



Mark J. Nesselroad, Broker

15126 Veterans Memorial Hwy Reedsville, WV 26547



**Boundaries are approximate*



PROPERTY HIGHLIGHTS

Industrial

PROPERTY TYPE

3,000

SQUARE FEET

**\$12.00 / SQ FT
MODIFIED GROSS**

PER YEAR

13.72

ACREAGE

\$399,000

SALE PRICE

Built in 2024, this brand-new industrial building offers a total of 3,000 (+/-) square feet of versatile space, ideal for a variety of commercial or light industrial uses. The property is currently divided into two 1,500 (+/-) square foot suites, each with separate entrances for independent operation. The property is available for sale or lease. Suites can be leased separately as they are, or the dividing wall can be removed to accommodate an end user needing the full 3,000 (+/-) square feet. Each suite features: (2) man doors, (1) 12' x 12' overhead door for easy access, 14-foot ceilings, a private restroom for added convenience, and a security system for enhanced safety. There is also potential for build-to-suit customization to meet specific business needs. A private gravel access road leads to the building, and approximately 10 parking spaces are available. Included in the sale of the property is a smaller red building. The entire property includes 13 +/- acres. This prime location on Veterans Memorial Highway makes it an excellent choice for businesses seeking a modern, well-equipped industrial space in Reedsville, WV.



Zach Evans

Associate / Salesperson

304.413.4350 (Office) | 304.276.8534 (Cell)

zevans@blackdiamondrealty.net



Caleb Wooldridge

Associate / Salesperson

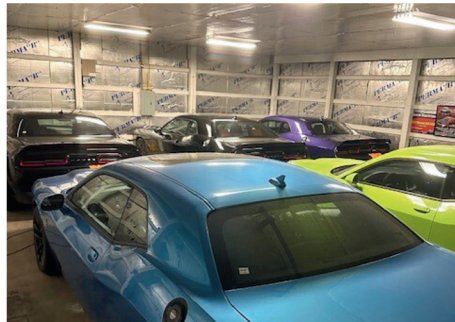
304.413.4350 (Office) | 681.209.6619 (Cell)

cwooldridge@blackdiamondrealty.net



Mark J. Nesselroad, Broker

15126 Veterans Memorial Hwy Reedsville, WV 26547



Zach Evans

Associate / Salesperson

304.413.4350 (Office) | 304.276.8534 (Cell)

zevans@blackdiamondrealty.net



Caleb Wooldridge

Associate / Salesperson

304.413.4350 (Office) | 681.209.6619 (Cell)

cwooldridge@blackdiamondrealty.net