

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



Building Type:	Industrial, Commercial, Office, Research & Development, Warehouse & Distribution, Flex Tech
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 Rates
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



Source: ESRI®, 2025

Households



Source: ESRI®, 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

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