

**FOR LEASE**



**INDUSTRIAL BUILDING**

**1622 Glass Avenue**  
Fairmont, WV 26554



**Jeff Stenger**

Senior Associate / Salesperson

304.413.4350 (Office) | 301.237.0175 (Cell)

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)

# 1622 Glass Avenue Fairmont, WV 26554

LEASE RATE	\$14.50 / Sq Ft / Year
LEASE STRUCTURE	NNN
BUILDING SIZE	5,040 SQ FT
LOT SIZE	0.75 ACRE
CEILING HEIGHT	20 FT
DISTANCE TO INTERSTATE	1 Mile From I-79, Exit 137

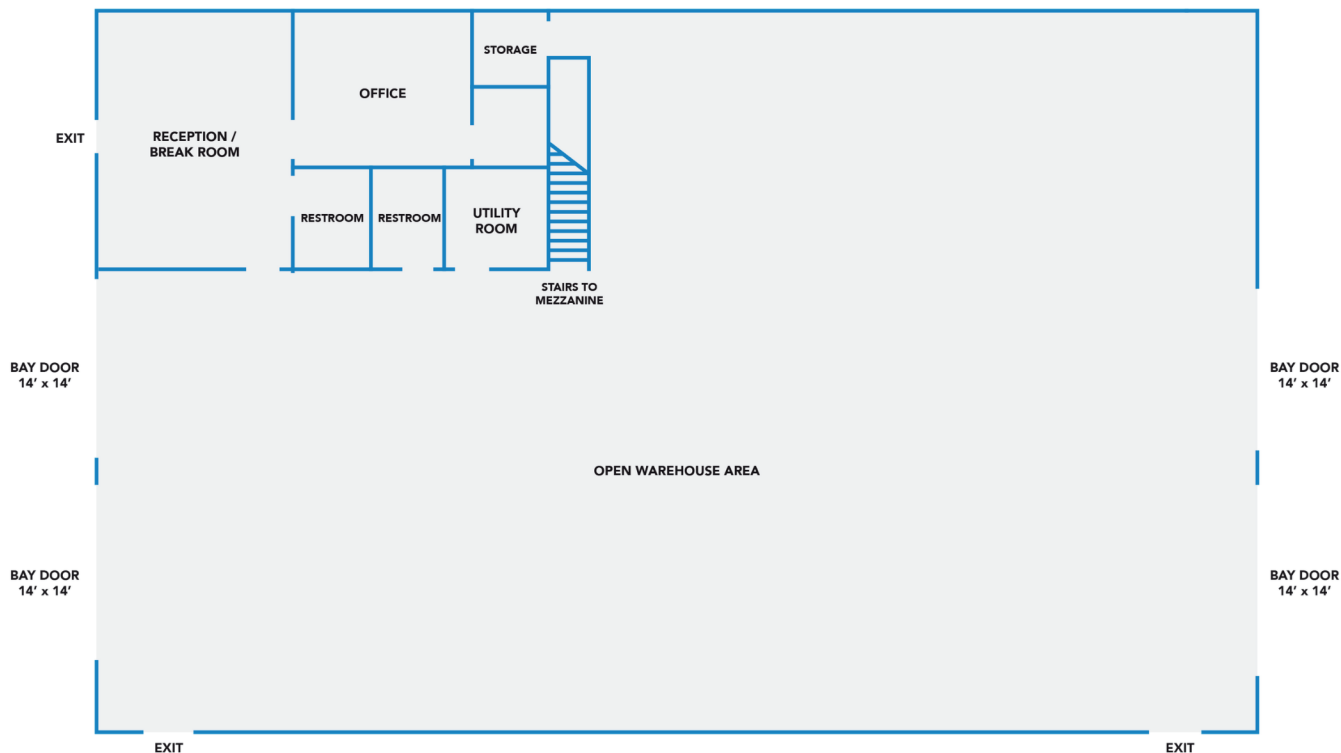
## INDUSTRIAL BUILDING DETAILS

1622 Glass Avenue presents an exceptional opportunity for commercial users seeking modern, functional space within the highly accessible Speedway Business Park. This 5,040 (+/-) square foot metal warehouse, constructed in 2018, features two drive-through bays equipped with four 14' x 14' overhead doors, ideal for efficient loading, unloading, and vehicle flow. The building includes a well-designed office area with a reception/break room, a large private office, two restrooms, storage rooms, and a utility room, plus an upper-level mezzanine for additional storage. Multiple man doors provide convenient access to both the office and warehouse sections. Sitting on approximately 0.75 acre, the property also offers a gravel and partially paved yard area suitable for large trucks, equipment, or outdoor inventory. With quick connectivity to I-79, Exit 137, this location delivers both visibility and convenience for a wide range of industrial and service oriented operations.

### UPPER LEVEL



### LOWER LEVEL

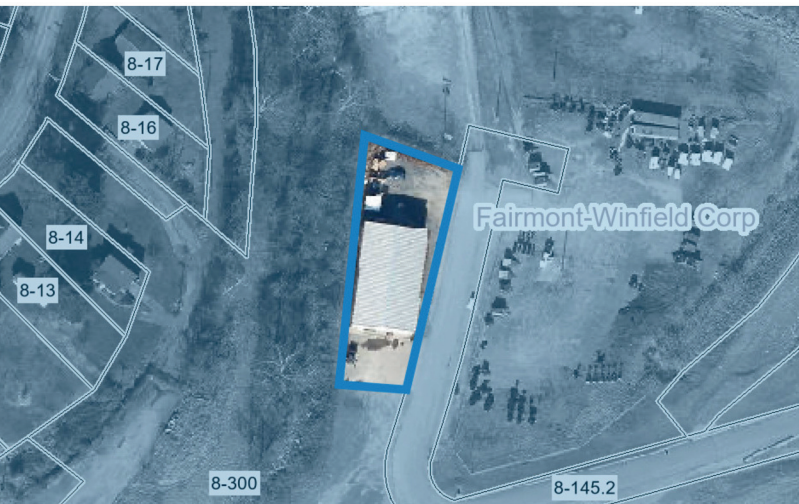




# INDUSTRIAL BUILDING FOR LEASE







**Jeff Stenger**  
Senior Associate / Salesperson  
304.413.4350 (Office) | 301.237.0175 (Cell)  
[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)