Exit 45, I-81
- Located between Roanoke, VA and Knoxville, TN
- 27 miles to I-77 and 64 miles to I-26
- Original construction 1949
- Reinforced concrete floor
- 1 acre, zoned Industrial General
- Enterprise zone with incentive grants
- Public water and sewer

Local Contact: Michael Carter  
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[mcarter@smythcounty.org](mailto:mcarter@smythcounty.org)



**Opportunity Awaits!**