

100 Bluefield Avenue

BLUEFIELD, WEST VIRGINIA

OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD

THALHIMER

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01

Executive Summary

EXECUTIVE SUMMARY

100 BLUEFIELD AVENUE | BLUEFIELD, WEST VIRGINIA ±102,700 SF WAREHOUSE FACILITY | 3.73 AC

100 Bluefield Avenue presents a rare opportunity to acquire or lease a strategically positioned industrial facility in the **heart of Bluefield, West Virginia** — a market known for its manufacturing heritage, transportation access, and skilled workforce base. This well-located industrial asset is **ideally suited for manufacturing, distribution, warehousing, or specialized industrial users** seeking a functional footprint with strong regional connectivity.

The property offers a flexible industrial layout designed to support a wide range of operational needs, including efficient loading capability, clear span production or warehouse areas, and infrastructure capable of supporting heavy industrial use. Its configuration allows for scalable operations while maintaining efficient workflow and logistics.

Positioned with convenient access to major transportation corridors serving southern West Virginia and southwest Virginia, the facility benefits from proximity to regional labor pools, suppliers, and distribution routes. Bluefield's business-friendly environment and industrial legacy provide an attractive backdrop for companies seeking cost-effective expansion or relocation opportunities.

Whether utilized as a manufacturing hub, logistics center, or specialized industrial operation, 100 Bluefield Avenue represents a functional, adaptable, and **well-situated asset in a growing regional industrial market.**





02

Property Overview

PROPERTY OVERVIEW

OVERVIEW

PARCEL # 28-03-17-0188, 28-03-017-0184, 28-03-017-0186, 28-03-17-085.

ADDRESS 100 Bluefield Avenue | Bluefield, WV | Mercer County

SIZE ±102,700 SF on ±3.73 acres

ZONING Industrial

CEILING HEIGHT 26'

STRUCTURE Steel Frame, exposed concrete/steel walls

LOADING 4 dock doors, 1 drive-in

COLUMN SPACING 23' x 45'

OFFICE AREA ±20,000 SF

BUILT 1989

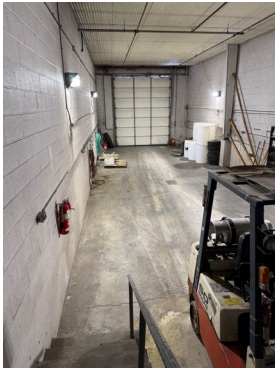
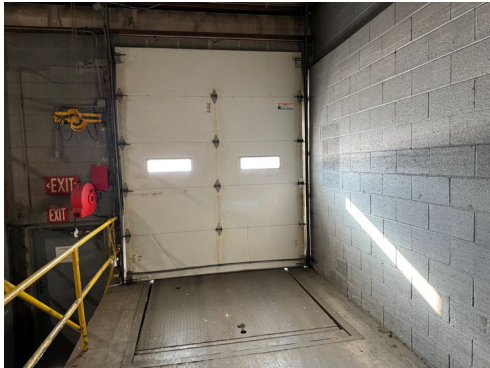
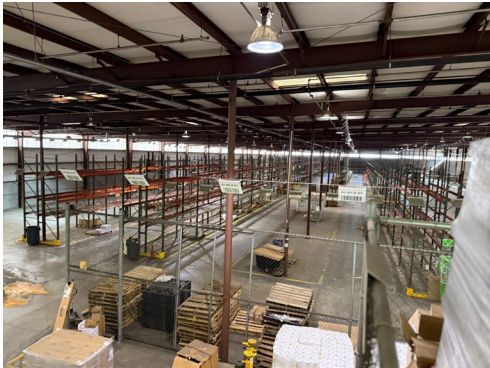
PARKING 60 Surface Space

SPRINKLER Wet

LIGHTING LED



PROPERTY PHOTOS



PROPERTY OVERVIEW



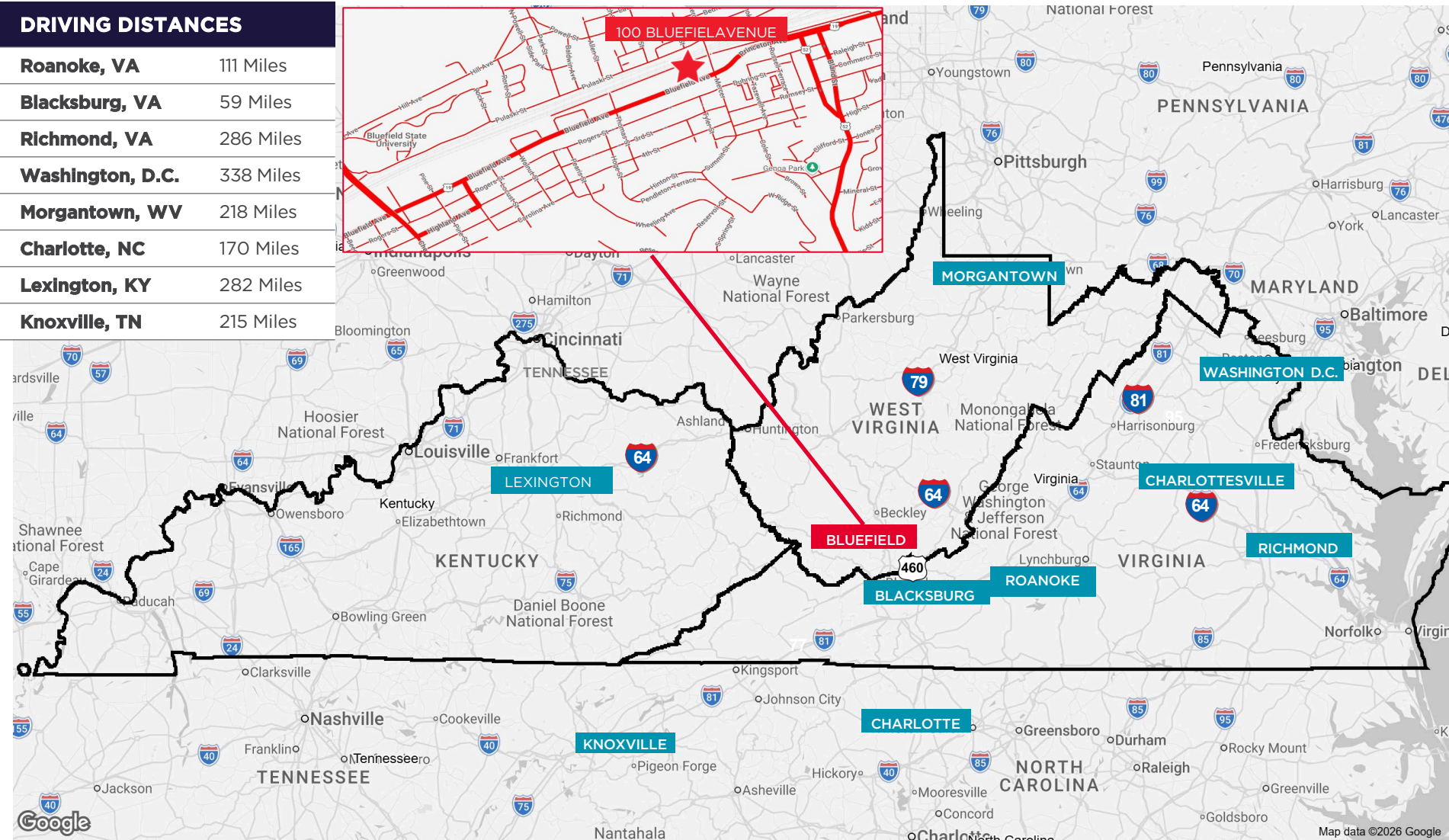


03

Location Overview

LOCATION OVERVIEW

| DRIVING DISTANCES | |
|-------------------|-----------|
| Roanoke, VA | 111 Miles |
| Blacksburg, VA | 59 Miles |
| Richmond, VA | 286 Miles |
| Washington, D.C. | 338 Miles |
| Morgantown, WV | 218 Miles |
| Charlotte, NC | 170 Miles |
| Lexington, KY | 282 Miles |
| Knoxville, TN | 215 Miles |





04

Market Overview

BLUEFIELD, WEST VIRGINIA MSA

Bluefield, West Virginia, is transforming from its historic roots as a **Norfolk and Western Railway** coal-mining hub into a diversified industrial center focused on advanced manufacturing, technology, and energy, particularly within the **Commercialization Station**. It serves a regional industrial base, capitalizing on its location in a major coal-producing state.



23,517
POPULATION



10,982
LABOR FORCE



\$66,939
AVERAGE HH
INCOME



10,150
TOTAL HOUSING
UNITS



16.9%
ASSOCIATE DEGREE
OR HIGHER

MAJOR ATTRACTIONS

- East Mountain River Overlook
- Pinnacle Rock State Park
- Lotito City Park
- Bowen Field
- Downtown & Dining
- Mercer Mall
- Wolf Creek Indian Village & Museum
- Bluestone Wildlife Management Area

MAJOR EMPLOYERS

100 – 1,200 EMPLOYEES

- Mercer County Board of Education
- Princeton Community Hospital
- Walmart
- Kroger
- Norfolk Southern Corporation
- Mercer County Courthouse
- Res-care
- Southern Highlands

COLLEGES & UNIVERSITIES

Bluefield State University

- 1,301 undergrad

HOSPITALS

- Princeton Community Hospital
- Blue Field Regional Medical Center





CONTACT INFORMATION

Davis Stoneburner

Vice President
804 615 1661
davis.stoneburner@thalhimer.com

Wyatt Poats

Vice President
540 767 3008
wyatt.poats@thalhimer.com

Thalhimer

310 First Street, Suite 300
Roanoke, Virginia 24011
thalhimer.com



**CUSHMAN &
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THALHIMER