### Edray Business Park Warehouse/Light Manufacturing

291 Edray Business Park Drive | Marlinton, WV | US | Pocahontas County Available SF: 12,500 | Lease Rate: \$1.92 | Lease Terms: Negotiable | Sale

Price: \$1,300,000



Office, Research & Development, Warehouse & Distribution, Flex Technology   Available SF: 12,500 Total SF: 30,000 Number of Stories: 1 Ceiling Peak: 20 Ft. Ceiling Eaves: 16 Ft. Expandable: Yes Zoning: None Site Size: 3.30 Acres Year Built: 2005 Former Use: Light Industrial Specialty Features: Distribution Center,Featured Property Can Subdivide: Yes Within City Limits: Yes Construction Type: Metal or Steel Floor Type: Concrete-Reinforced Sale Price: \$1,300,000 Lease Rate: \$1.92 Lease Terms: Negotiable Lease Rate Note: Local Incentives Available including Reduced Lease	Building Type	Industrial, Commercial,	
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Expandable: Yes  Zoning: None Site Size: 3.30 Acres  Year Built: 2005  Former Use: Light Industrial  Specialty Features: Distribution Center,Featured Property  Can Subdivide: Yes  Within City Limits: Yes  Construction Type: Metal or Steel  Floor Type: Concrete-Reinforced  Sale Price: \$1,300,000  Lease Rate: \$1.92  Lease Terms: Negotiable  Lease Rate Note: Local Incentives Available including Reduced Lease		16 Ft.	
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Floor Type: Concrete-Reinforced Sale Price: \$1,300,000 Lease Rate: \$1.92 Lease Terms: Negotiable Lease Rate Note: Local Incentives Available including Reduced Lease	Within City Limits:	Yes	
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including Reduced Lease	Lease Terms:	Negotiable	
	Lease Rate Note:	Local Incentives Available	
Rates		including Reduced Lease	
		Rates	
Last Updated: Dec 12, 2025	Last Updated:	Dec 12, 2025	

## **Property and Area Description**

Publicly owned. Generous local incentives available for companies in manufacturing/value added creating jobs including free and reduced rent periods. Let the Greenbrier Valley EDC help you launch your business in Pocahontas County. This industrial building has the qualities and flexibility to be the location for your business, with 12,500 SF warehouse space. Features loading docks, 20+ parking spaces, metal/steel frame, Concrete-Reinforced floors, and easy access to route 219. More than 35 developable acres adjacent to our Edray Industrial Park can accommodate businesses ready to expand (Not included in property sale; 35+ land acreage purchase would be separate.).

### **Population**

P89	3,618	8,116	30,490
TO?	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

#### Households



Source: ESRI<sup>®</sup>, 2025

### **Transportation**

Nearest Highway: Route 219 (0.2 mi.) Nearest Interstate: I-64 (45.00 mi.)

**Ingress/Egress Notes:** On US Rt 219, trucks can access 1-64 via US 92 to White Sulphur or 219 to Lewisburg. Can also use Rt 219 to Corridor H in

Elkins.

Nearest Airport: Greenbrier Valley Airport (LWB) (40.6 mi.)

Nearest Commercial Airport: Greenbrier Valley Airport (LWB) (40.6 mi.)

Rail Served: No Rail Served By: Other Rail Accessible: No

Rail Infrastructure in Place: No

#### **Utilities**

**Electric:** Mon Power - A FirstEnergy Company

Water: Town of Marlinton Sewer: Town of Marlinton Telecommunications: Shentel

# **Economic Development Contact**

Ruthana Beezley GVEDC 804 Industrial Park Road, Suite 5 Maxwelton, WV 24957 (304) 497-4300 | rbeezley@gvedc.com