

OFFERING MEMORANDUM



10,000 – 15,000 SF AVAILABLE!!!



FOR LEASE • MANUFACTURING/WAREHOUSE SPACE WITH STORAGE YARD
200 8TH ST. CHESTER, WV 26034

PROPERTY DETAILS



Located in Chester, WV with convenient access to regional highway system and Tri-State area and comes with First-time Occupancy Opportunity with Tax & Financial Incentives. This building is only 1 year old, minutes from the highway and has access off of W Carolina Ave. This property includes a 1 inch water line, and a sprinkler system. The concrete slab is 6 inches thick and there are two docks with access to bay doors if needed.

PRICING

\$7.95/SF/NN

***No property tax and minimal insurance charges*

BUILDING AND LAND DATA

Gross SF: 30,000
Available SF: 10,000 - 15,000
Floors: 1
Lot Size: 7.6 AC Total (0.35 AC laydown yard for tenant)
Ind. Intended Use: Manufacturing/Warehouse
Year Built: 2017
Construction: Metal
Frontage: 150 deep by 110 wide

BUILDING DETAILS

Truck Height: 2
Ceiling: 30' Clearance
Column Spacing: 26' X 72'
Sprinklers: Y

UTILITIES

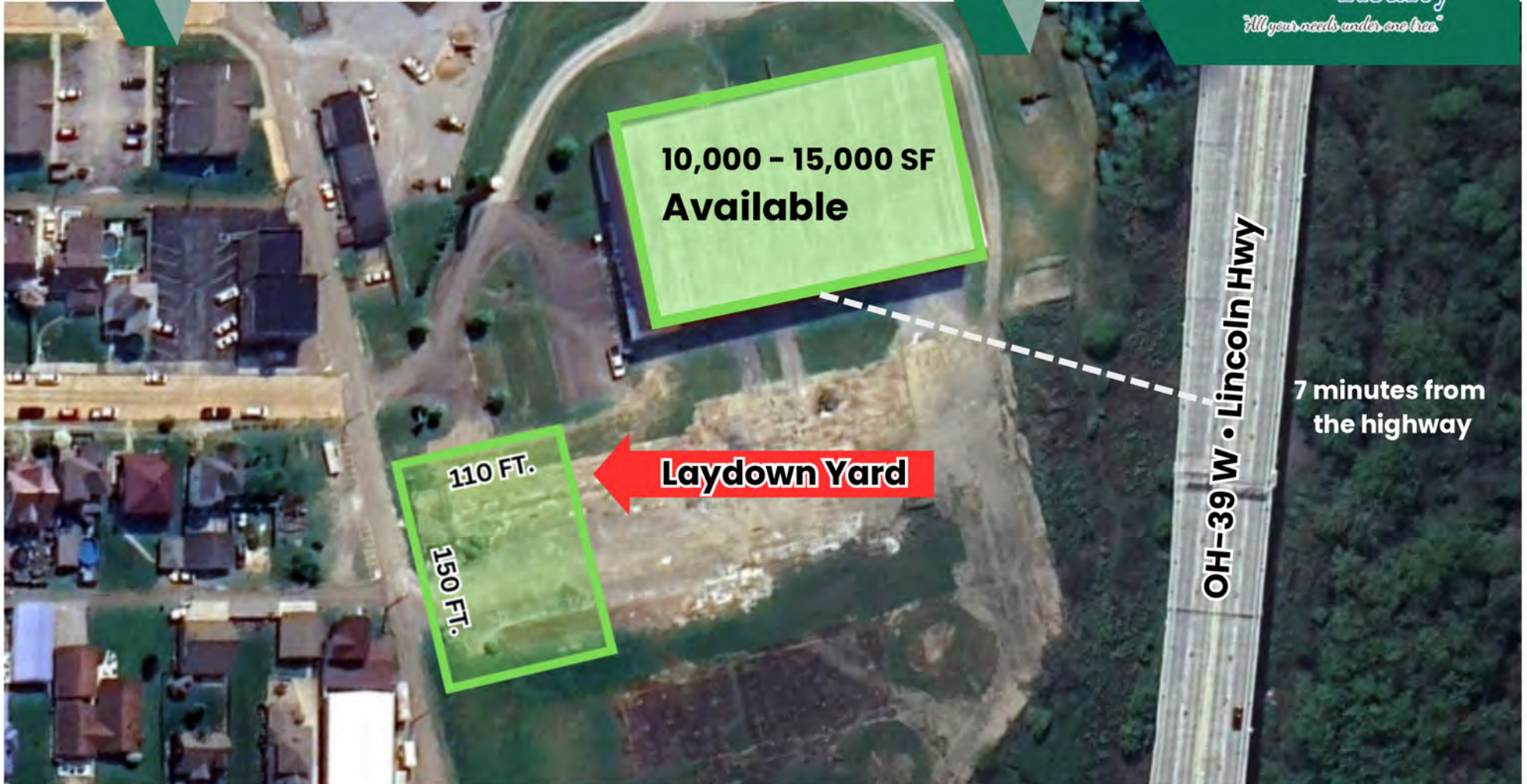
Heat in Warehouse: Reznor
Lighting Type: LED
Electric Company: Mon Power (480 3 phase electric)
Gas Company: Mountaineer Gas Co.
Sewer Company: City of Chester
Water Company: City of Chester

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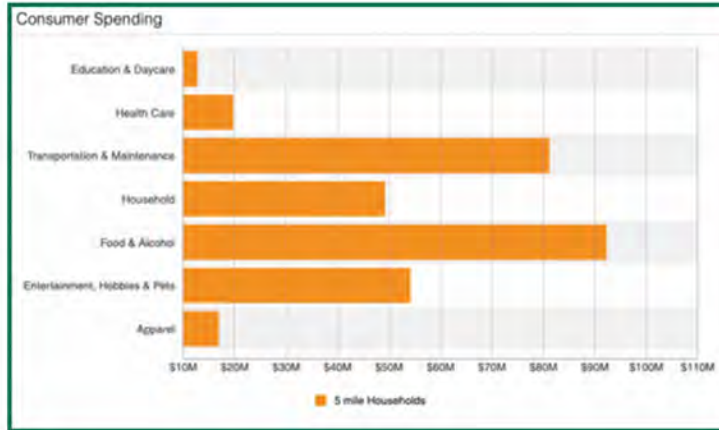
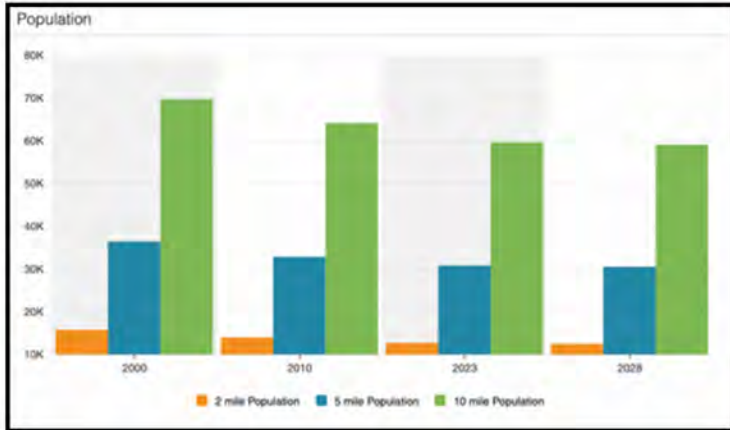


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DEMOGRAPHICS



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 30	Carolina Ave SE	17,969	2022	0.08 mi
Carolina Ave	Old US Hwy 30 NE	12,858	2018	0.14 mi
Not Available	Not Available No	4,557	2020	0.21 mi
US Hwy 30	Carolina Ave NW	6,968	2022	0.24 mi
Not Available	-	2,077	2015	0.25 mi
Carolina Ave	5th St SW	13,028	2018	0.36 mi
River Rd	Walnut St SW	5,279	2022	0.40 mi
LOU HOLTZ MEMORIAL HWY	Walnut St SW	4,584	2020	0.40 mi
Carolina Ave	5th St NE	13,500	2016	0.41 mi
RAMP FROM US30 TO SR39 EB	Walnut St SW	1,392	2020	0.41 mi

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PHOTOS



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CONTACT



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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."

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