



Office/Warehouse For Lease

531 Corning Way / Martinsburg, WV 25405



FOR LEASE

Warehouse or Light Industrial uses are permitted in this spacious 16,000 SF building located at 531 Corning Way. Uniquely sited on 2.5 acres +/- with ample parking and an abundance of recently remodeled office space. Features include 3-Phase electric service, 20 ft. clear height, two loading docks and one grade lever overhead door. Located in Berkeley Business Park in close proximity to Tabler Station Exit, I-81, US 11, P & G Manufacturing, The Clorox Company, Trex Company, Knauf Insulation, and Orgill Company. There is a 2-1/2 acre lay-down yard located behind the building that is also for lease for \$3,000/month.

Asking 9.00/SF Plus \$3.00 CAM

Demographic Summary

	10 mile radius	20 mile radius
Population	21,882	117,055
Projected 5 year growth	2.09	1.69
Median Income	\$75,713	\$74,939
Median Age	38.5	39.0

For more information please contact:
OakCrest Commercial Real Estate

Paige Manuel

Paige.manuel@OakCrestCommercial.com

Cell | 540.247.4974

Main | 540.504.0786

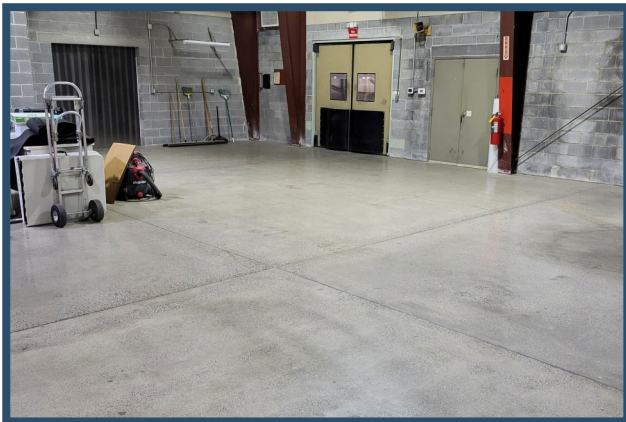
126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

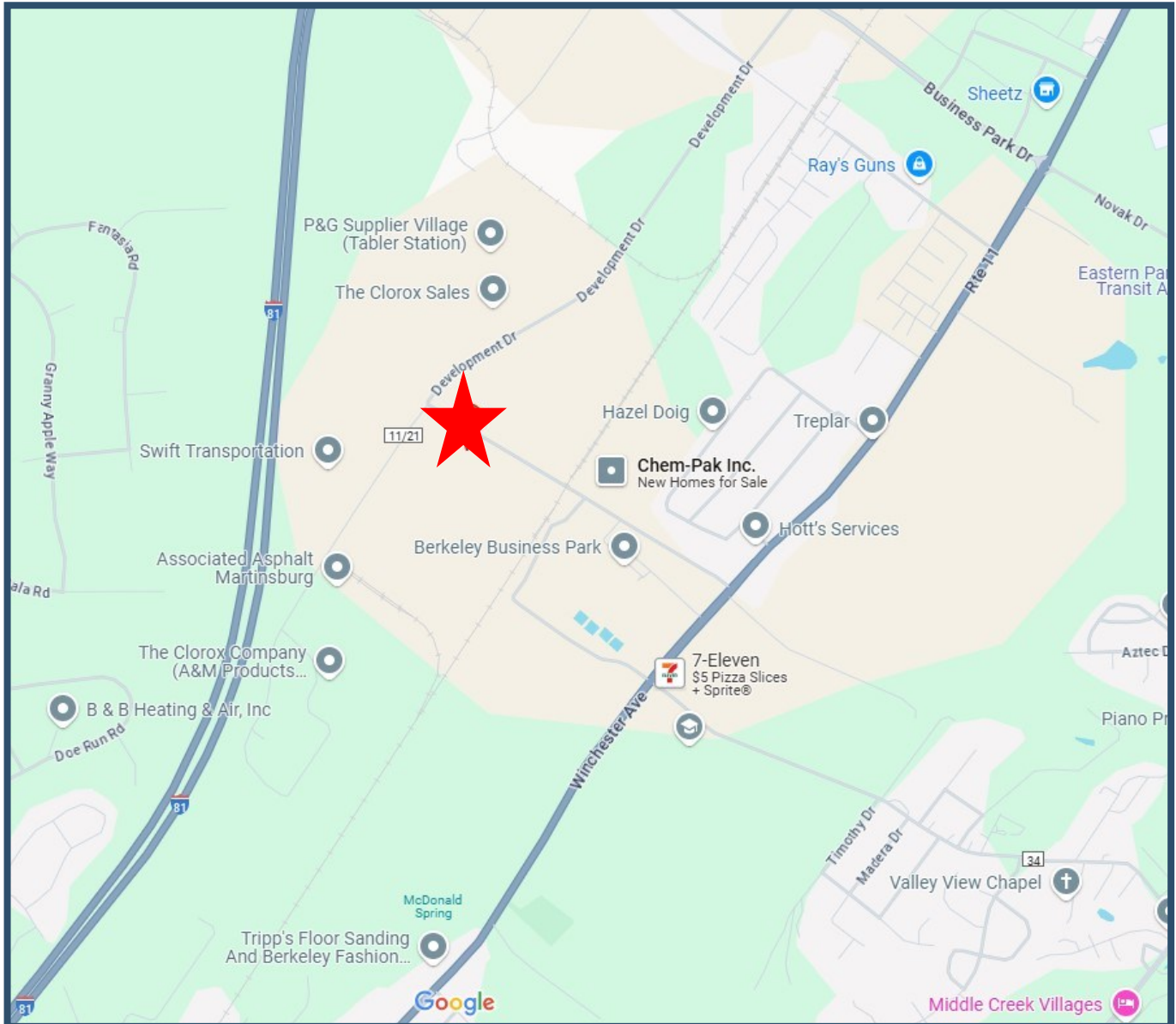
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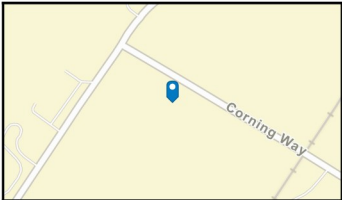
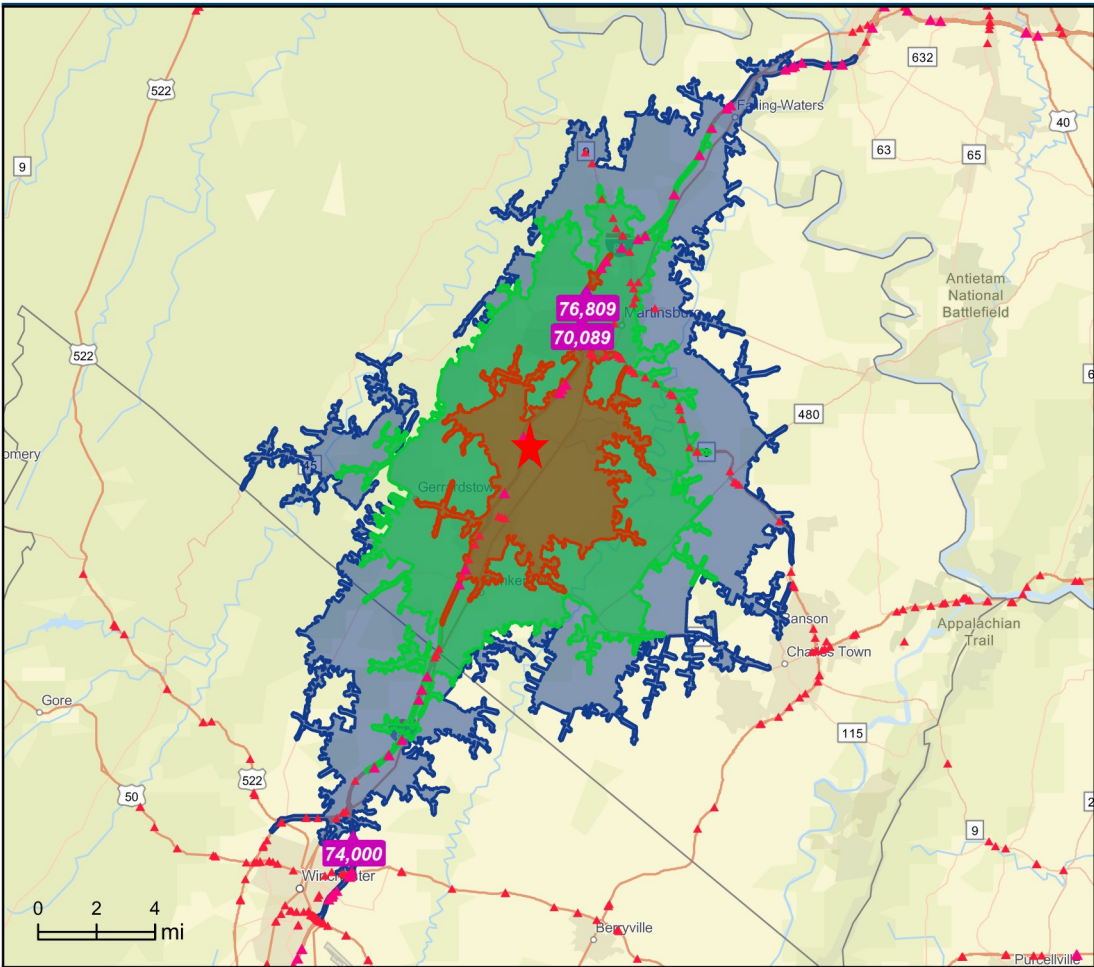
531 Corning Way



Traffic Count Map

531 Corning Way, Martinsburg, West Virginia, 25405
Drive time: 10, 15, 20 minute radii

Prepared by Esri
Latitude: 39.39015
Longitude: -78.02168



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

December 10, 2024