



3329 PENNSYLVANIA AVE. WEIRTON WV 26062 | (304) 914-4400
CEDARONEREALTY.COM



FOR SALE/LEASE

**1321 CASTEEL RD
BRUCETON MILLS, WV 26525**

**RARE FIND!!! 20 ACRES OF CONCRETE AND
12,000 SQ FT BUILDING**

JOSEPH LUCKINO WV & OH BROKER | (740) 632-9111 | JLUCKINO@CEDAR-ONE.COM



PROPERTY SUMMARY

Check out this 12,000-square-foot office/ warehouse space on 47 acres just off the Interstate 68 Hazelton exit. The property features a mix of beautiful hardwood finished office space with a large warehouse and workshop space for storage. The property also features 3 overhead garage bays and additional covered parking. Included is 20 acres of concrete which brings immense opportunity. This property was prepped for a prison and never built according to the owner.

Directions: Right off Interstate 68 East to Hazelton Exit, Left at the stop sign. Cross the Interstate bridge and make a next right onto Casteel Road. Stay on Casteel Road to the end, and the property is on your right.

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.

2.2 MILLION | FOR SALE OR LEASE

BUILDING DETAILS

RBA 12,000 SF
STORIES 1

LAND DETAILS

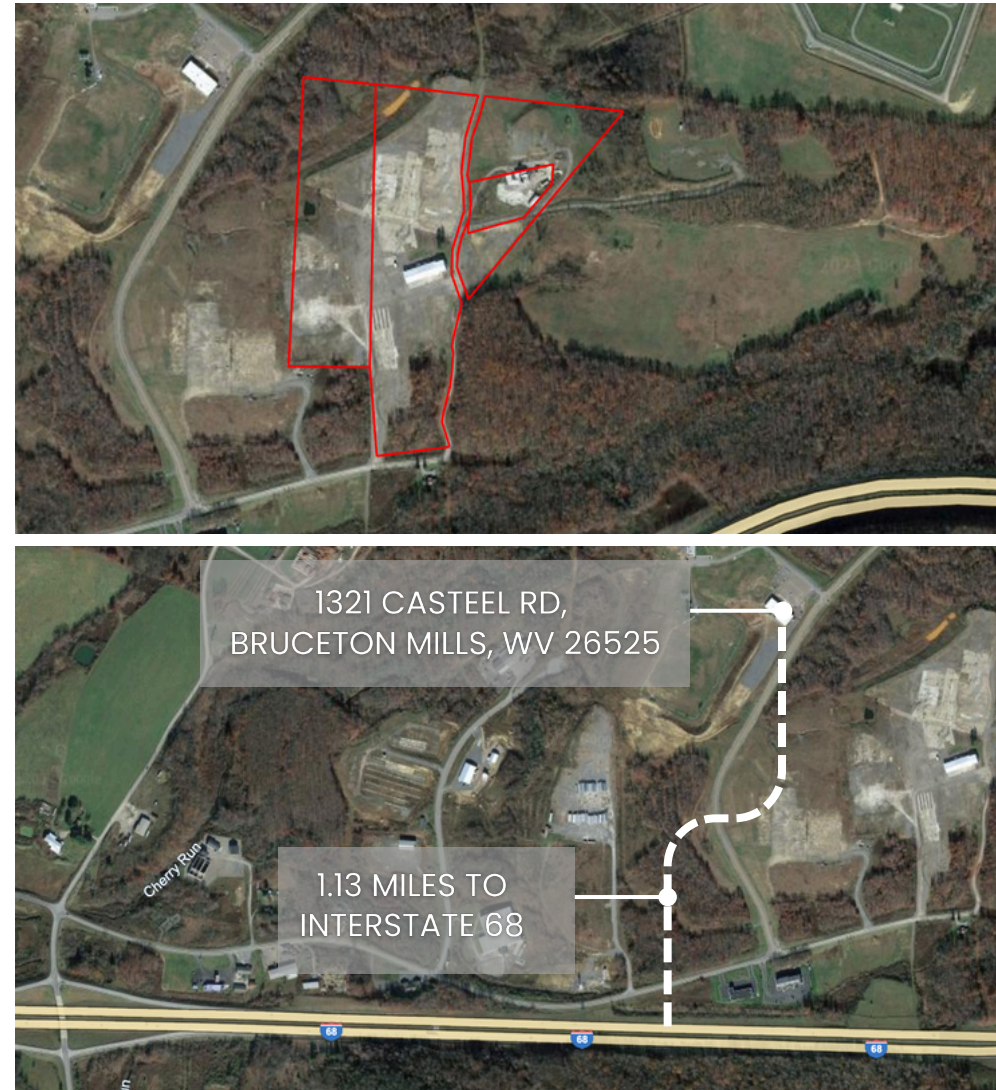
LAND ACRES 47 AC
LAND SF 1,785,960 SF

PITTSBURGH INTERNATIONAL AIRPORT

1 HR 40 MIN

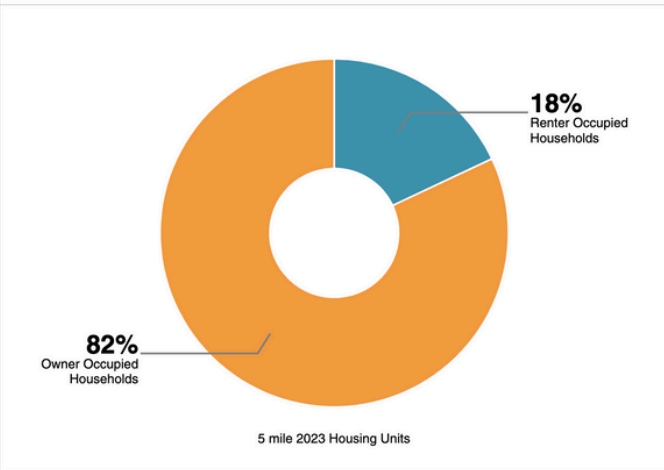
111 MILES

AERIAL/ PARCEL MAP

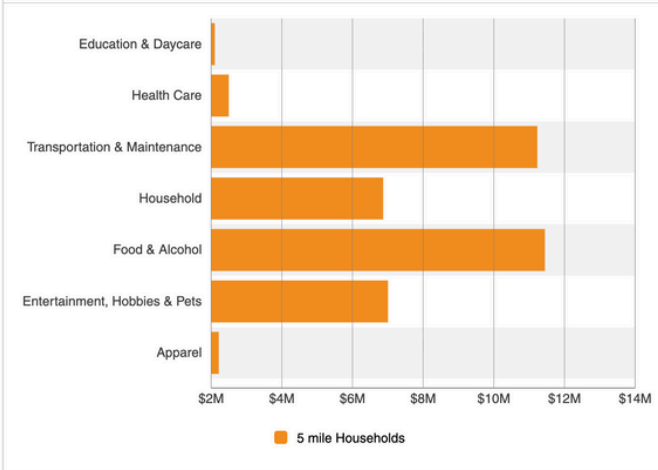


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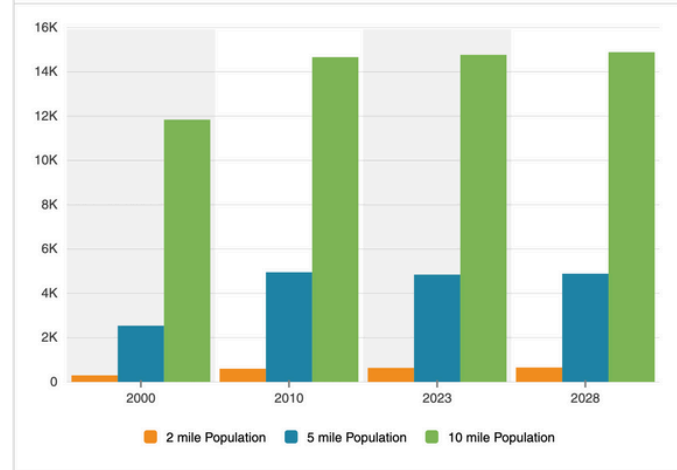
Housing Occupancy



Consumer Spending



Population



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
I- 68	Hazelton Md Line NE	14,296	2022	0.66 mi
Maryland Line Rd	Eisentroutr Rd SE	826	2022	0.99 mi
Glade Farms Rd	Hazelton Gladesville Rd SW	1,986	2018	1.02 mi
Maryland Line Rd	Co Rte 5/5 W	523	2020	1.03 mi
Hazelton Maryland Line	Co Rte 5/5 W	350	2016	1.03 mi
Maryland Line Rd	Co Hwy5/5 W	521	2022	1.03 mi
I- 68	Hazelton Gladesville Rd W	339	2022	1.05 mi
Maryland Line Rd	Co Rte 12 S	853	2020	1.09 mi
Maryland Line Rd	Co Hwy12 S	841	2022	1.09 mi
Hazelton Rd	Maryland Line Rd NW	1,071	2022	1.09 mi

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Cedar One is a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding, and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volumes of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."



"All your needs under one tree."



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