



Black Diamond Realty

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FOR SALE / LEASE
INDUSTRIAL BUILDING
MARKETING FLYER



**1800 N 12th STREET
CLARKSBURG, WV 26301**



1800 N 12TH STREET

ROUTE 50
NORTHWESTERN PIKE

ROUTE 50
NORTHWESTERN PIKE

CLARKSBURG
DOWNTOWN

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INDUSTRIAL BUILDING FOR SALE / LEASE

SALE PRICE / \$550,000

LEASE RATE / \$5,000 / MONTH

LEASE STRUCTURE / NNN

TOTAL AVAILABLE SPACE / 5,556 SQ FT

GROSS LOT SIZE / 3.5 ACRES

CEILING HEIGHT / 24'

ZONING DESCRIPTION / INDUSTRIAL

**PROPERTY FEATURES / OVERHEAD DOORS,
FENCED AND GATED YARD SPACE, OFFICE
TRAILER IN 'LIKE NEW' CONDITION**

**1800 N 12TH STREET
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Located north of Route 50, this property offers a 4,500 (+/-) square foot industrial building with a 1,056 (+/-) square foot office trailer on 3.5 acres. The property features three overhead doors, a 24' ceiling height, a fenced and gated yard, two offices, an office trailer, restroom, and large tool room. The property is positioned 0.5 mile to Route 50 and 4 miles to I-79, Exit 119.

The subject property is located in a growing area of Harrison County. Both commercial and residential development had been occurring along the I-79 corridor. This site is situated conveniently to many other industrial, office, retail and dining facilities.

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1800 N 12TH STREET · CLARKSBURG, WV 26301 · 5,556 (+/-) SQ FT · 3.5 ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2014, the subject building is a steel frame, metal clad warehouse building containing a total of 4,500 (+/-) square feet. There is also a 1,056 (+/-) square foot office trailer on the property. The main warehouse building also offers a second story mezzanine space. The ceiling height is 24' at the eaves.

INGRESS / EGRESS / PARKING / DIRECTIONS

This property currently offers one point of ingress/egress via N 12th Street. The property is fully fenced and there is an open outdoor gravel storage yard with room for 30+ vehicles and large trucks. The building is surrounded by gravel so vehicles can drive all the way around the warehouse. From I-79, Exit 119, Exit onto Route 50 West (Northwestern Pike). Continue to N 12th Street and exit right. Continue on N 12th street until you reach the property on the right.

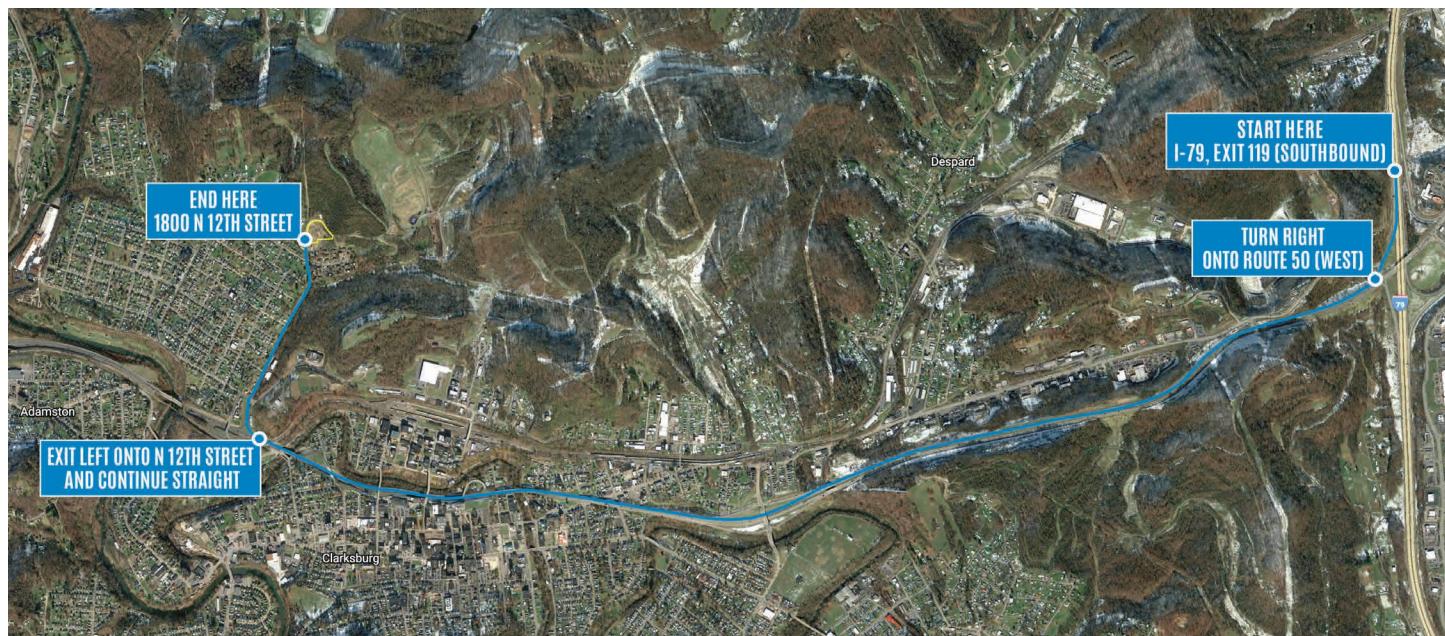
LEGAL DESCRIPTION / ZONING

Located within the city limits of Clarksburg, this property is situated in the Coal-Clarksburg District (8) of Harrison County. The site is comprised of one 3.5 acre parcel. The property is identified as Coal-Clarksburg District, Tax Map 287, Parcel 46.8. The property is zoned Industrial.

UTILITIES

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

| UTILITY | PROVIDER |
|----------------|--------------------|
| Electric | First Energy |
| Natural Gas | Dominion |
| Water | City of Clarksburg |
| Sewer | City of Clarksburg |
| Trash | Waste Management |
| Cable/Internet | Multiple Providers |



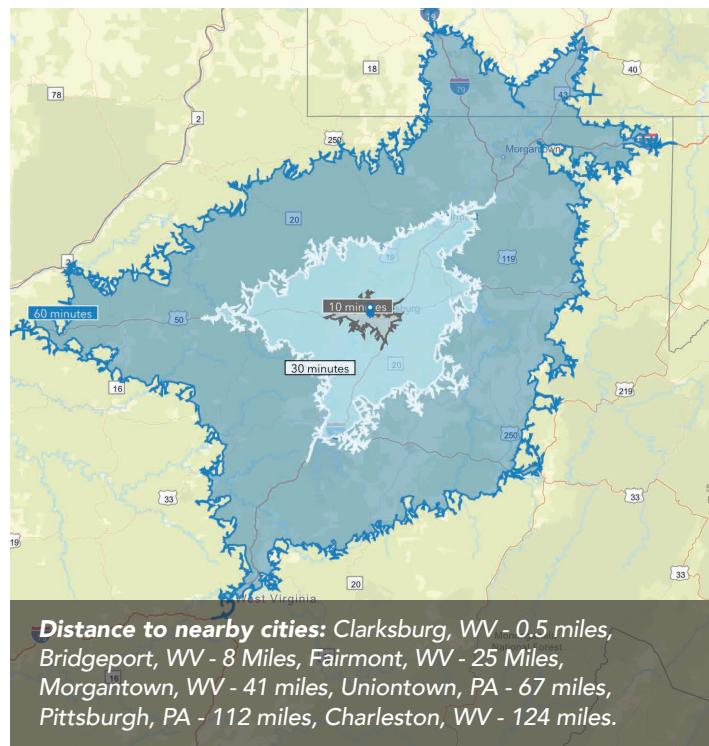
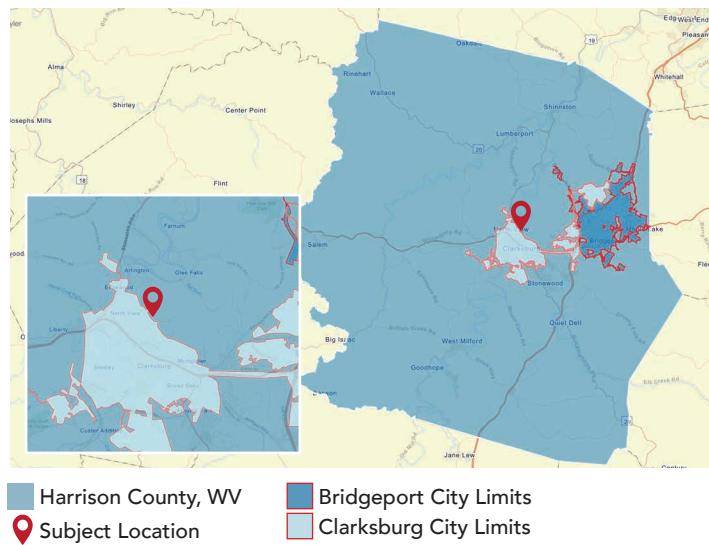
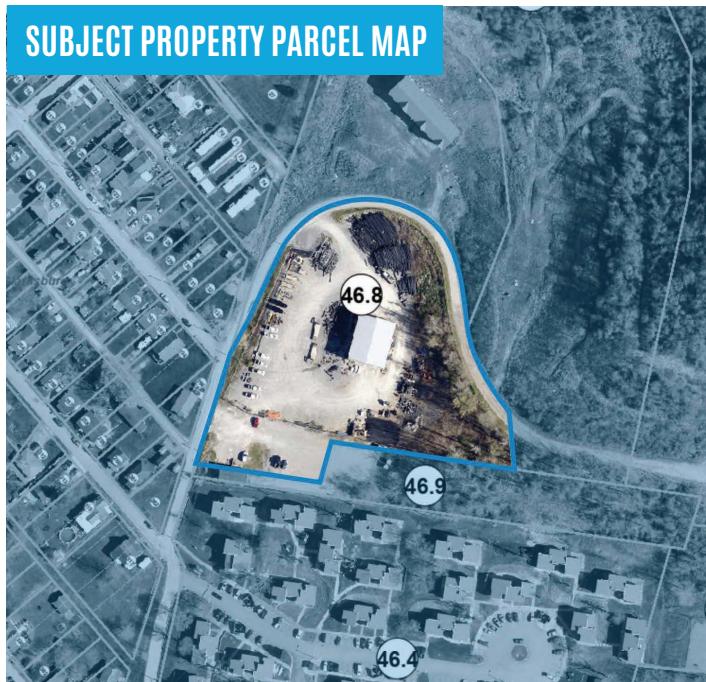
LOCATION TREND ANALYSIS

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 exists, 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.

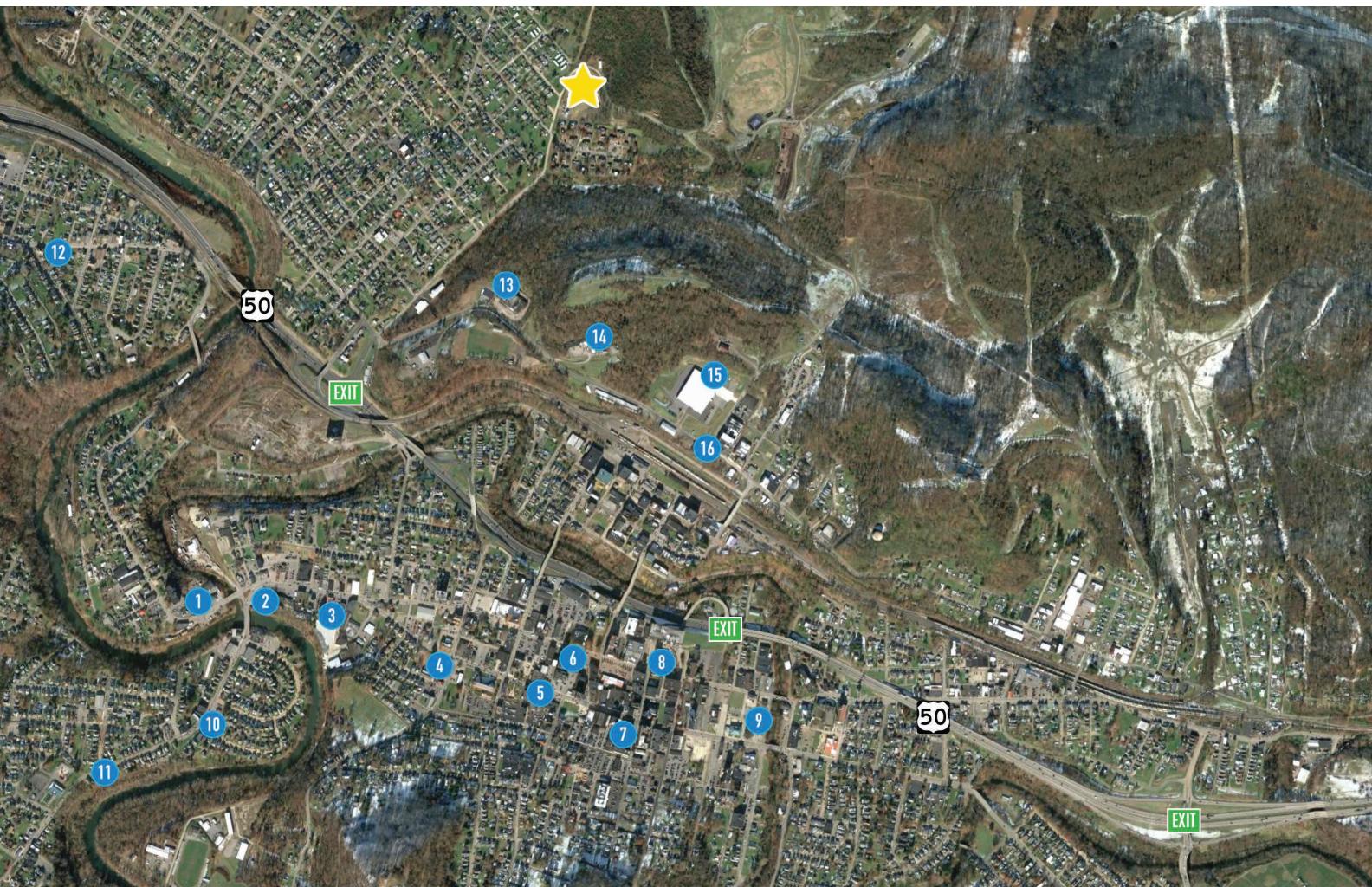
The **City of Clarksburg** has a total population of 15,828 and a median household income of \$43,349. Total number of businesses is 747.

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



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AERIAL PHOTO



The Google Earth photo above highlights several of the most popular surrounding locations. The subject property at 1800 N 12th Street has been referenced with a yellow star.

- ① WBOY
- ② Wendys
- ③ McDonald's
- ④ GoMart
- ⑤ Clarksburg History Museum
- ⑥ BB&T
- ⑦ Harrison County Courthouse
- ⑧ Huntington Bank
- ⑨ AutoZone Auto Parts
- ⑩ Dairy Queen Grill & Chill
- ⑪ Clarksburg Veterinary Hospital
- ⑫ Circle K
- ⑬ Appalachian Tire Products
- ⑭ R & T Enterprises Inc
- ⑮ Valley Supply
- ⑯ Robertson Heating Supply

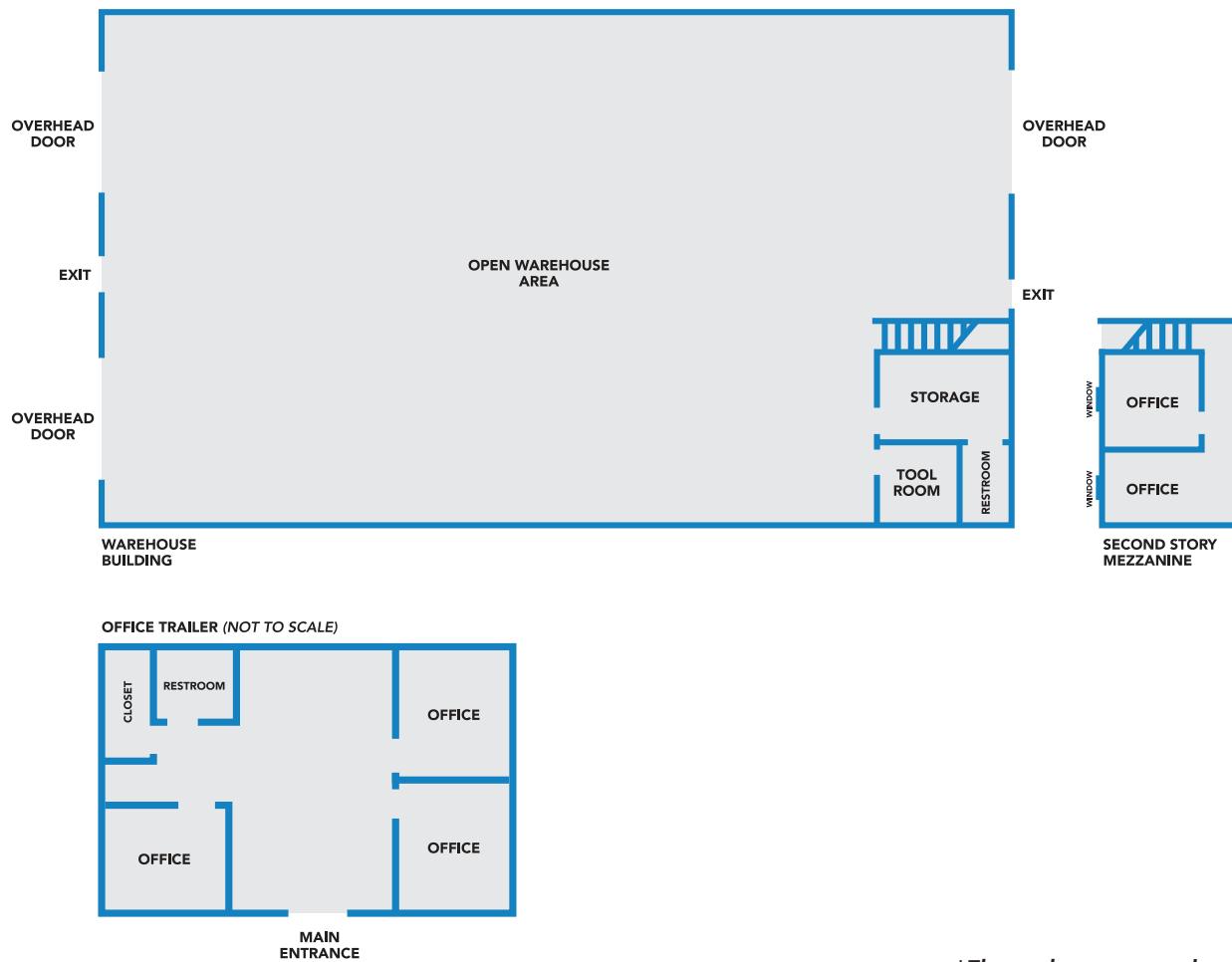
FLOOR PLAN

5,556 (+/-) SQUARE FEET

This property offers a 4,500 (+/-) square foot industrial building with a 1,056 (+/-) square foot office trailer. The subject property has a fenced, gated yard. The floor plan of the industrial building includes an open warehouse area, storage room, tool room, restroom and an upper level mezzanine with two offices. The industrial space has three overhead doors that are 14' x 14'. Two overhead doors are located at the front

of the building and one is located at the back. Finishes to the steel frame, metal clad warehouse building include concrete flooring and fluorescent lighting.

The office trailer floor plan includes an open central area, three private offices, a restroom and a closet for storage. Finishes to the office trailer include fibreglass walls and ceilings, laminate flooring and fluorescent lighting.



**Floor plan may not be exact.*

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INDUSTRIAL PHOTOS



Industrial Building Interior.

INDUSTRIAL PHOTOS



Industrial Building Interior.

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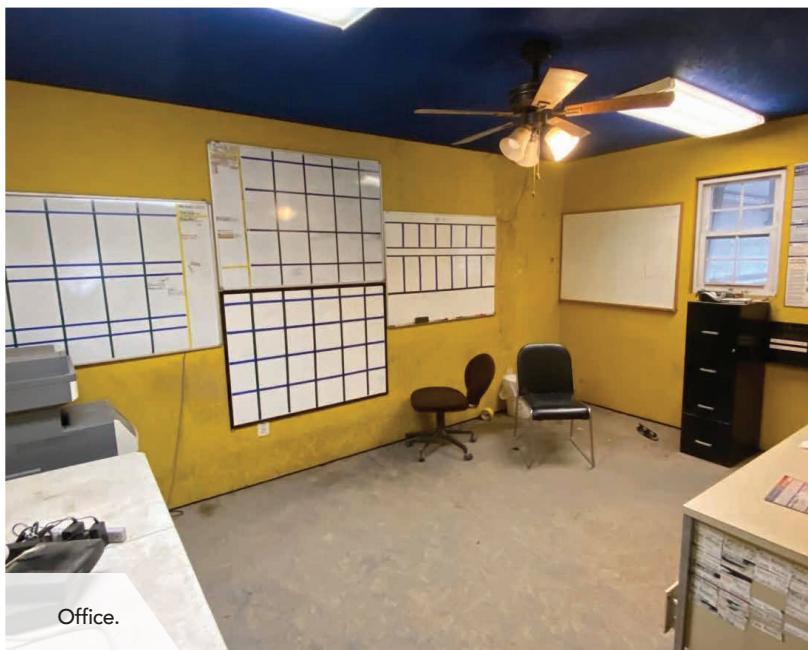
Storage/Tool Room.



Office.

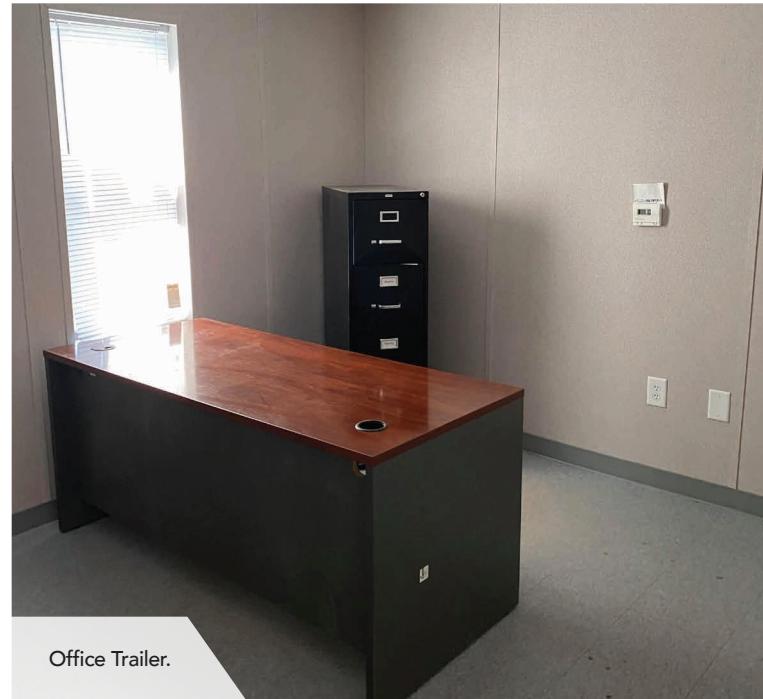
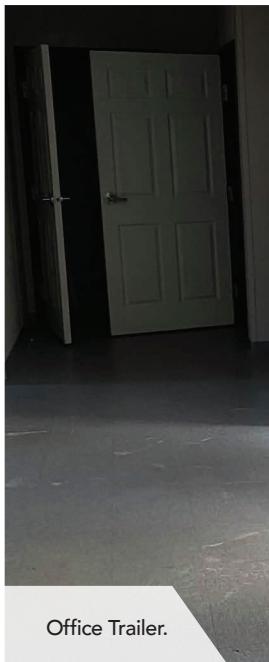


Overhead Doors.



Office.

OFFICE PHOTOS



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EXTERIOR PHOTOS



Fenced Yard.



Office Trailer.

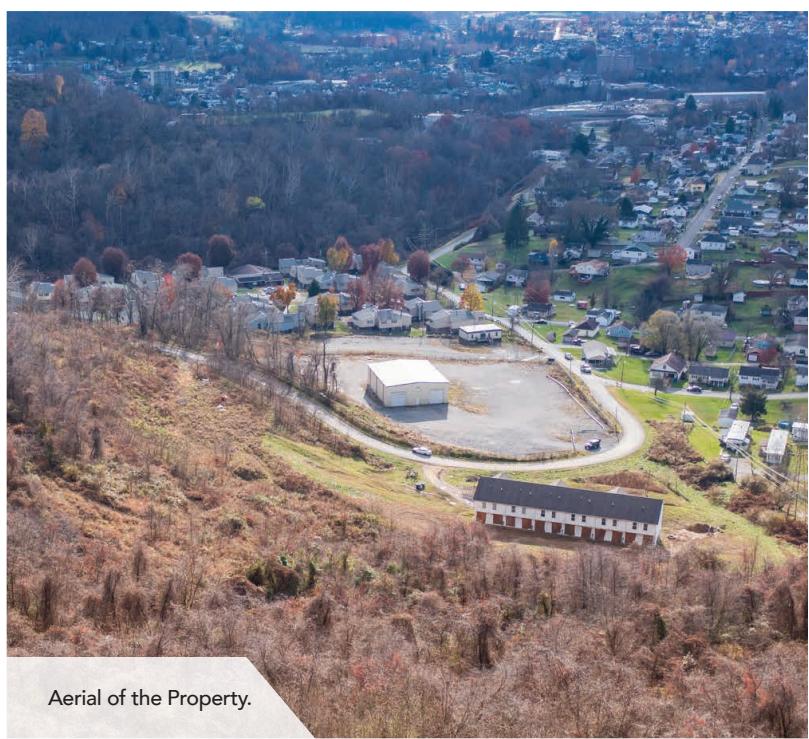


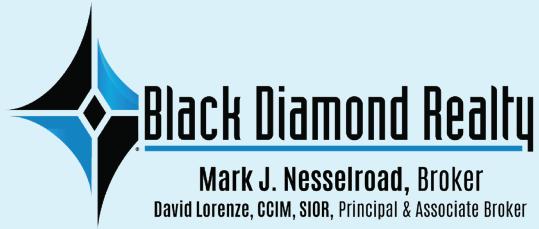
Warehouse Building Exterior.

AERIAL PHOTOS



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