



INDUSTRIAL BUILDING

1606 Glass Avenue
 Fairmont, WV 26554



Jeff Stenger
 Senior Associate / Salesperson
 304.413.4350 (Office) | 301.237.0175 (Cell)
jstenger@blackdiamondrealty.net



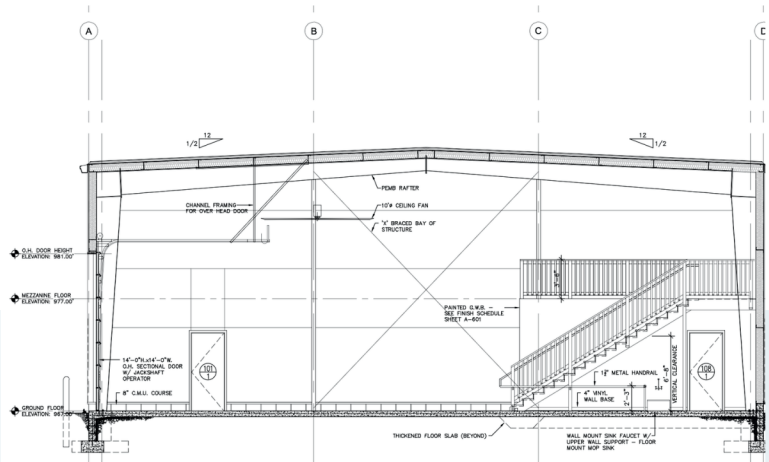
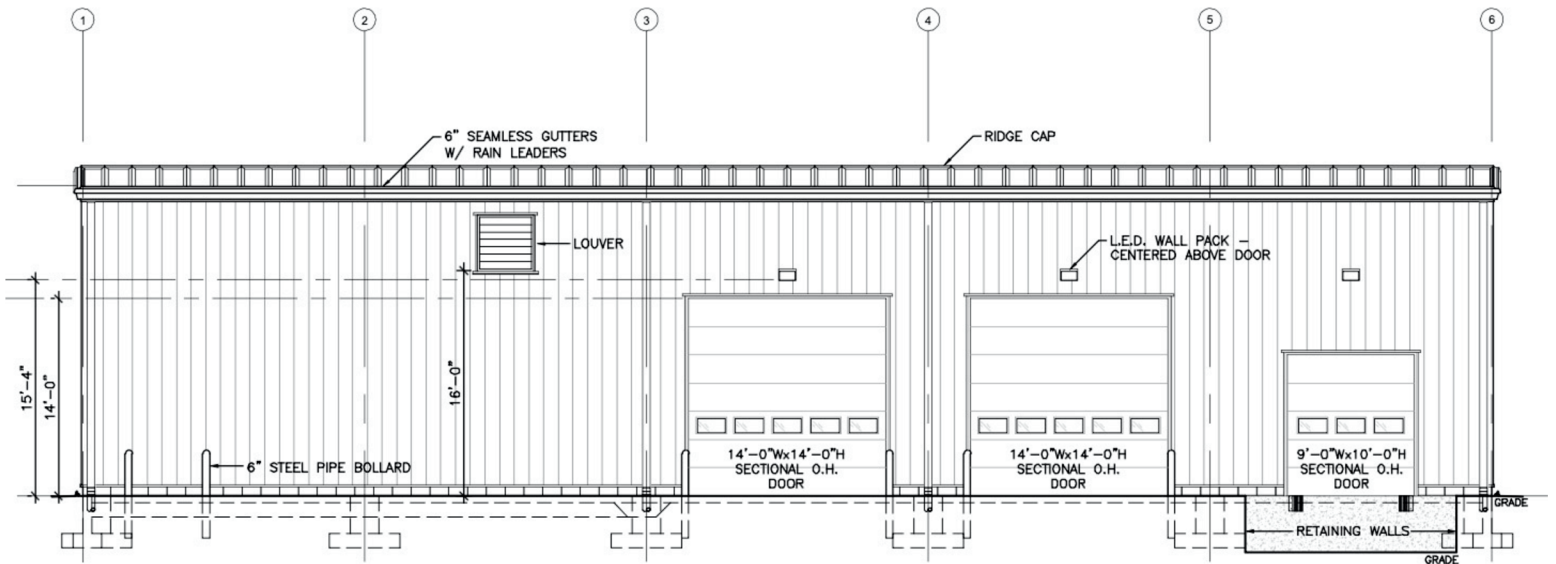
David Lorenze, CCIM, SIOR
 Principal / Associate Broker
 304.413.4350 (Office) | 304.685.3092 (Cell)
dlorenze@blackdiamondrealty.net

1606 Glass Avenue Fairmont, WV 26554

LEASE RATE	\$15.50 / Sq Ft / Year
LEASE STRUCTURE	NNN
SPEC BUILDING SIZE	6,000 SQ FT
LOT SIZE	1.5 ACRES
CEILING HEIGHT AT CENTER OF BUILDING	21 FT
DISTANCE TO INTERSTATE	1 Mile From I-79, Exit 137

SPEC INDUSTRIAL BUILDING DETAILS

Situated on 1.5 acres, this property will soon feature a brand-new 6,000 (+/-) square foot industrial spec building designed to meet the needs of modern businesses. The facility will include two 14' x 14' overhead doors, one loading dock with a 9' x 10' overhead door, and an interior height of 19' at the sidewalls and 21' at the center, making it ideal for manufacturing, distribution, or service operations. Inside, the layout will offer a small office area with two restrooms, a breakroom, and storage, complemented by a mezzanine for additional space. Construction is currently underway with the foundation in place, and the **scheduled completion date is May 2026**. With its strategic location in a well-established business park, Speedway Business Park, and easy access to major routes, 1606 Glass Avenue offers both convenience and adaptability for your next industrial venture.



INDUSTRIAL BUILDING

FOR LEASE





Jeff Stenger
 Senior Associate / Salesperson
 304.413.4350 (Office) | 301.237.0175 (Cell)
jstenger@blackdiamondrealty.net



David Lorenze, CCIM, SIOR
 Principal / Associate Broker
 304.413.4350 (Office) | 304.685.3092 (Cell)
dlorenze@blackdiamondrealty.net