

FOR SALE / LEASE
INDUSTRIAL
MARKETING FLYER



3156 JUNKINS AVENUE
CLARKSBURG, WV 26301

DOWNTOWN CLARKSBURG

This is an aerial, grayscale photograph of Clarksville, Tennessee. The image shows a dense urban area with a grid of streets. A major highway, Route 50, runs vertically through the center-left of the image. To the right of the highway, there is a large commercial area with a large parking lot and a building. The surrounding area is a mix of residential and commercial buildings, with some hills visible in the background.

PRICE CUTTER

◆ 3156 JUNKINS AVENUE

ROUTE 50

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Interior Photos

Description, floor plan and interior photos of the building.

08

Exterior / Aerial Photos

Exterior and aerial photos of the property from various angles.

12

304.413.4350

BlackDiamondRealty.net

Jeff Stenger, Sr. Associate/Salesperson
jstenger@blackdiamondrealty.net
M. 301.237.0175



*Boundaries are approximate

INDUSTRIAL FOR SALE / LEASE

3156 JUNKINS AVENUE CLARKSBURG, WV 26301

SALE PRICE / \$295,000

LEASE RATE / \$9.50 SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 4,800 (+/-) SQ FT

LOT SIZE / 1.53 ACRES

**PROPERTY FEATURES / THREE OVERHEAD
DOORS, EASY ACCESSIBILITY, CLOSE TO
MAJOR THOROUGHFARE ROUTE 50,
OFF-STREET PARKING**

Located within the thriving industrial hub of Clarksburg, 3156 Junkins Avenue offers 4,800 (+/-) square feet of industrial space. This property features three convenient overhead doors, ensuring seamless operations for a variety of industrial activities. Its strategic proximity to Route 50 not only provides easy accessibility to major transportation routes but also enhances logistical efficiency. Whether you are looking to expand your current operations or establish a new base, 3156 Junkins Avenue offers the ideal blend of space, functionality, and accessibility.

The property is located inside the city limits of Clarksburg, 0.3 mile off of Route 50. This site is situated in a prime location within the heart of activity in the growing city of Clarksburg. Along Route 50 there is an average daily traffic count of 22,120 vehicles per day (provided by Esri and Data Axle, 2023).

FOR SALE / LEASE
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF OF ROUTE 50
3156 JUNKINS AVENUE · CLARKSBURG, WV 26301 · 4,800 (+/-) SQ FT · 1.53 ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION

Located within the city limits of Clarksburg, this property is situated in the Clarksburg Corp District (3) of Harrison County. The site is comprised of one irregular shaped parcel comprised of 1.53 (+/-) acres. The property is identified as Clarksburg Corp District, Tax Map 6, Parcel 142. The property is zoned B-2.

SPECIFICATIONS

Built in 1950, the subject metal building is comprised of 4,800 (+/-) square feet. Features of the property include three overhead doors. The center overhead door is 12 W X 16 H, the other two overhead doors are 12' X 12'.

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via S 28th Street and off-street parking. Directly in front of the building there is a paved lot leading up to the overhead doors. To the left of the building there is additional space for parking via gravel lot.

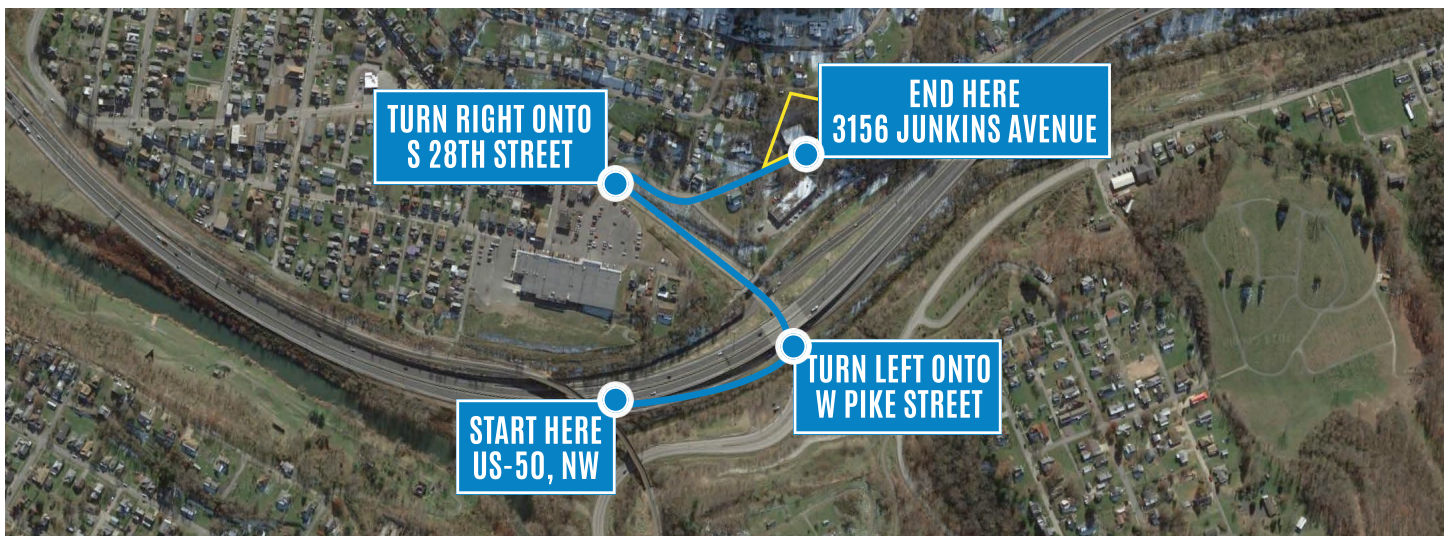
UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	First Energy / Mon Power
Natural Gas	Hope Gas
Water	Clarksburg Water Board
Sewer	Clarksburg Water Board
Trash	Waste Management
Cable/Internet	Multiple Providers

DIRECTIONS

From US Route 50, Northwest, use the right lane to take the exit towards US-19/WV-20/W. Pike Street ramp. Turn left onto US-19/WV-20/W. Pike Street and then turn right onto S 28th Street the destination will be on the left.



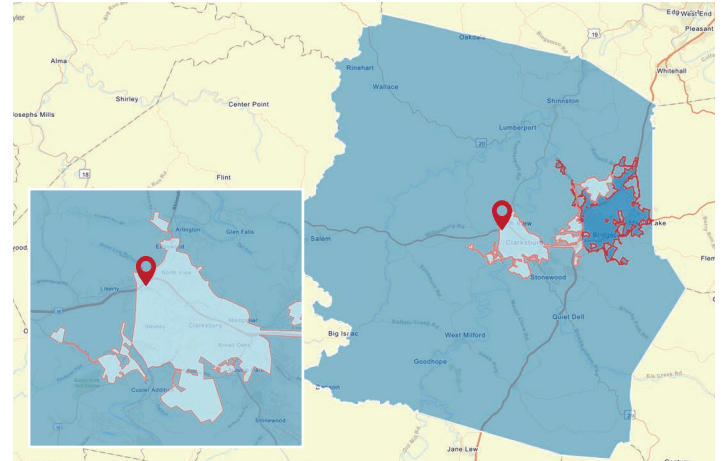
LOCATION ANALYSIS

The City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exist, along with many recreational facilities and one of the best preserved historic downtowns in the state.

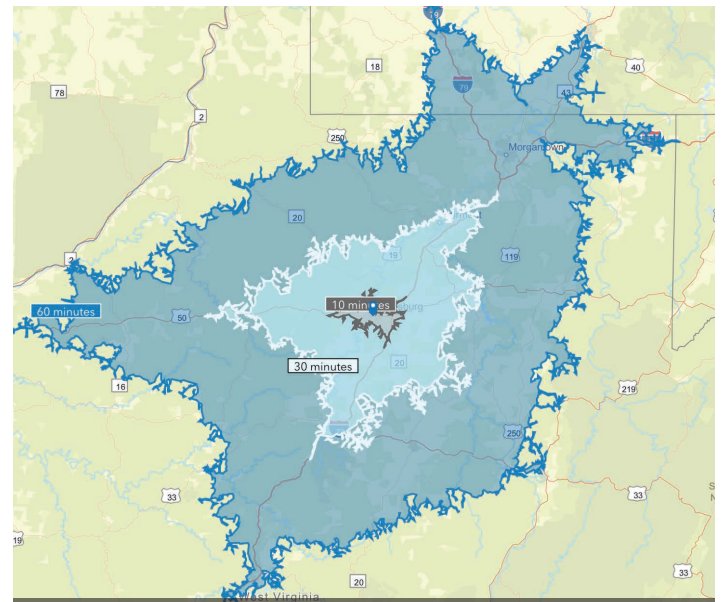
Harrison County has a total population of 64,773 and a median household income of \$53,087. Total number of businesses is 2,391.

The **City of Clarksburg** has a total population of 15,828 and a median household income of \$43,349. Total number of businesses is 747.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.

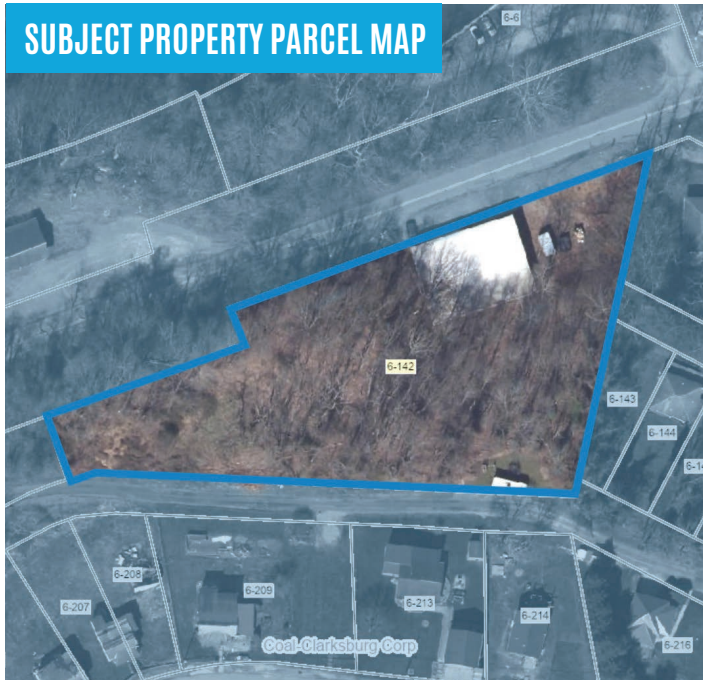


■ Harrison County, WV ■ Bridgeport City Limits
■ Clarksburg City Limits
📍 Subject Location



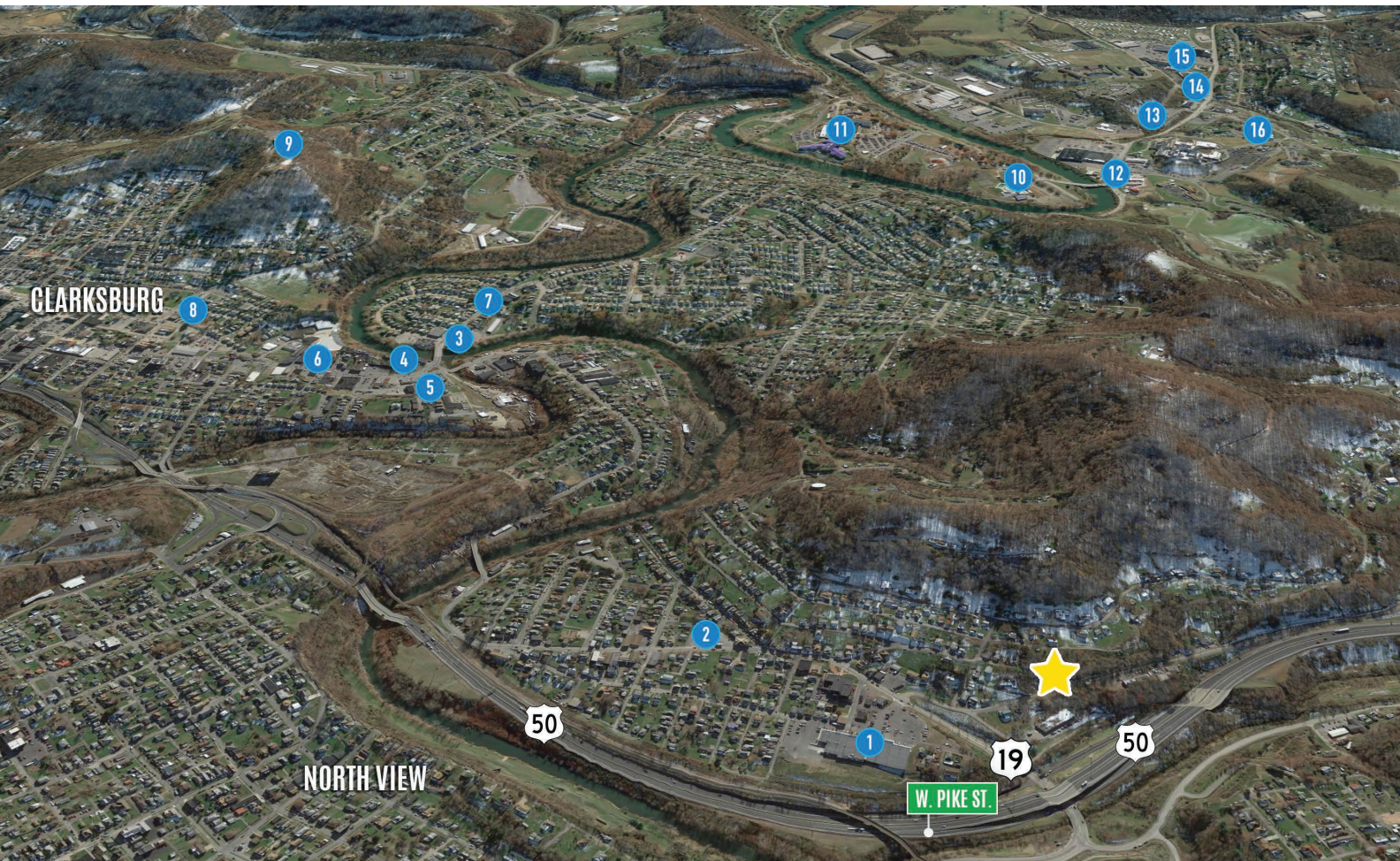
Distance to nearby cities: Clarksburg, WV - 0.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

SUBJECT PROPERTY PARCEL MAP



FOR SALE / LEASE
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF OF ROUTE 50
3156 JUNKINS AVENUE · CLARKSBURG, WV 26301 · 4,800 (+/-) SQ FT · 1.53 ACRES

SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject property at 3156 Junkins Avenue has been referenced with a yellow star.

- 1 Price Cutter, Dollar Tree, Pizza Hut
- 2 Circle K
- 3 Dollar General
- 4 Wendy's
- 5 Subway
- 6 McDonald's, O'Reilly Auto Parts
- 7 Little Caesars Pizza, Dairy Queen
- 8 Go-Mart
- 9 YMCA of North Central West Virginia
- 10 Clarksburg Splash Zone, Veterans Memorial Park
- 11 West Virginia Veterans Nursing Facility
- 12 Sheetz, Go-Mart
- 13 Food Lion
- 14 Burger King
- 15 Rose Bud Plaza Shopping Center
- 16 United Hospital Center

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



20,371

Total Population



849

Businesses



23,006

Daytime Population



\$141,087

Median Home Value



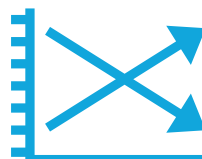
\$29,882

Per Capita Income



\$48,883

Median Household Income



-0.53%

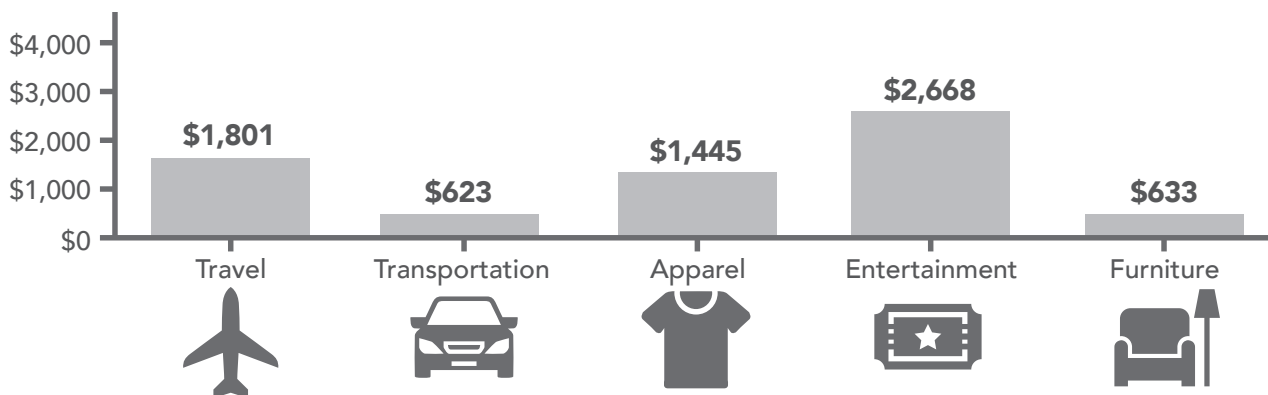
2024-2029 Pop Growth Rate



10,336

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



30,401

Total Population



1,474

Businesses



37,343

Daytime Population



\$151,402

Median Home Value



\$37,343

Per Capita Income



\$51,618

Median Household Income



-0.52%

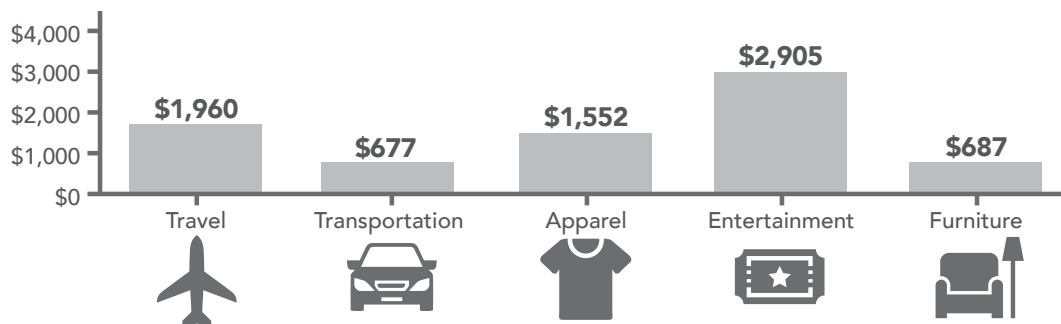
2024-2029 Pop Growth Rate



15,144

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



60,122

Total Population



2,389

Businesses



70,376

Daytime Population



\$183,214

Median Home Value



\$37,506

Per Capita Income



\$60,759

Median Household Income



-0.49%

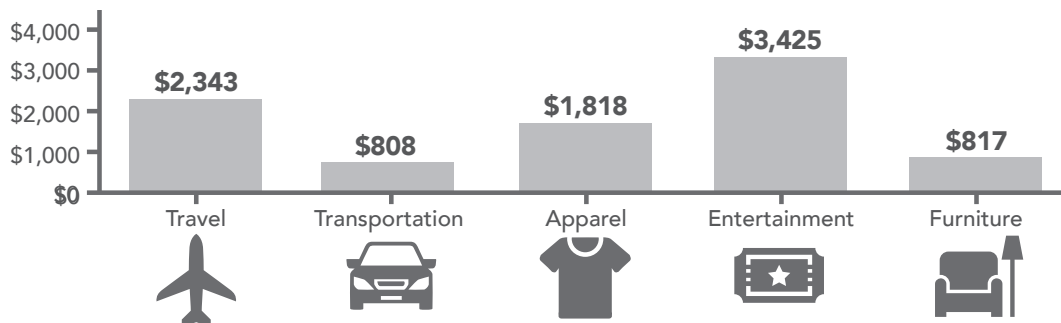
2024-2029 Pop Growth Rate



28,488

Housing Units (2020)

KEY SPENDING FACTS

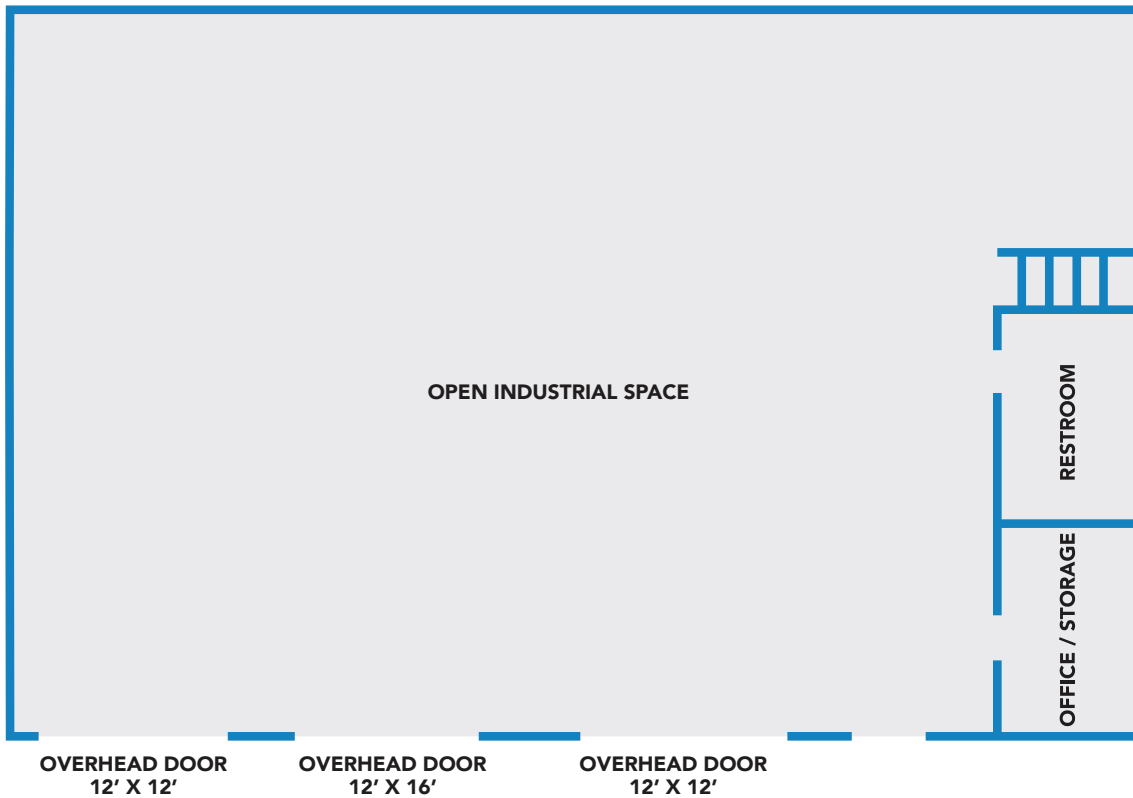


FLOOR PLAN

4,800 (+/-) SQUARE FEET

The building is comprised of 4,800 (+/-) square feet. This space is largely open and features three overhead doors. The center overhead door is 12 W X 16 H, the other two overhead doors are 12' X 12'.

There is a mezzanine within the industrial space with storage on the top and an enclosed office/storage space and restroom. Finishes to the space include metal walls, concrete flooring, and fluorescent lighting throughout.



FOR SALE / LEASE
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF OF ROUTE 50
3156 JUNKINS AVENUE · CLARKSBURG, WV 26301 · 4,800 (+/-) SQ FT · 1.53 ACRES

INTERIOR PHOTOS



Open Industrial Space.

INTERIOR PHOTOS



Open Industrial Space.



Office/Storage.



Open Industrial Space.

FOR SALE / LEASE
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF OF ROUTE 50
3156 JUNKINS AVENUE · CLARKSBURG, WV 26301 · 4,800 (+/-) SQ FT · 1.53 ACRES



Open Industrial Space.



Restroom.



Overhead Doors.

EXTERIOR PHOTOS



Exterior Front of Building.



Exterior Front of Building.

FOR SALE / LEASE
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF OF ROUTE 50
3156 JUNKINS AVENUE · CLARKSBURG, WV 26301 · 4,800 (+/-) SQ FT · 1.53 ACRES

AERIAL



Aerial Facing Northwest.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, Sr. Associate/Salesperson

M. 301.237.0175

jstenger@blackdiamondrealty.net