

FOR LEASE OR SALE  
**491 PARK DRIVE**

WEIRTON, WV 26062

180,000-378,500 SF | INDUSTRIAL WAREHOUSE



**Joe Luckino**  
Cedar One Realty

**OH & WV BROKER**  
jluckino@cedar-one.com  
740.632.9111

**Adam Weidner**  
Century Realty

Executive Vice President  
aweidner@century-realty.com  
304.232.5411



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## PROPERTY HIGHLIGHTS:



Quality office space in excellent condition



27 existing dock doors with the ability to expand



Abundant employee parking & trailer storage



Good access to interstates



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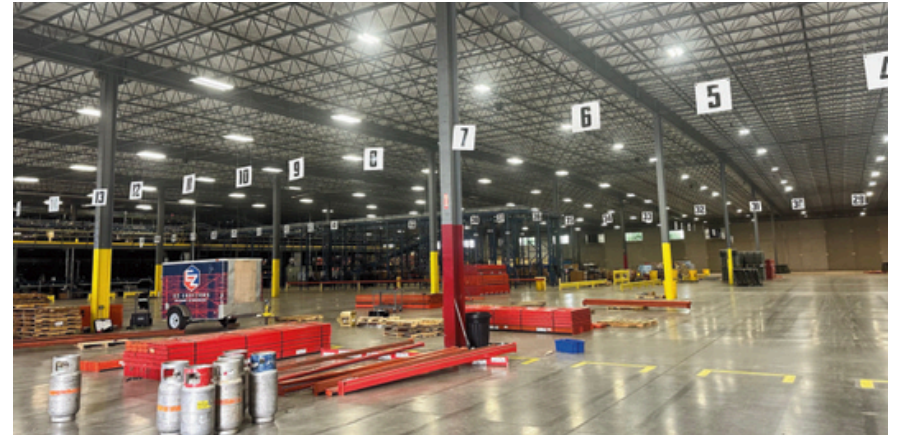
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## BUILDING SPECIFICATIONS

AVAILABLE SF	180,00 - 378,500 SF
YEAR BUILT/ EXPANDED	1999/2012
TRAILOR DROP/OUTSIDE STORAGE	5 AC +/-
COLUMN SPACING	Phase 1 – 40' x 60' Phase 2 – 55' x 60'
SPRINKLER SYSTEM	ESFR
LOADING DOCKS	27 DOCKS   PIT LEVELERS & DOCK EQUIPMENT
DRIVE - INS	TWO (2) OVERSIZED DRIVE IN DOORS

## BUILDING & UTILITY SPECIFICATIONS

WAREHOUSE HEAT	GAS FIRED AIR ROTATION UNITS
CAR PARKING	230 SPACES
CLEAR HEIGHT	Phase 1 – 25-27'   Phase 2 – 28-30'
POWER	3 PHASE ELECTRIC   2400 AMPS
GAS SERVICE	2" & 8" MAIN
WATER SERVICE	10" MAIN
POWER BACK UP	FULL BUILDING GENERATOR
SECURITY	NVR SECURITY CAMERA SYSTEM



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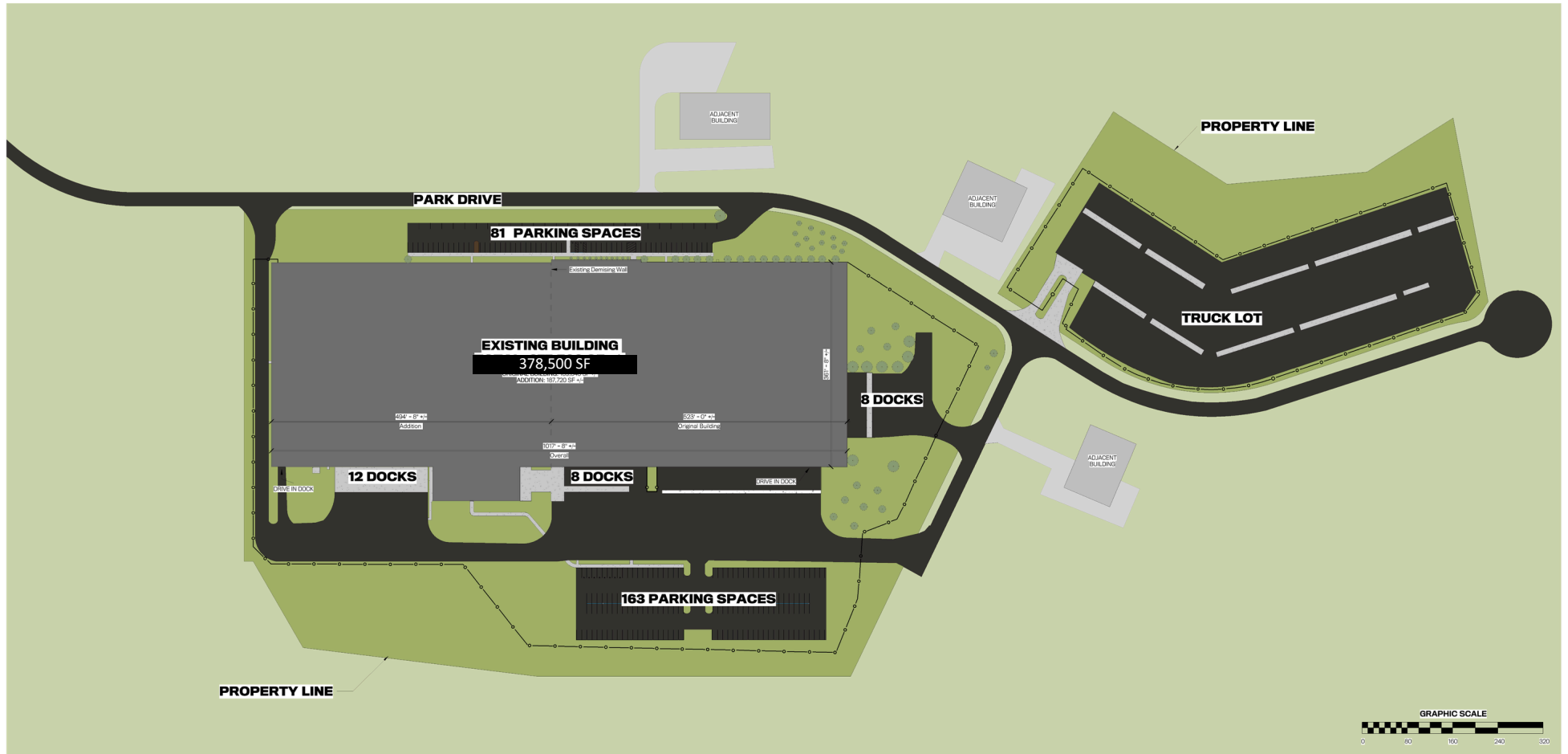


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## SITE PLAN



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Parking

Trailer Storage 5+/- Acres



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## PROPERTY PHOTOS



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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."

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