



Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL BUILDING

1622 Glass Avenue

Fairmont, WV 26554



Jeff Stenger

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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

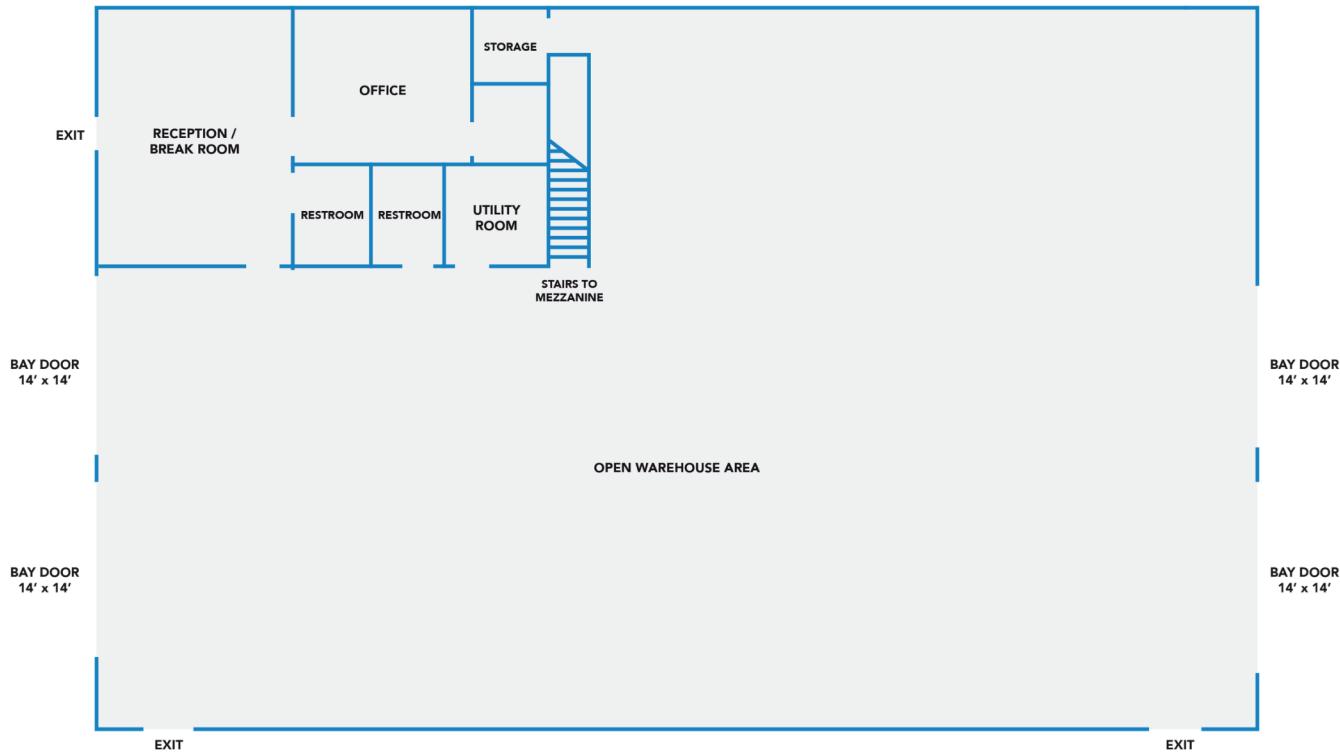
1622 Glass Avenue presents an exceptional opportunity for commercial users seeking modern, functional space within the highly accessible Speedway Business Park. This 5,040 (+/-) square foot metal warehouse, constructed in 2018, features two drive-through bays equipped with four 14' x 14' overhead doors, 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



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