

Warehouse in Charleston FOR LEASE

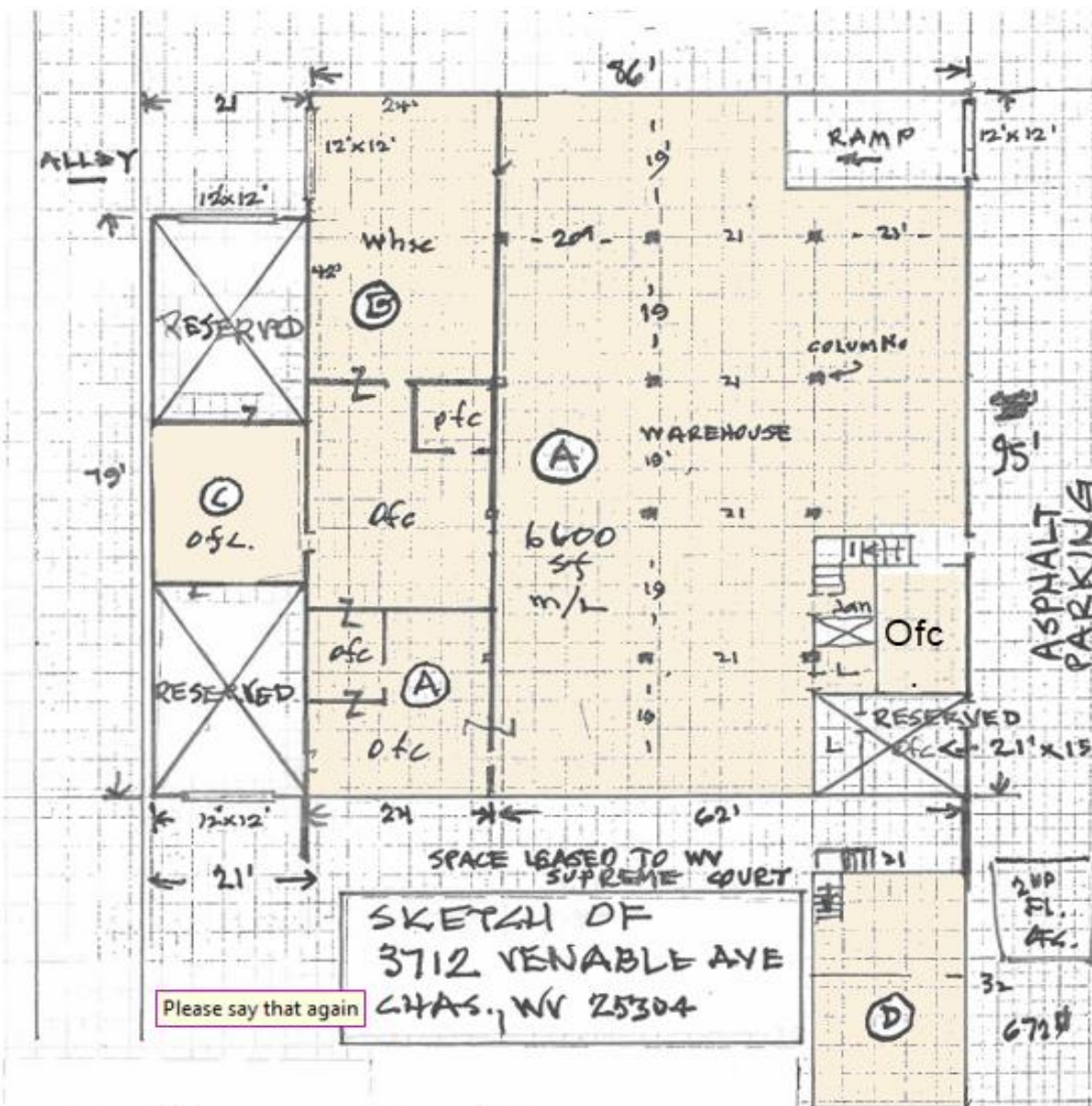
Immediate occupancy

3712 Venable Avenue,
Charleston, WV 25304



This concrete and steel and brick masonry warehouse has been in continuous occupation until November 1, 2025, when the last tenant moved out. It was originally built in the 1930s or 1940s as a bottling plant for Royal Crown Cola, which was just coming on in the Kanawha Valley. The bottler later moved to a larger, more modern facility, and this building was used by the C & P Telephone Co. for many years as a vehicle service center. After the phone company moved out, the West Virginia Supreme Court of Appeals rented half of the building for record storage and other purposes, and a cigarette/vape store operator rented the other half, but he went out of business later. The Supreme Court is still very well ensconced in the left half, and the right half is now ready for the next occupant. The building is capable of being driven into from the door on the right. There is a ramp up from ground level. There is an alley entrance in the rear for small trucks. The pictures that are included in this brochure tell most of the story. It is an old building but well kept up and ready for the next 30 or 40 years. In fact, the large space shown in the photographs now is air-conditioned.

The following is a sketch showing the dimensions of the space:



(A) + (B) - reserved office
 $42' \times 45' = 8170 - 315 = 7855 \text{ sq ft}$
 (C) $21' \times 20' = 420 \text{ sq ft}$
 (D) 472 sq ft
 Total = 4947 sq ft



Loading door on the east end of the building



Loading door off the alley in the rear., Door on right is reserved.



Entrance ramp/door



First floor open area, air conditioned



Similar





Segregated storage area





Backside storage. Partition wall can be removed.



Rear loading door.

This is an old but good warehouse that has been kept up by the owners since their forefathers built it back in the 30s and 1940s. The family plans on continuing their ownership and their good stewardship of the property. They are interested in a long-term lease (3-10 years) with a credible company so that no difficulties are encountered down the road. The rent is \$6.50 per square foot on a modified gross basis, meaning that the landlord pays the upkeep of the exterior of the building and the roof, and in this case the air conditioning and heating systems, along with the real estate taxes and the insurance, leaving only the utilities, garbage/trash pickup, and minor interior maintenance as a tenant responsibility. The math equals \$58,155 per year, which is \$4846 per month.

The property is currently vacant. It can be shown at any time by merely calling me at 304-549-7005. Jon Cavendish, real estate broker,

Realcorp, LLC