

FOR SALE
INDUSTRIAL / OFFICE
MARKETING FLYER



13189 S PRESTON HIGHWAY
KINGWOOD, WV 26537

An aerial photograph of Kingwood, Texas, showing a mix of residential areas, commercial buildings, and green spaces. A white callout box with a blue star icon points to a specific location on Preston Highway. The town of Kingwood is labeled in a black box at the bottom center of the image.

 **13189 S PRESTON HIGHWAY**

KINGWOOD

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Buildings 1-3 Floor Plan / Interior Photos

Description, floor plan and interior photos of the property.

08

Aerial Photos

Aerial photos of the property from various heights and angles.

14

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INDUSTRIAL / OFFICE FOR SALE

13189 S PRESTON HIGHWAY KINGWOOD, WV 26537

SALE PRICE / \$995,000

GROSS BUILDING SIZE / 21,243 (+/-) SQ FT

BUILDING 1: 10,901 (+/-) SQ FT

BUILDING 2: 2,400 (+/-) SQ FT

BUILDING 3: 6,532 (+/-) SQ FT

GROSS LOT SIZE / 3 (+/-) ACRES

PROPERTY TYPE / INDUSTRIAL / OFFICE

**PROPERTY FEATURES / OFF-STREET
PARKING, LARGE MACHINERY AND
EQUIPMENT AVAILABLE WITH SALE,
OVERHEAD DOORS**

13189 S Preston Highway offers three industrial/office buildings with a total of 3 (+/-) acres of land across multiple parcels. The three buildings combined offer a total of 21,243 (+/-) gross square feet. Building 1 is comprised of 10,901 (+/-) square feet of industrial space with an additional 1,510 (+/-) square feet of office space, building 2 is 2,400 (+/-) square feet of shop/industrial space, and building 3 is comprised of 6,532 (+/-) square feet of industrial space. The furniture, fixtures and equipment are included in the sale price presented, a detailed equipment list can be provided per request. The buildings and the FF&E may be sold separately, inquire to learn more.

The property is positioned outside of city limits, 3.8 miles from Kingwood, WV. Within Kingwood there are a number of hotels, restaurants, shops and more. I-68, Exit 22 is located 18 miles southeast of the subject property.

FOR SALE

INDUSTRIAL /OFFICE - LOCATED 3.8 MILES FROM KINGWOOD, WV
13189 S PRESTON HIGHWAY · KINGWOOD, WV 26537 · 21,243 (+/-) GROSS SQ FT · 3 (+/-) ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2008, The three buildings combined offer a total of 21,243 (+/-) square feet. Building 1 is comprised of 10,901 (+/-) square feet of industrial space with an additional 1,510 (+/-) square feet of office space, building 2 is 2,400 (+/-) square feet of shop/industrial space, and building 3 is comprised of 6,532 (+/-) square feet of industrial space. Building 1 and Building 3 are metal industrial buildings with metal roofing. Building 2 is a cement block structure. All buildings have a security system in place.

EQUIPMENT

The furniture, fixtures and equipment are included in the sale price presented. A detailed equipment list can be provided upon request. Some equipment includes; 1998 Clausing/Metosa Auto Lathe, Rockwell Drilling & Tapping Machine, Bridgeport Knee Mill, DeVlieg Spiramatic Jig Mill, Thermal Dynamics Professional Plasma Cutter, 3-Lincoln Welders, a Thompson Surface Grinder, two VF-3 Haas CNC machines and two SL-30 Haas CNC machines.

LEGAL DESCRIPTION / ZONING

Located outside of City Limits of Kingwood, this property is situated within the Kingwood District of Preston County. The property is located within three parcels identified as Kingwood District, Map 16, Parcels 6.13, 6.14 and 6.15. This can be referenced in Deed Book 825, Page 499. See the parcel map on page 4 for details.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Kingwood Water Works
Sewer	Kingwood Water Works
Trash	Garbage and Recycling
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via S Preston Highway. There are roughly 10 off-street parking spaces available.

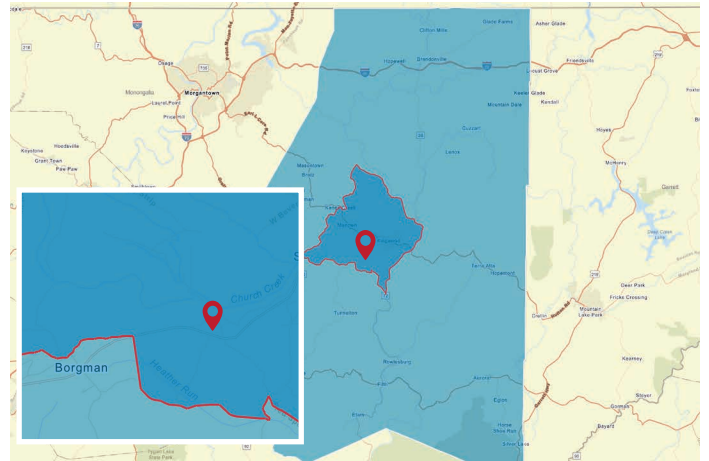
LOCATION ANALYSIS

Preston County is located in north central West Virginia, bordering Maryland and Pennsylvania. Its county seat is Kingwood which is in the heart of Preston County, and offers a small town life in a beautiful mountain community. Preston County's picturesque, rural setting is only a short distance to several major metropolitan areas. Preston County is part of the Morgantown, WV Metropolitan Statistical Area, and is the southernmost county of the Pittsburgh media market.

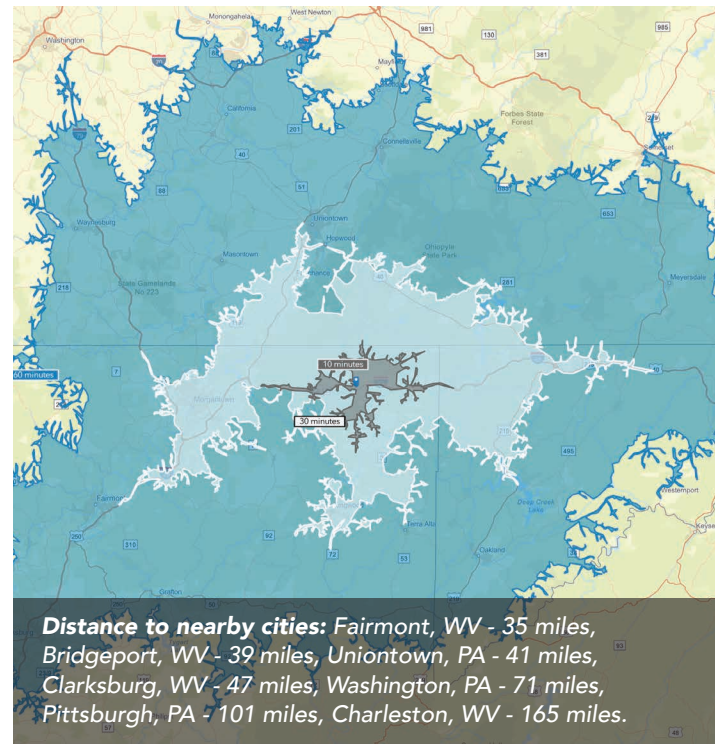
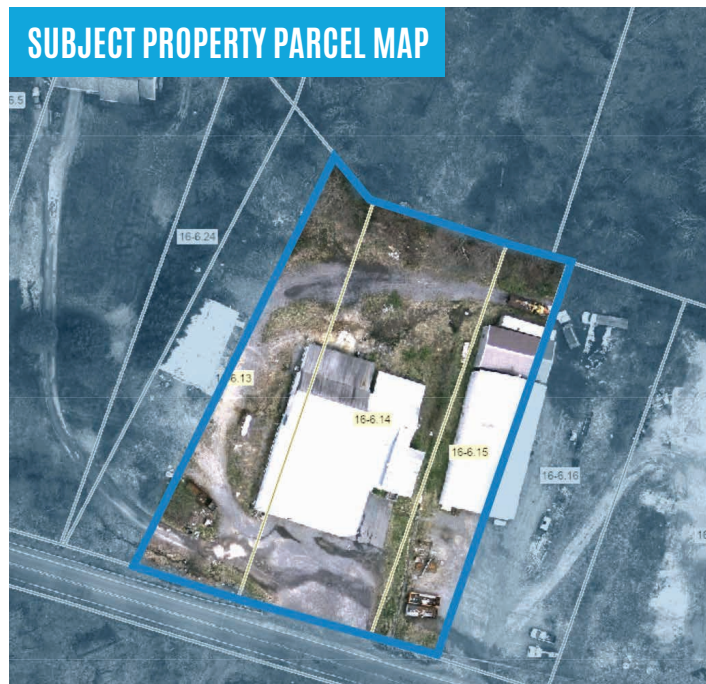
Preston County has a total population of 34,694 and a median household income of \$55,712. Total number of businesses is 756.

The **City of Kingwood** has a total population of 5,660 and a median household income of \$53,121. Total number of businesses is 269.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



■ Preston County, WV ■ Kingwood City Limits 📍 Subject Location



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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 13189 S Preston Highway has been referenced with a yellow star.

- 1 McDonald's
- 2 Circle K
- 3 Dollar General
- 4 United States Postal Service
- 5 AutoZone Auto Parts
- 6 Advance Auto Parts
- 7 Clear Mountain Bank
- 8 Hardee's
- 9 Burger King
- 10 Ace Hardware
- 11 Walgreens
- 12 Shop 'n Save, Pizza Hut, Subway, Tractor Supply Co
- 13 Dairy Queen Grill & Chill

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



4,041

Total Population



215

Businesses



5,229

Daytime Population



\$138,235

Median Home Value



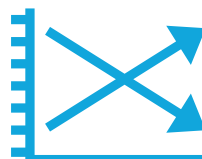
\$30,262

Per Capita Income



\$54,691

Median Household Income



-0.02%

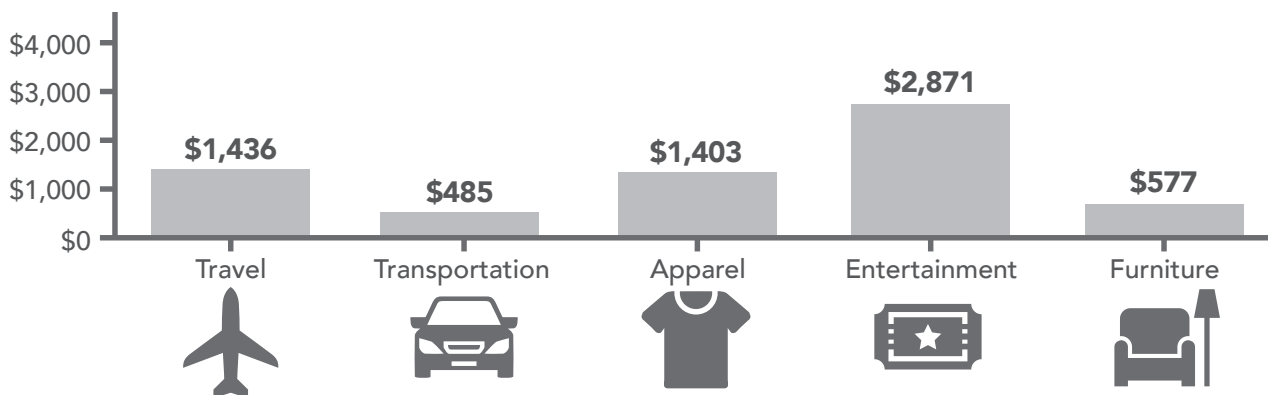
2020-2023 Pop Growth Rate



2,027

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



7,841

Total Population



292

Businesses



8,170

Daytime Population



\$138,043

Median Home Value



\$29,664

Per Capita Income



\$53,251

Median Household Income



-0.17%

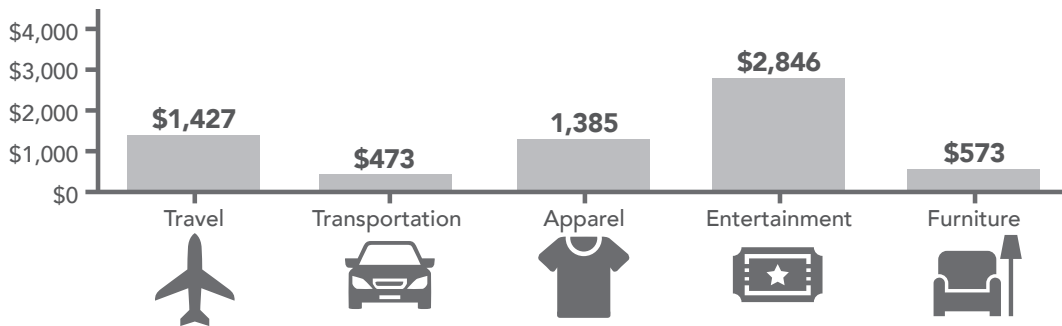
2020-2023 Pop Growth Rate



3,681

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



20,252

Total Population



553

Businesses



17,884

Daytime Population



\$137,077

Median Home Value



\$30,488

Per Capita Income



\$53,416

Median Household Income



-0.21%

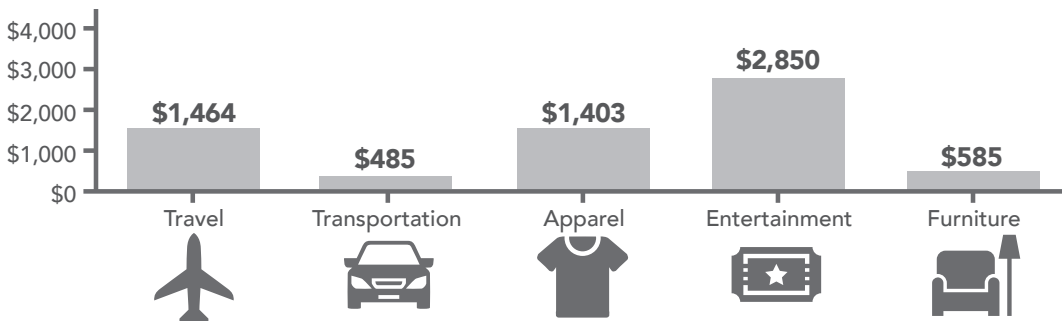
2020-2023 Pop Growth Rate



9,702

Housing Units (2020)

KEY SPENDING FACTS



BUILDINGS 1-3 FLOOR PLAN

21,243 (+/-) SQUARE FEET

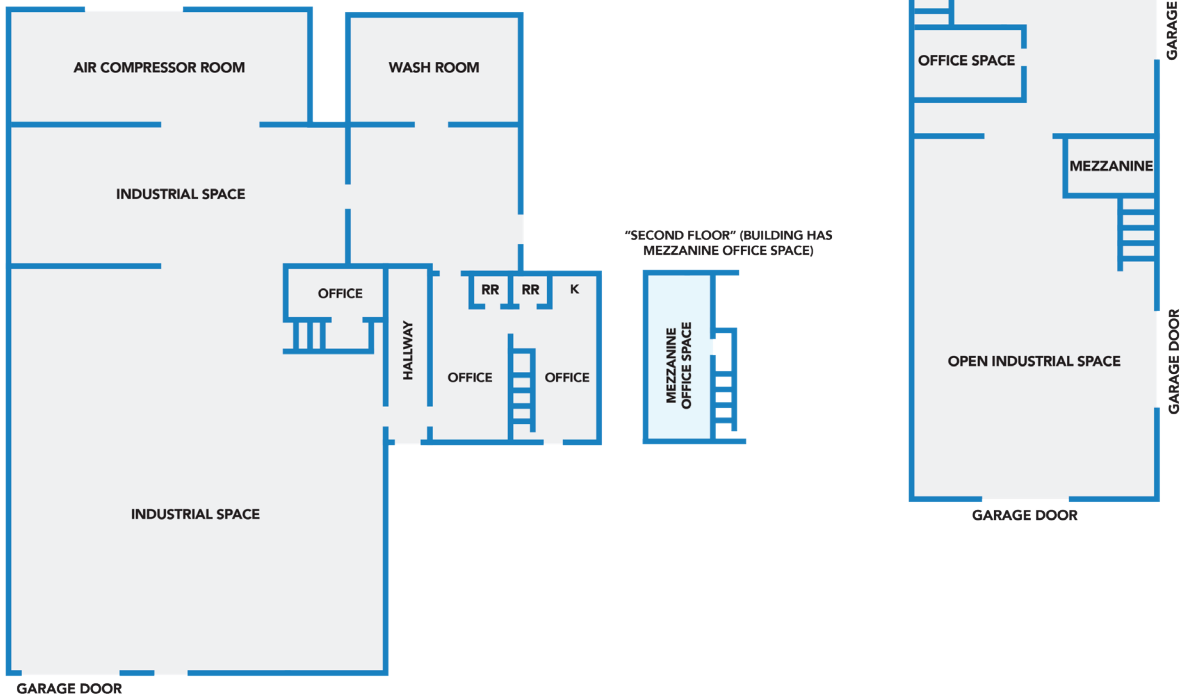
This property offers a total of 21,243 gross square feet of industrial/office space. Building 1 is comprised of 10,901 (+/-) square feet of industrial space with an additional 1,510 (+/-) square feet of office space, building 2 is 2,400 (+/-) square feet of shop/industrial space, and building 3 is comprised of 6,532 (+/-) square feet of industrial space. Building 1 offers multiple workshop/industrial spaces and a small office space with mezzanine.

Building 2 (which connects with Building 1) offers office space, a mezzanine office, storage space, a small kitchenette, and two restrooms. Building 3 is a large industrial building with a small office space and two mezzanines. Throughout all the buildings there is large equipment available for purchase.

Finishes amongst all buildings include a mixture of slat wood walls, concrete block walls, drywall walls, drop ceilings, exposed ceilings, carpet, vinyl, and concrete flooring, and fluorescent lighting throughout.

*Floor plan may not be drawn exact

*K on Floor plan = Kitchenette



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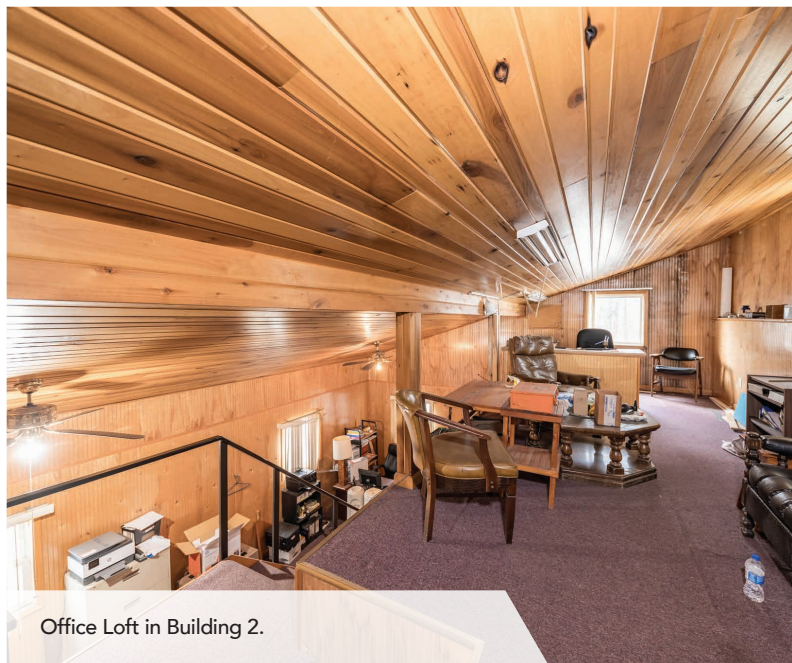
INTERIOR PHOTOS



Office Space in Building 2.

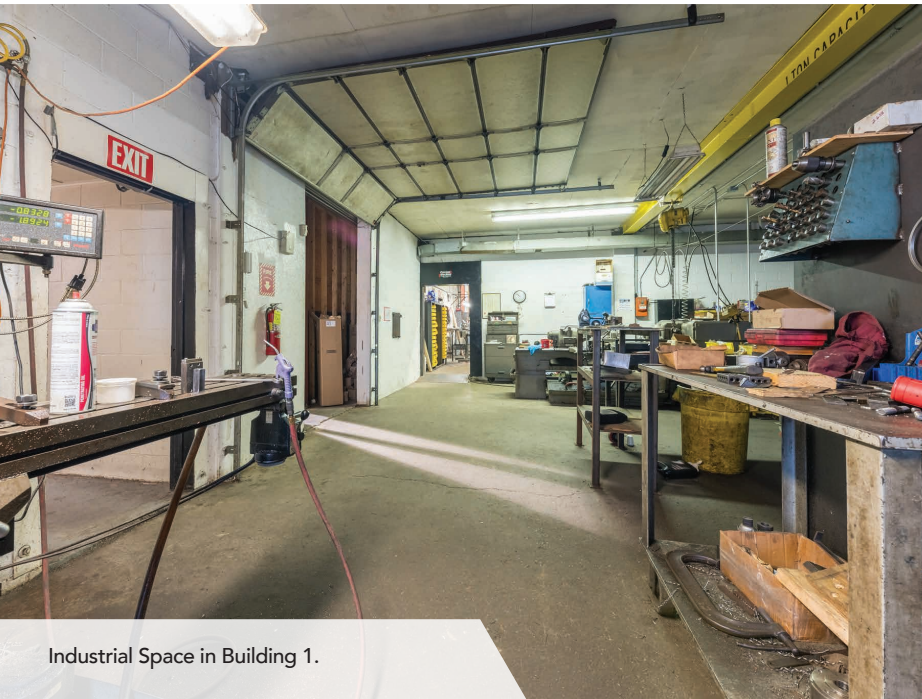


Kitchenette in Building 2.



Office Loft in Building 2.

INTERIOR PHOTOS



Industrial Space in Building 1.



Hallway Building 1.



Industrial Space in Building 1.

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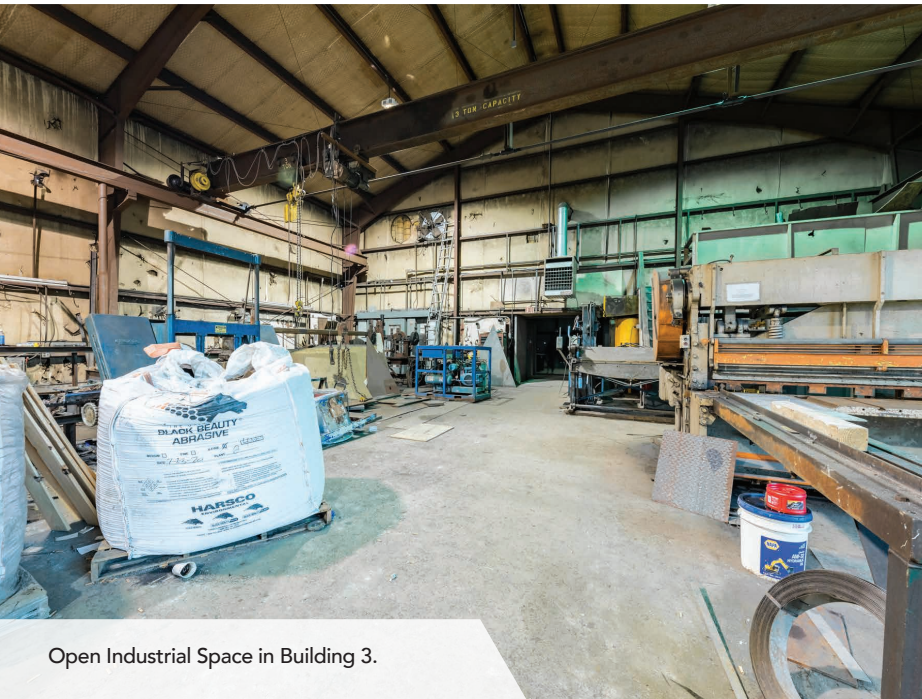


Industrial Space in Building 1.



Open Industrial Space in Building 1.

INTERIOR PHOTOS



Open Industrial Space in Building 3.



Office in Building 3.



Open Industrial Space in Building 1.

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Open Industrial Space in Building 3.

AERIALS



Aerial Facing West.



Aerial Facing South.

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Aerial Facing East.

AERIALS



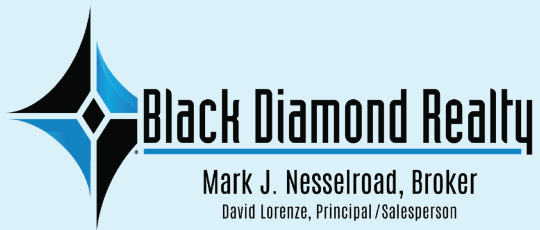
Aerial Facing North.

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Aerial Facing Northwest.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*