




**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

1800 N 12TH STREET  
CLARKSBURG, WV 26301

**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**

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.



# FOR SALE / LEASE

## INDUSTRIAL BUILDING WITH OFFICE TRAILER - LOCATED 0.5 MILE TO ROUTE 50

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





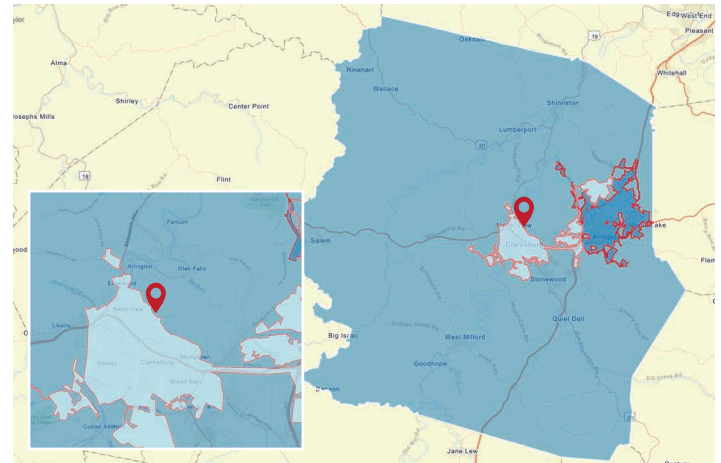
# LOCATION TREND ANALYSIS

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.

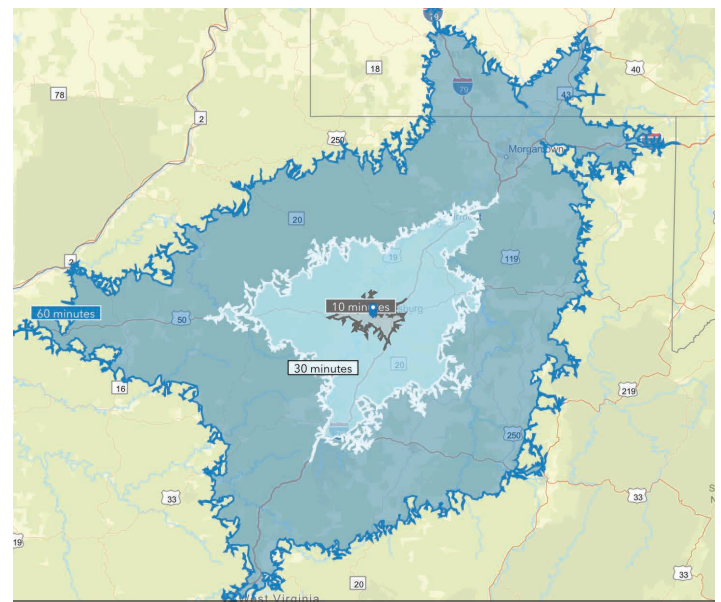
**Harrison County** has a total population of 64,773 and a median household income of \$53,087. Total number of businesses is 2,391.

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 Axle, 2023.*

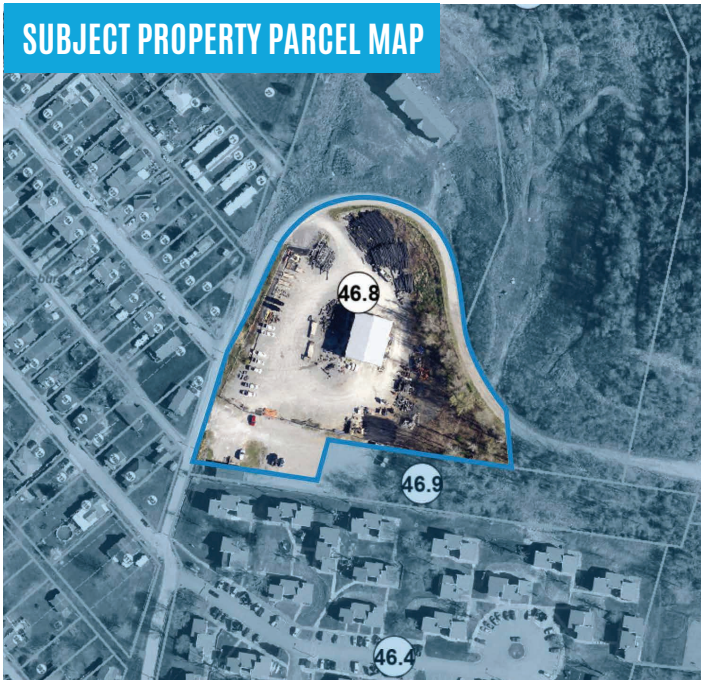


■ Harrison County, WV     ■ Bridgeport City Limits  
● Subject Location     ■ Clarksburg City Limits



**Distance to nearby cities:** Clarksburg, WV - 0.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

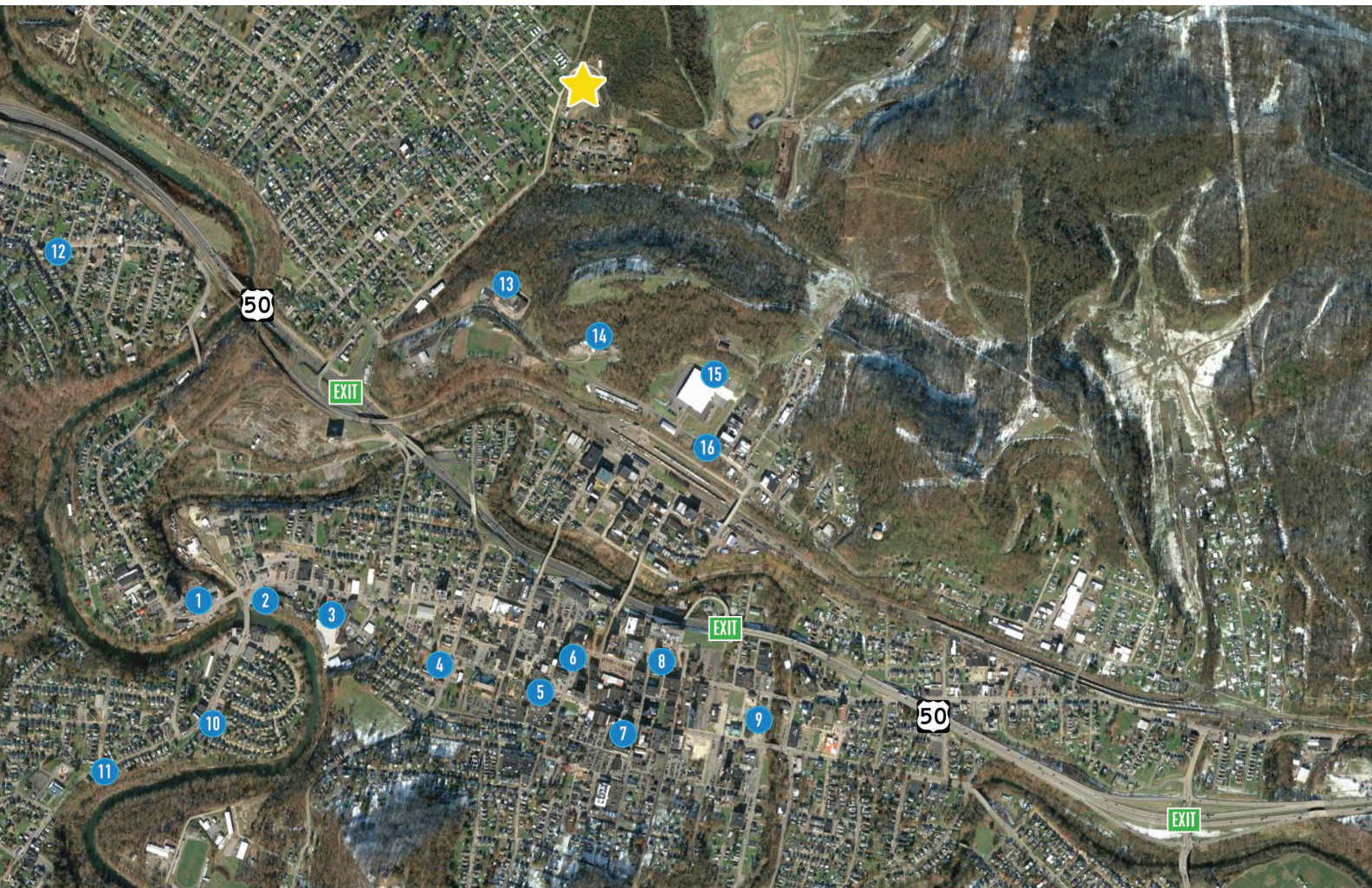
## SUBJECT PROPERTY PARCEL MAP





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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



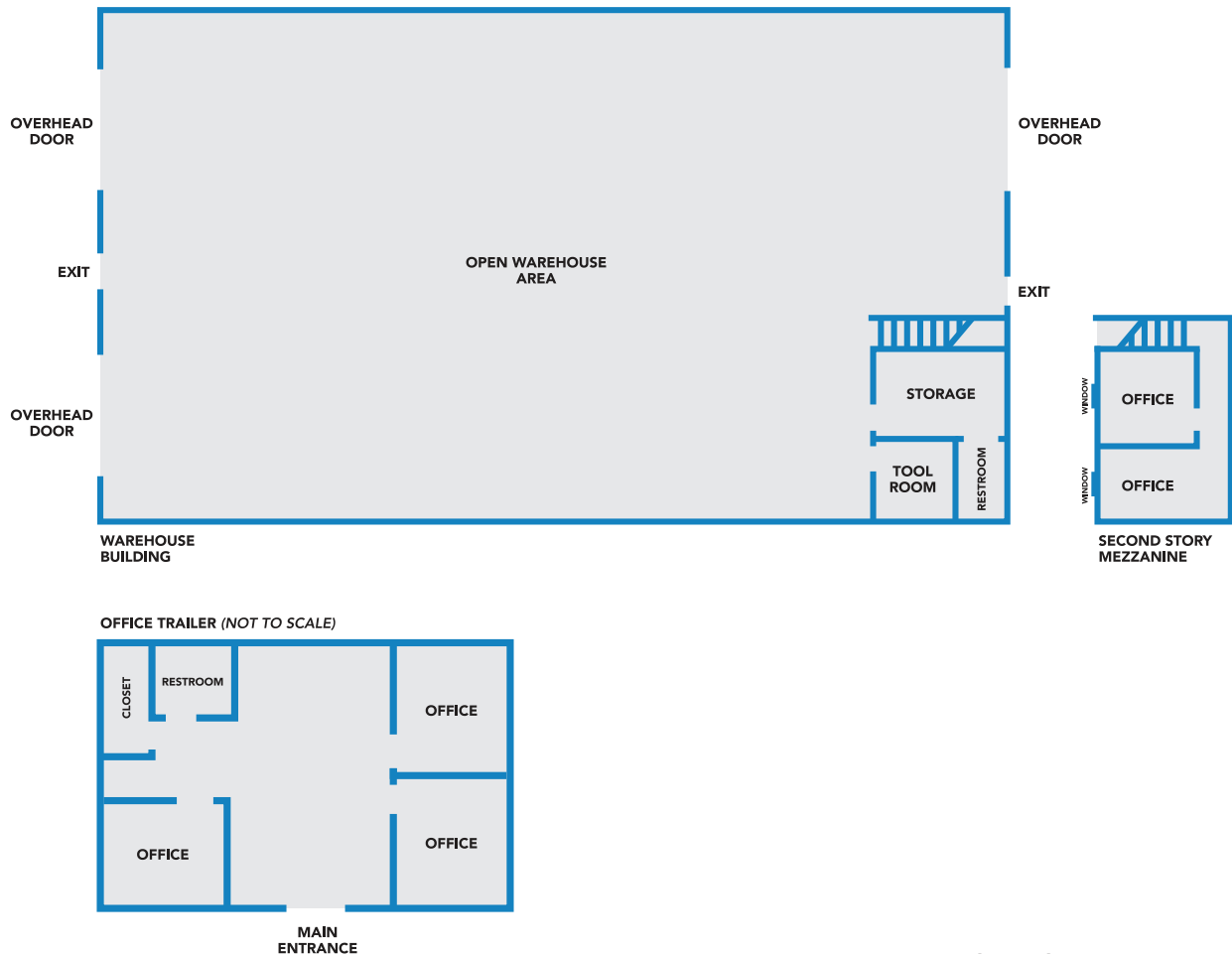
# FLOOR PLAN

## 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



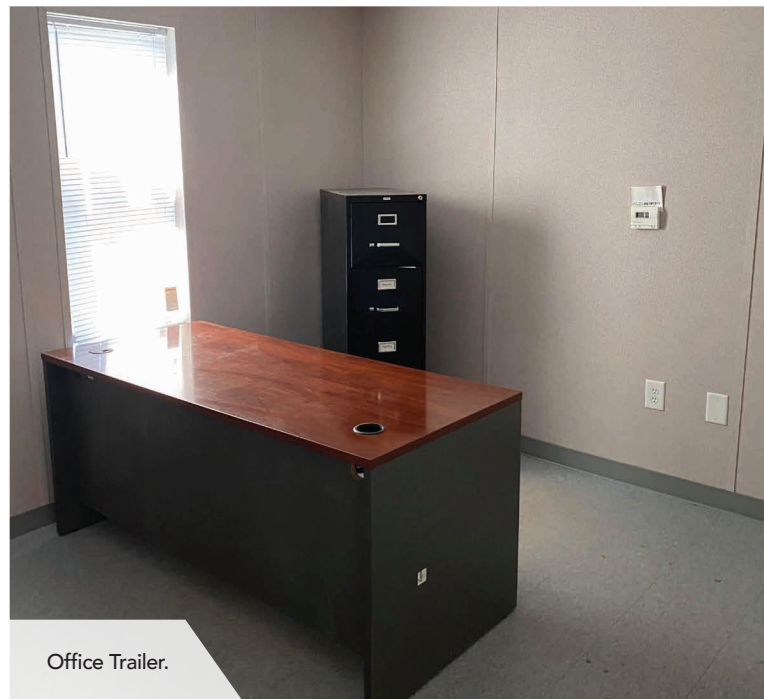
Office Trailer.



Office Trailer.



Office Trailer.



Office Trailer.



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# EXTERIOR PHOTOS



Fenced Yard.



Office Trailer.



Warehouse Building Exterior.



# AERIAL PHOTOS



Aerial of the Property.



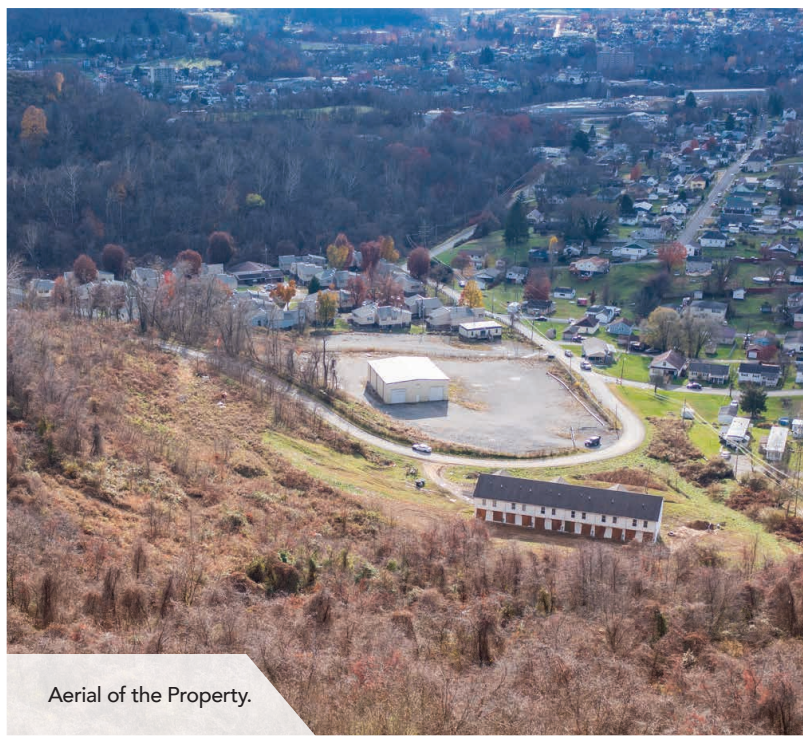
Aerial of the Property Facing North.



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Aerial of the Property.



Aerial of the Property.



Google Earth View.





# CONTACT

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