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| Building Type: | Industrial, Warehouse & Distribution |
| Available SF: | 180,000 |
| Total SF: | 363,000 |
| Ceiling Peak: | 40 Ft. |
| Expandable: | Yes |
| Zoning: | Industrial, Industrial-Heavy |
| Site Size: | 16 Acres Acres |
| Year Built: | 1922 |
| Former Use: | Steel and Metal |
| Specialty Features: | Crane,Fiber |
| Can Subdivide: | Yes |
| Within City Limits: | Yes |
| Construction Type: | Concrete Block |
| Floor Type: | Concrete |
| Sale Price: | \$8,000,000 |
| Last Updated: | Apr 22, 2024 |

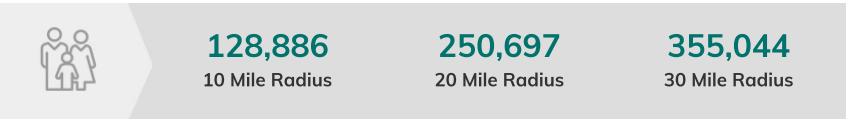
Realtor/Owner Contact

Duke Jordan
Realtor
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Property and Area Description

This is a one-of-a-kind value-add potential for that company looking for expansion as an owner-occupier with a national tenant in the additional 180k sq ft. If you are that company returning to the US or an investor looking for that right one, this is it. Koppers occupies 180k sq ft and US Equipment occupies the additional 180k sq ft. There are overhead cranes throughout with 30+ ceilings, one of the largest paint booths in West Virginia, lay down yard, loading docks, and railroad spur. there are plenty of options for the one who knows the steel business. Overhead Cranes Throughout and outside over railroad spur Loading Docks Laydown Yard 16.3 Acres Located just off Interstate 64 Centrally located within minutes of Ohio and Kentucky'

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Route 52 (1 mi.)
Nearest Interstate: I-64 (1 mi.)
Nearest Airport: Lawrence County Airpark (3.9 mi.)
Nearest Commercial Airport: Huntington Tri-State Airport (HTS) (7.6 mi.)
Distance to Mass Transit: 1
Rail Served: Yes
Rail Served By: CSX Transportation
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes

Utilities

Electric: Appalachian Power
Natural Gas: Mountaineer Gas
Water: West Virginia American Water
Sewer: Huntington Sanitary Board
Telecommunications: Frontier Internet