



# **55 PLEASANTS INDUSTRIAL CENTER**

## **ST MARYS, WV 26170**



## 55 PLEASANTS INDUSTRIAL CENTER

BUILDING 1

BUILDING 2

ON-SITE DIESEL FUEL TANK & PUMP

OHIO RIVER

# TABLE OF CONTENTS

---

<b>Property Overview / Specifications</b> Introduction of property and specifications of the building, utilities, access and directions.	<b>02</b>
<b>Location and Trend Analysis / Aerial</b> Detailed description, aerial photo of the location and its proximity to surrounding businesses.	<b>04</b>
<b>Demographics</b> Demographics and key facts pertaining to the property within a three, five and ten mile radius.	<b>06</b>
<b>Floor Plans / Interior Photos</b> Floor plans and interior photos of all available suites.	<b>08</b>
<b>Exterior Photos</b> Exterior photos of the building.	<b>20</b>
<b>Aerial Photos</b> Aerial photos of the property from various heights and angles.	<b>22</b>

304.413.4350

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

David Lorenze, CCIM, SIOR

Principal & Associate Broker

[dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net)

M. 304.685.3092



## INDUSTRIAL / OFFICE FOR SALE

**SALE PRICE / \$2,595,000**

**GROSS BUILDING SIZE / 24,690 (+/-) SQ FT**

**BUILDING 1: 21,090 (+/-) SQ FT.**

**BUILDING 2: 3,600 (+/-) SQ FT**

**GROSS LOT SIZE / 16.88 (+/-) ACRES**

**INDUSTRIAL CEILING HEIGHT / 20 FEET**

**ZONING / NO ZONING**

**PROPERTY HIGHLIGHTS / EXCELLENT  
VISIBILITY, MULTIPLE OVERHEAD DOORS,  
DRIVE-THROUGH BAYS, WASH BAY, OFFICE  
SPACE, LARGE PARKING LOT, ON-SITE  
DIESEL FUEL TANK, FLOOR DRAINS,  
3-PHASE ELECTRIC, POSITIONED IN THE  
MID-OHIO VALLEY**

## 55 PLEASANTS INDUSTRIAL CENTER ST MARYS, WV 26170

Building 1 is an expansive 21,090 (+/-) square foot industrial facility featuring multiple overhead doors with full drive-through capabilities, a wash bay, designated office space and 4,550 (+/-) square feet of second floor mezzanine space. Building 2, totaling 3,600 (+/-) square feet, features two overhead doors and is primarily utilized for warehousing purposes. The property also includes a diesel fueling tank making this asset ideal for any business with fleet vehicles, heavy equipment or machinery.

Strategically located in the heart of the Mid-Ohio Valley, this site offers direct access to both the Parkersburg, WV, and Marietta, OH, markets. The region is a well-established trade hub with nearly 90,000 residents, supported by a strong base of manufacturing, distribution, and energy-related industries. Connectivity is a major advantage, with proximity to I-77, Ohio River barge terminals, and the Mid-Ohio Valley Regional Airport, ensuring efficient transportation and logistics. A skilled local workforce, reinforced by workforce development and training programs, creates a reliable talent pipeline for industrial employers. The property is conveniently positioned just 6.5 miles from I-77, Exit 179. Along WV-2, there is a traffic count of 7,637 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

FOR SALE  
INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179  
55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

### BUILDING 1

- Constructed in 2001
- **21,090 (+/-) square foot** Class S service garage
- Designed for heavy-duty industrial operations with integrated office and training facilities
- Garage area: **11,050 (+/-) square feet**
  - Eight 14' overhead doors (all drive-through bays for seamless truck/equipment movement)
  - Segregated wash bay with drainage system, wash pit, and oil separator
  - 20' ceiling height at eaves
- Connected office area includes:
  - Multiple private offices
  - Conference room
  - Two break rooms
  - Parts room
  - Locker room with showers
- Second-floor mezzanine: **4,550 (+/-) square feet**
  - Currently used as training room and small parts storage

### BUILDING 2

- Constructed in 1999
- 3,600 (+/-) square foot Class S Morton building
- Features two 14' overhead doors for easy vehicle/machinery/delivery access
- Integrated wash bay for on-site cleaning of trucks, equipment, or tools
- Second-floor open-air mezzanine provides added storage capacity
- Ceiling height: 16'-18' at eaves

## LEGAL DESCRIPTION / ZONING

- Outside city limits
- Parcel 1-1, Tax Map 7, Grant District, Pleasants County
- Deed Book 247, Page 474
- No zoning regulations

## UTILITIES

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

UTILITY	PROVIDER
Electric	City / First Energy
Natural Gas	Hope Gas
Water	City of St Marys (Union Williams)
Sewer	City of St Marys (Union Williams)
Trash	Multiple Providers
Internet	Multiple Providers

## INGRESS / EGRESS / PARKING

- Approximately 1,800 feet of road frontage along WV-2, providing excellent visibility and access
- High-traffic corridor location supports strong exposure and smooth logistics for shipping and receiving
- Expansive site layout with paved and gravel access areas
- Approximately 15 (+/-) parking spaces for employees, visitors, and commercial vehicles
- Ingress and egress available via WV-2 (Pleasants Industrial Center) and Industrial Center Road
- Drive-through access from WV-2 to Industrial Center Road, connecting both buildings

## POSITIONED IN THE MID-OHIO VALLEY

- Strategic location: Parkersburg/Marietta metro, 89,500 population
- Connectivity: 6.5 miles to I-77 (Exit 179)
- River access: part of a high-tonnage inland port district on the Ohio River
- Airport: Mid-Ohio Valley Regional Airport (PKB) nearby
- Workforce: local colleges/vocational programs geared toward trades & manufacturing
- Industrial base: anchored by energy and industrial employers (e.g., Pleasants Power Station)

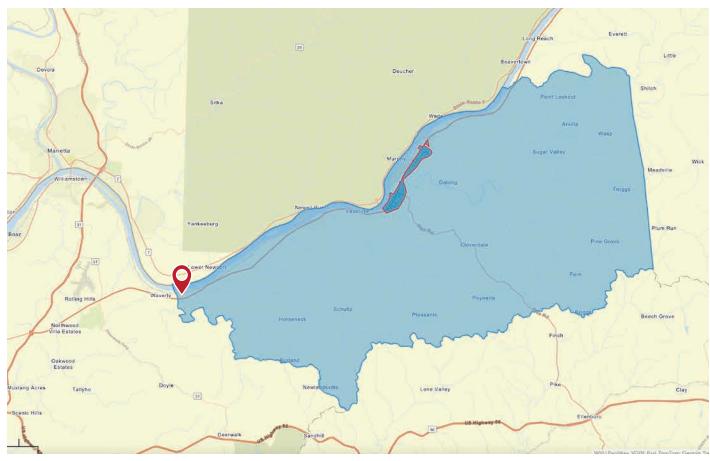
# LOCATION ANALYSIS

Pleasants County is located on the Ohio River northeast of Parkersburg. The main roadways are State Route 2 and State Route 16. Pleasants County history has been greatly influenced by its location on the Ohio River and its proximity to the railroad. As of 2022, the largest employers were, respectively, the county school system, Simonton Industries, Cytec Industries, St. Marys Correctional Center, and Summit Environmental Services.

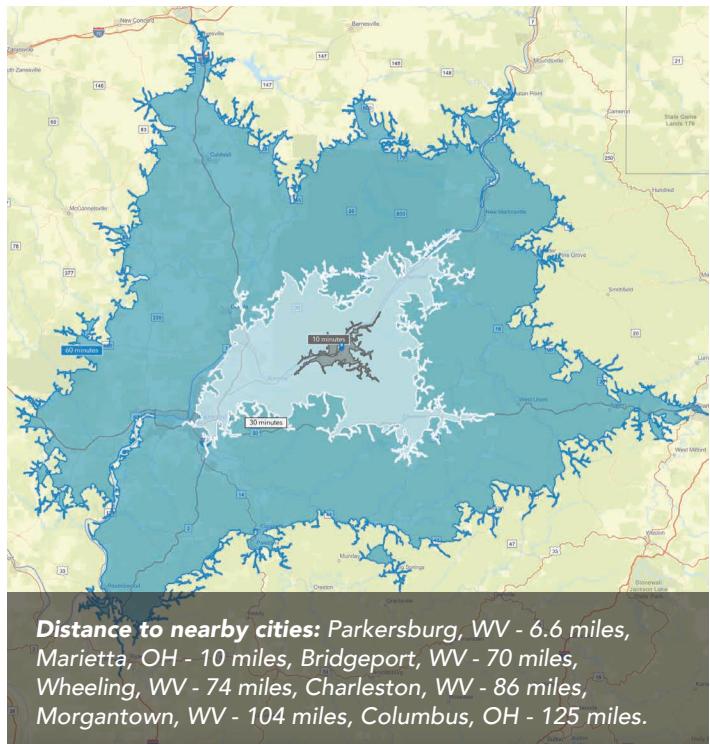
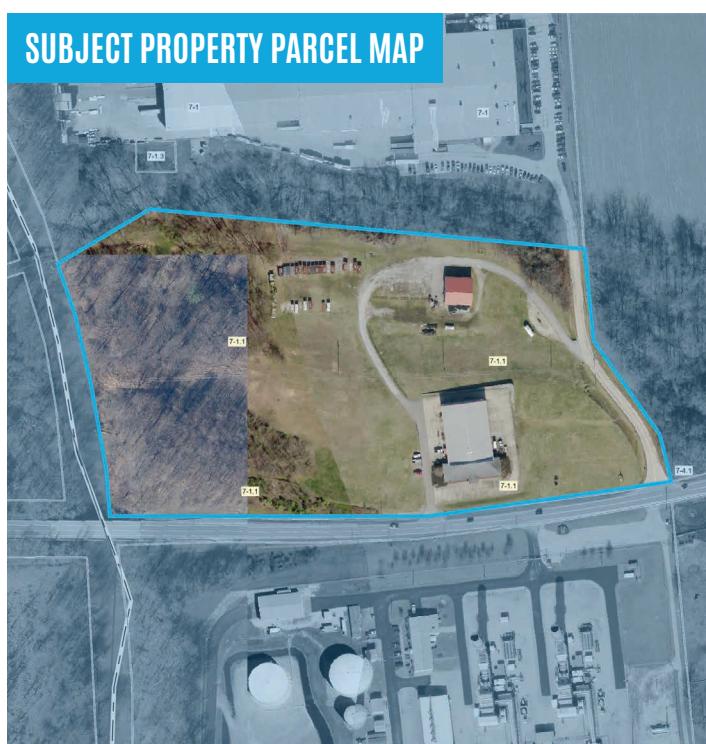
**Pleasants County** has a total population of 7,600 and a median household income of \$66,637. Total number of businesses is 203.

The **City of St Marys** has a total population of 1,820 and a median household income of \$58,716. Total number of businesses is 131.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axe, 2024.*



Pleasants County, WV    St Marys City Limits    Subject Location



# FOR SALE INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179 55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS

# SURROUNDING AMENITIES



The Google Earth image above shows facing south towards Downtown Parkersburg. Referenced with a yellow star is 55 Pleasants Industrial Center.

Along Route 2, there is a daily traffic count of 7,637 vehicles per day.

Source: ©2024 Kalibrate Technologies (2024).

- 1 SimEx Vinyl Extrusions
- 2 4X Industrial LLC
- 3 Contractor Transport LLC
- 4 Haessly Hardwood Lumber Co
- 5 Depot Connect International (PSC)
- 6 Mondo Polymer Technologies - Rotational & Injection Molding Plant
- 7 Pleasant Energy
- 8 CXT Inc., an LB Foster Company
- 9 Westlake Dimex
- 10 Dimex LLC warehouse
- 11 PowerFlo Solutions
- 12 Alliance Industries
- 13 Mondo Polymer Technologies
- 14 Microbac Laboratories, Inc.
- 15 Walmart Supercenter
- 16 Mid Ohio Valley Truck Driving
- 17 XPO
- 18 Marietta Outdoor Power
- 19 Solvay Specialty Polymers USA, LLC (Member of the Syensqo Group)
- 20 Skyline Steel

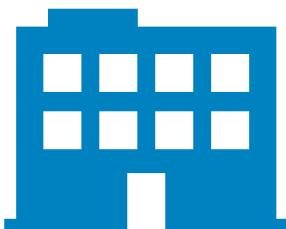
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**3,027**

Total Population



**88**

Businesses



**2,803**

Daytime Population



**\$191,732**

Median Home Value



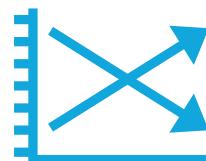
**\$39,874**

Per Capita Income



**\$80,299**

Median Household Income



**-0.54%**

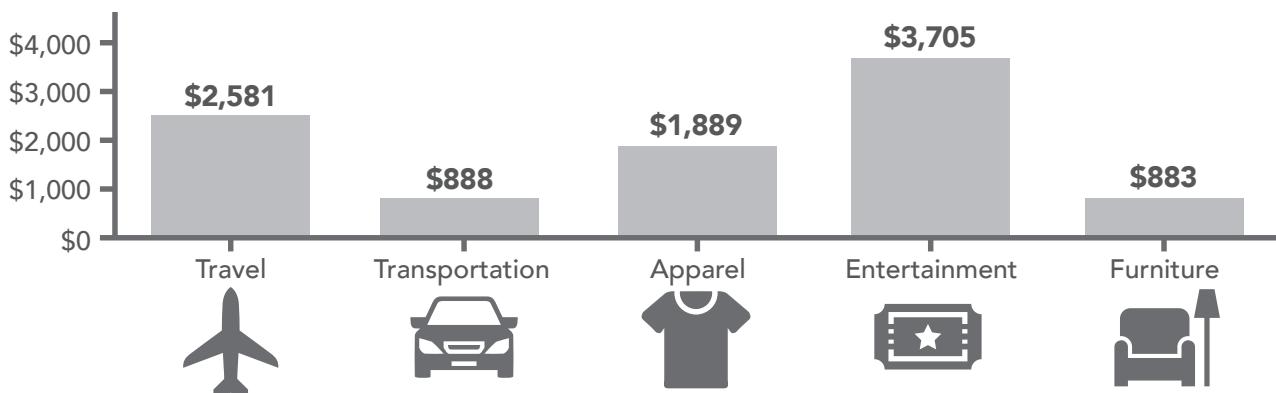
2024-2029 Pop Growth Rate



**1,398**

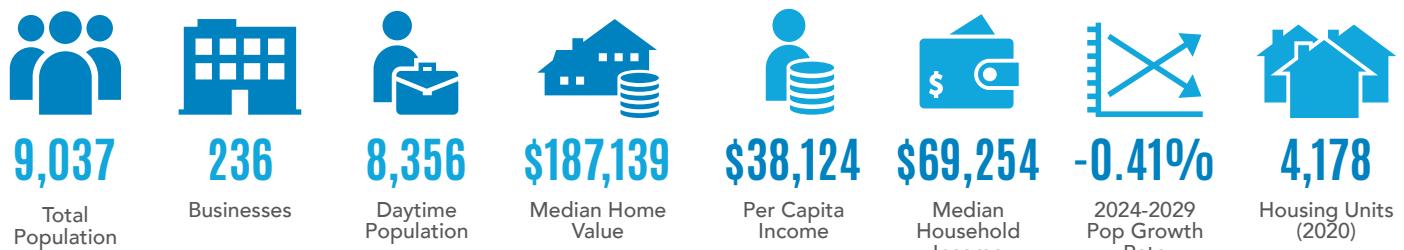
Housing Units (2020)

## KEY SPENDING FACTS

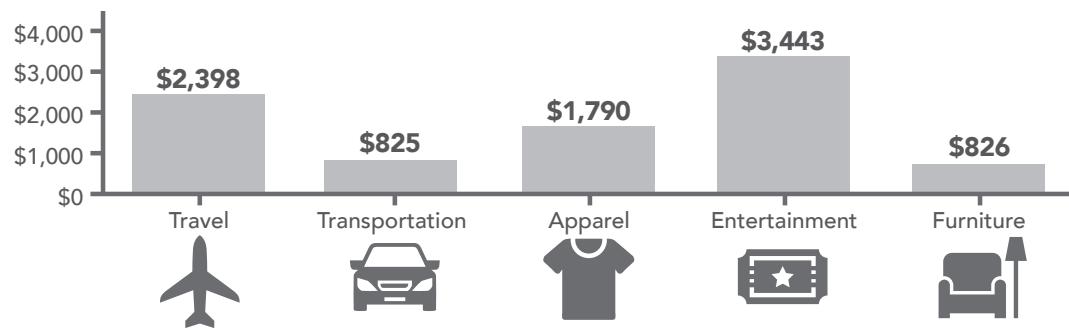


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

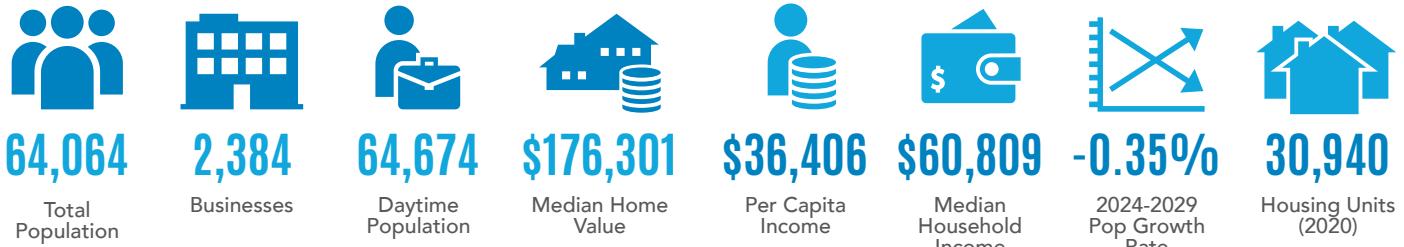
## 5 MILE RADIUS



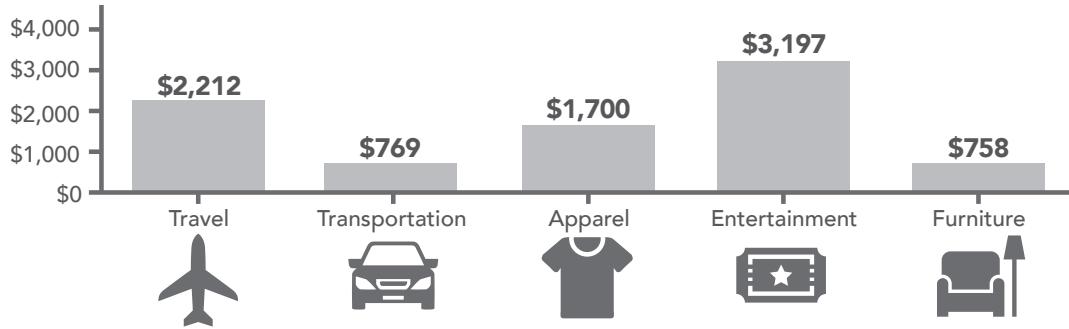
### KEY SPENDING FACTS



## 10 MILE RADIUS

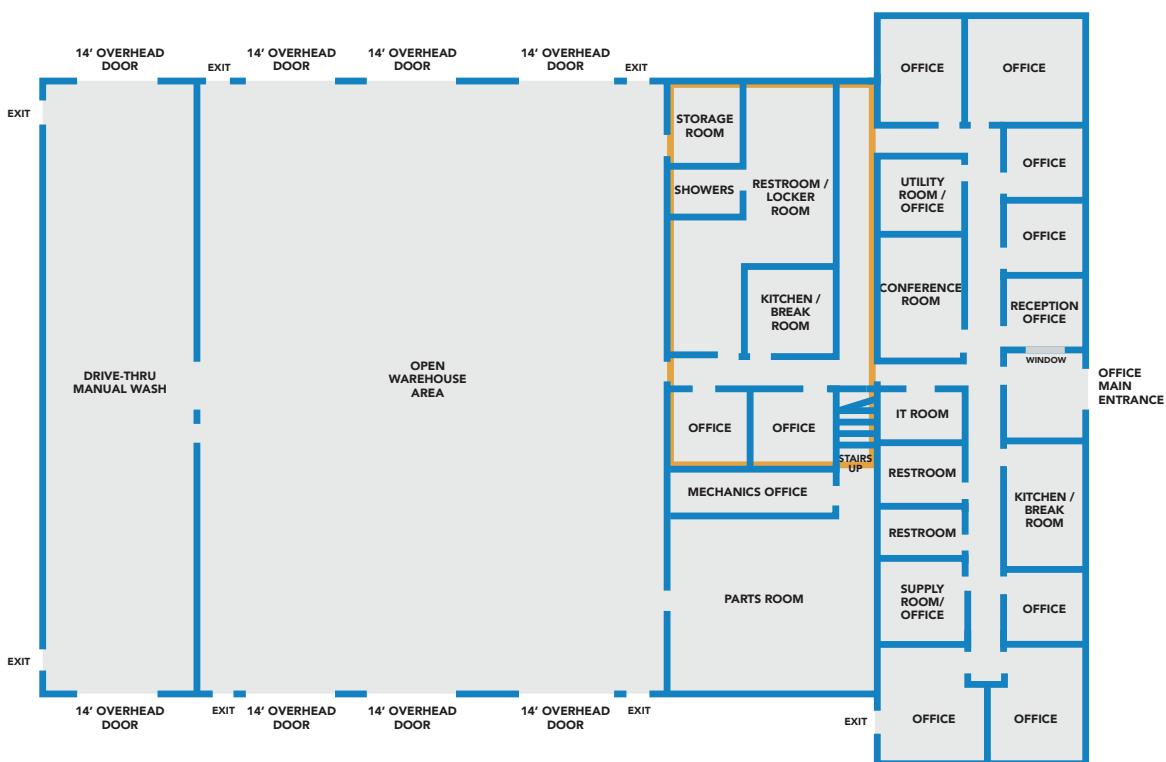


### KEY SPENDING FACTS

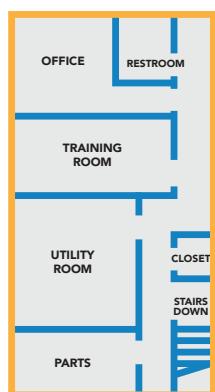


# BUILDING 1: FLOOR PLAN

## FIRST FLOOR



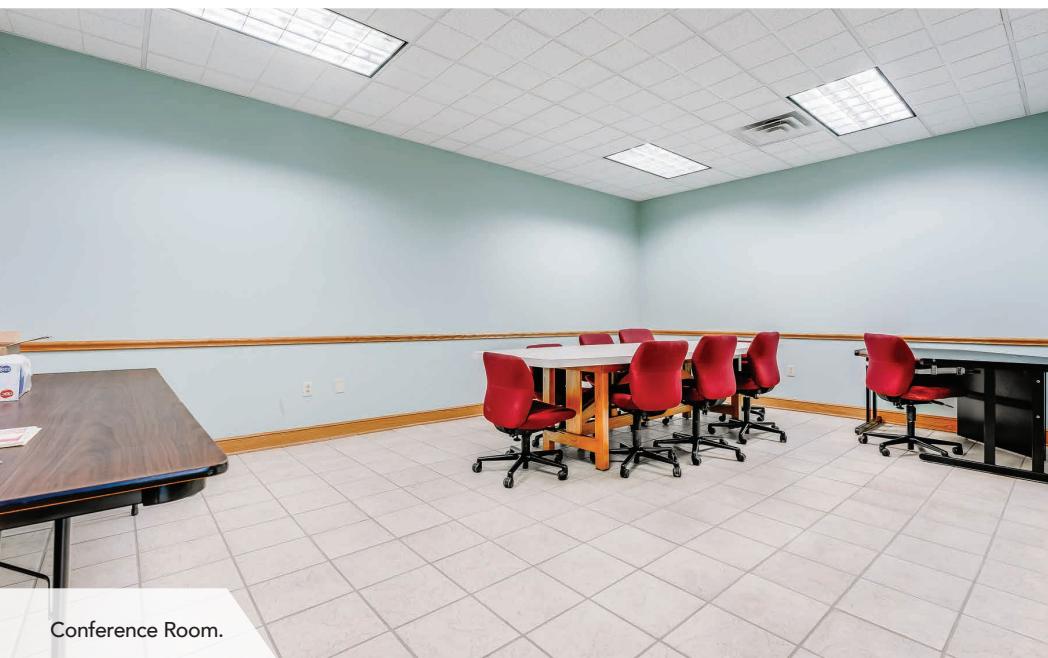
## SECOND FLOOR



**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**



# BUILDING 1: INTERIOR PHOTOS



Conference Room.



Restroom with Shower.

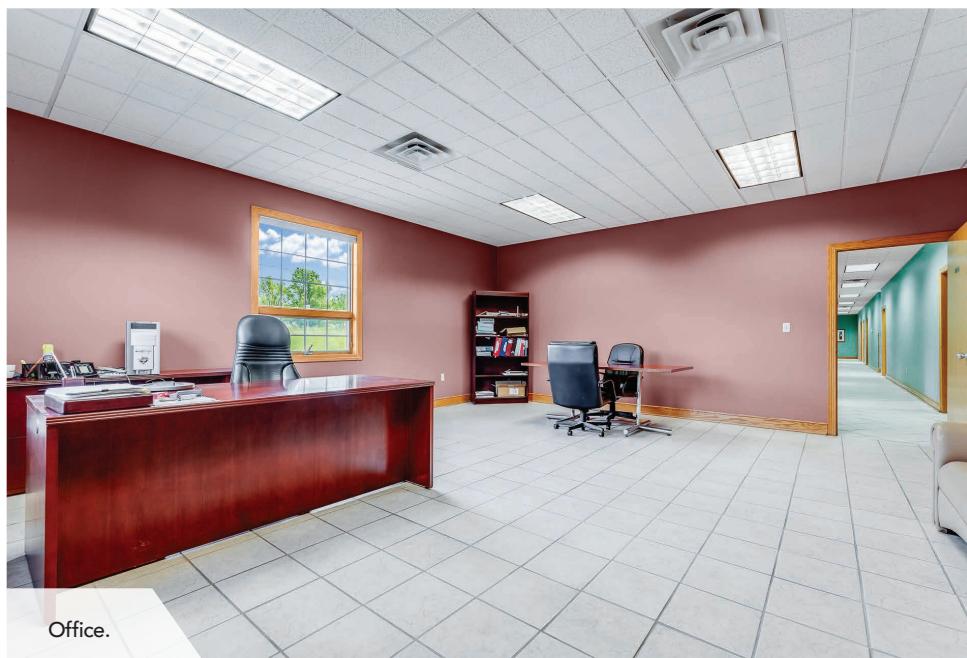


Office.

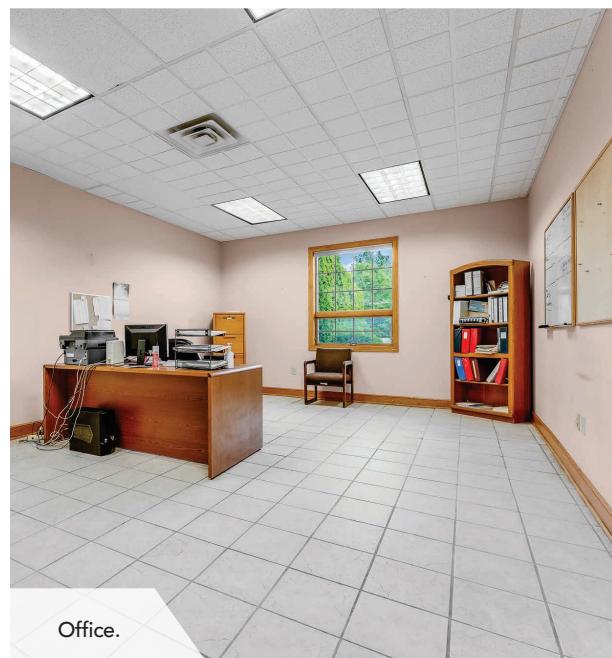


Supply Room.

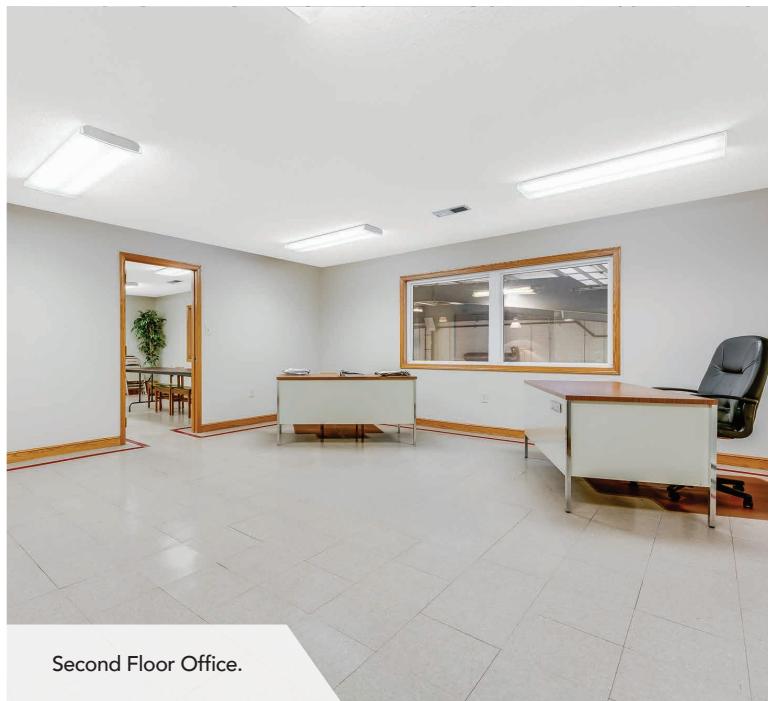
**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**



Office.



Office.



Second Floor Office.

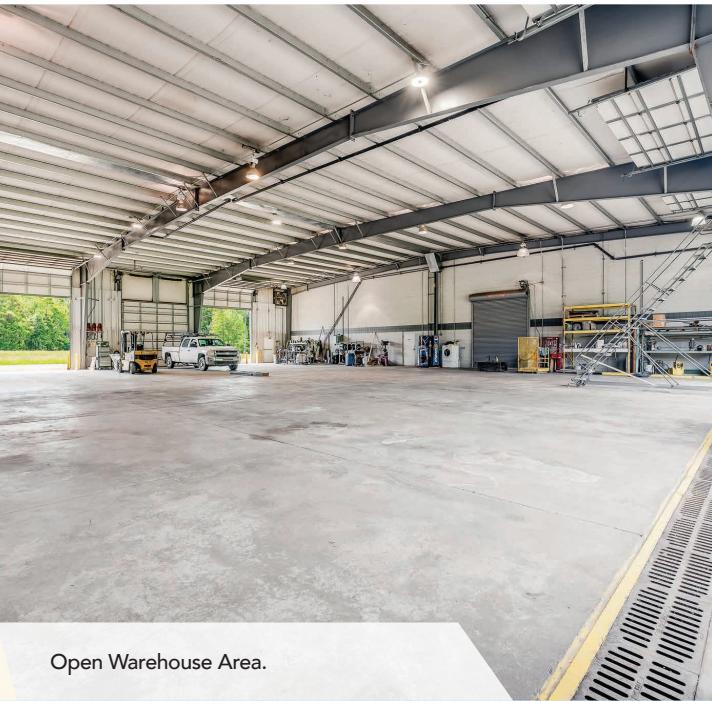


Second Floor Training Room.

# BUILDING 1: INTERIOR PHOTOS



Open Warehouse Area.



Open Warehouse Area.

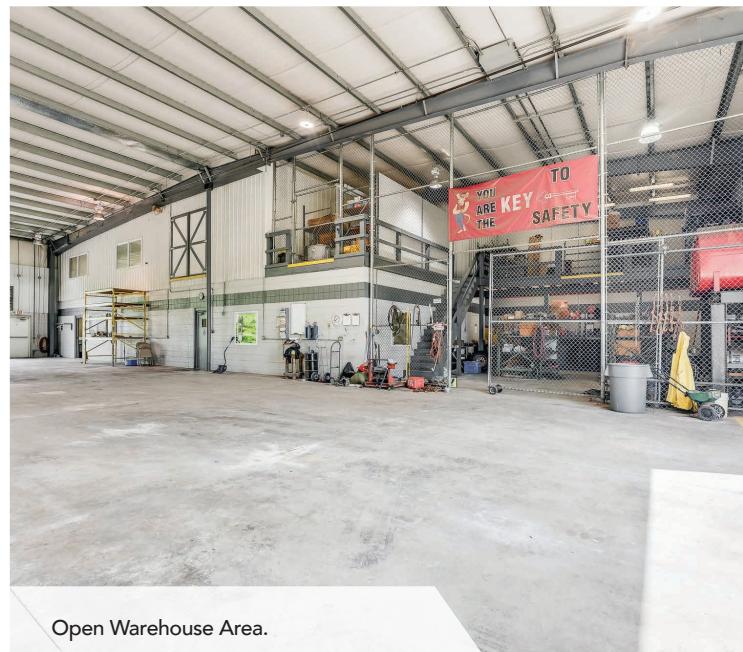


Wash Bay.

**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**



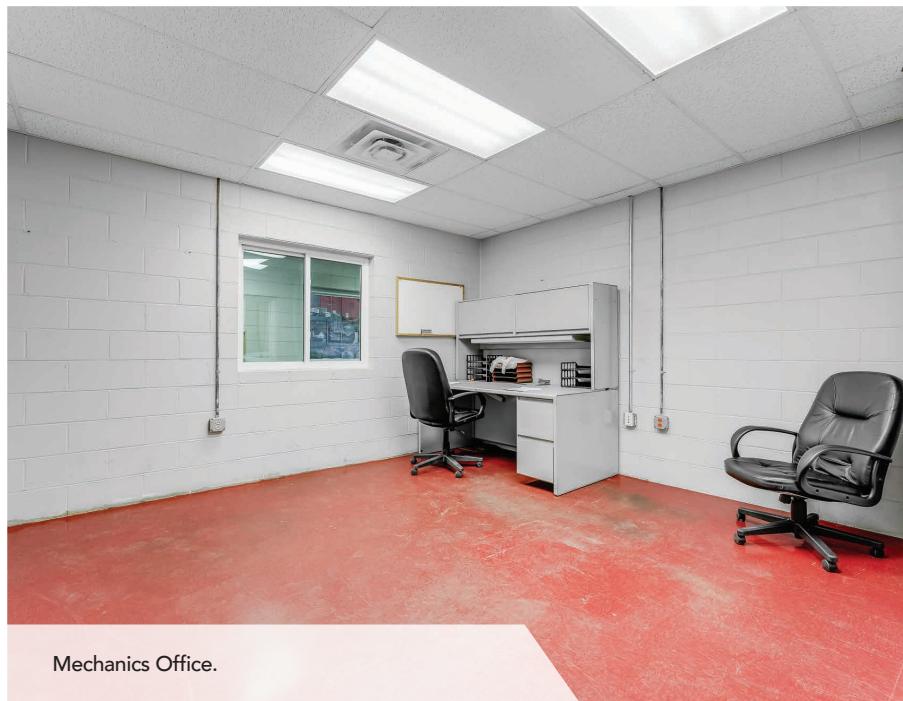
Access to Second Level Mezzanine.



Open Warehouse Area.



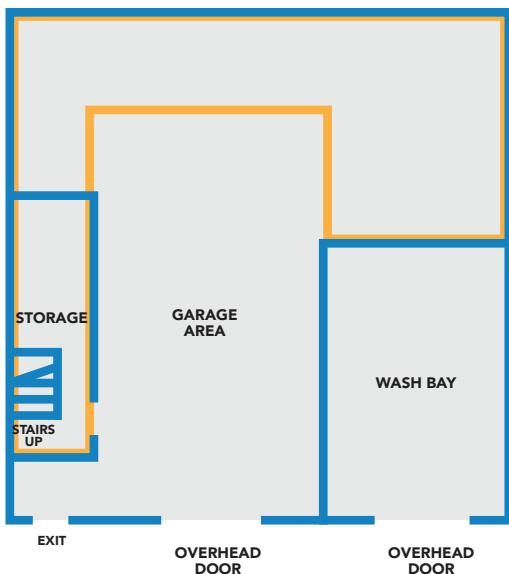
Locker Room.



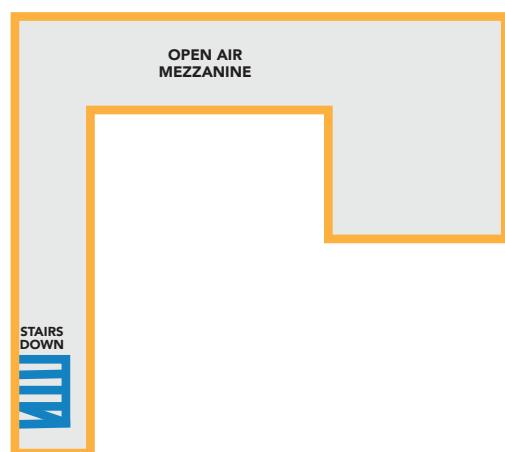
Mechanics Office.

# BUILDING 2: FLOOR PLAN

**FIRST FLOOR**



**SECOND FLOOR**



**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**



Building 2 Interior.



Building 2 Second Floor.



Building 2 Interior.

# EXTERIOR PHOTOS



Building 1 Front Office View.



Building 1 Back Warehouse View.

**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**



Building 1 Front Office View.



Building 2.



Fuel Station.

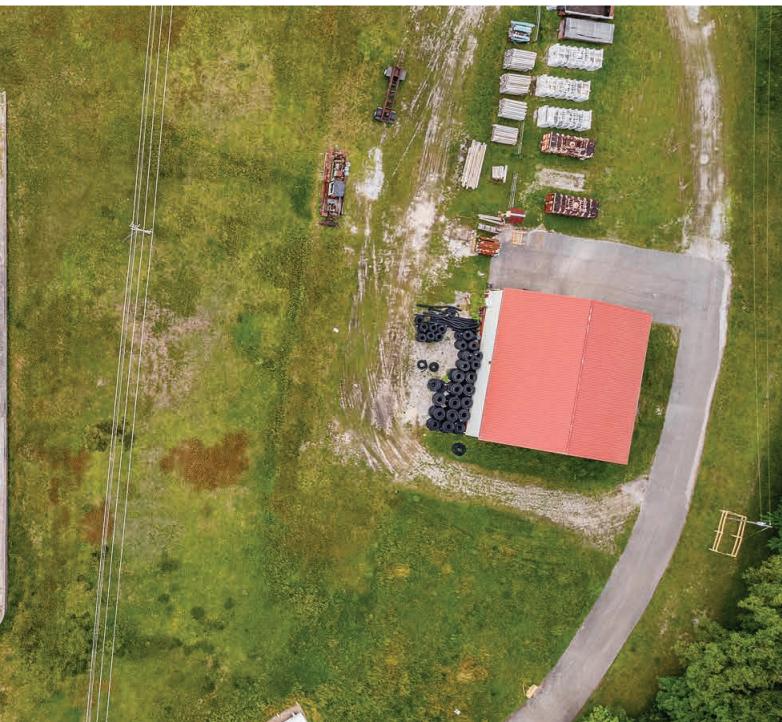
# AERIALS



**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**

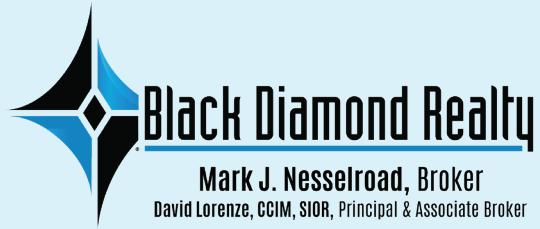


# AERIALS



**FOR SALE**  
**INDUSTRIAL / OFFICE FACILITY - 6.5 MILES TO I-77, EXIT 179**  
**55 PLEASANTS INDUSTRIAL CENTER · ST MARYS, WV 26170 · 24,690 SQUARE FEET · TWO BUILDINGS**





**Mark J. Nesselroad, Broker**  
David Lorenze, CCIM, SIOR, Principal & Associate Broker

# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150

Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

**BlackDiamondRealty.net**

### PRIMARY CONTACT

**David Lorenze, CCIM, SIOR**

*Principal & Associate Broker*

**M.** 304.685.3092

[dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net)

### SECONDARY CONTACT

**Zach Evans**

*Associate / Salesperson*

**M.** 304.2768534

[zevans@blackdiamondrealty.net](mailto:zevans@blackdiamondrealty.net)