



# ST MARYS INDUSTRIAL BUILDINGS

295 Thorny Crk  
St Marys, WV 26170

WILLIAMSTOWN, WV

MARIETTA, OH

RENO, OH

WAVERLY, WV

BELMONT, WV

NEWPORT, OH

ST MARYS, WV



FOR SALE — 4.27 AC

# INVESTMENT SUMMARY

Check out this impressive industrial building, boasting over 10,000 square feet of garage space on a spacious 4.3-acre lot! Conveniently located right on Route 2 in St. Marys, West Virginia, this property offers easy access and visibility.

The fenced-in area ensures privacy and security, making it perfect for your business needs. With five garage doors, including one that's 12x14 feet tall for tractor trailers, this well-maintained and clean facility is ready for your operations. Don't miss out on this fantastic opportunity!



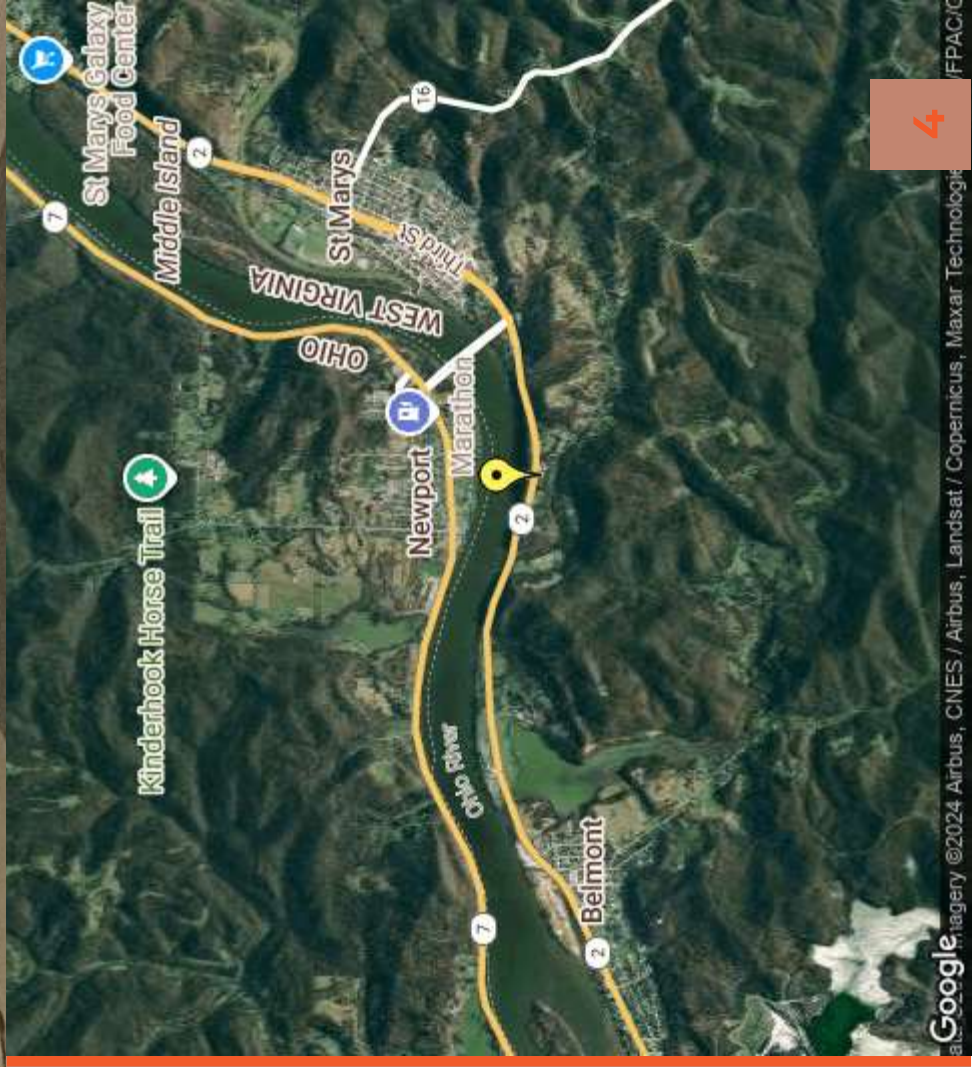
## PROPERTY SUMMARY

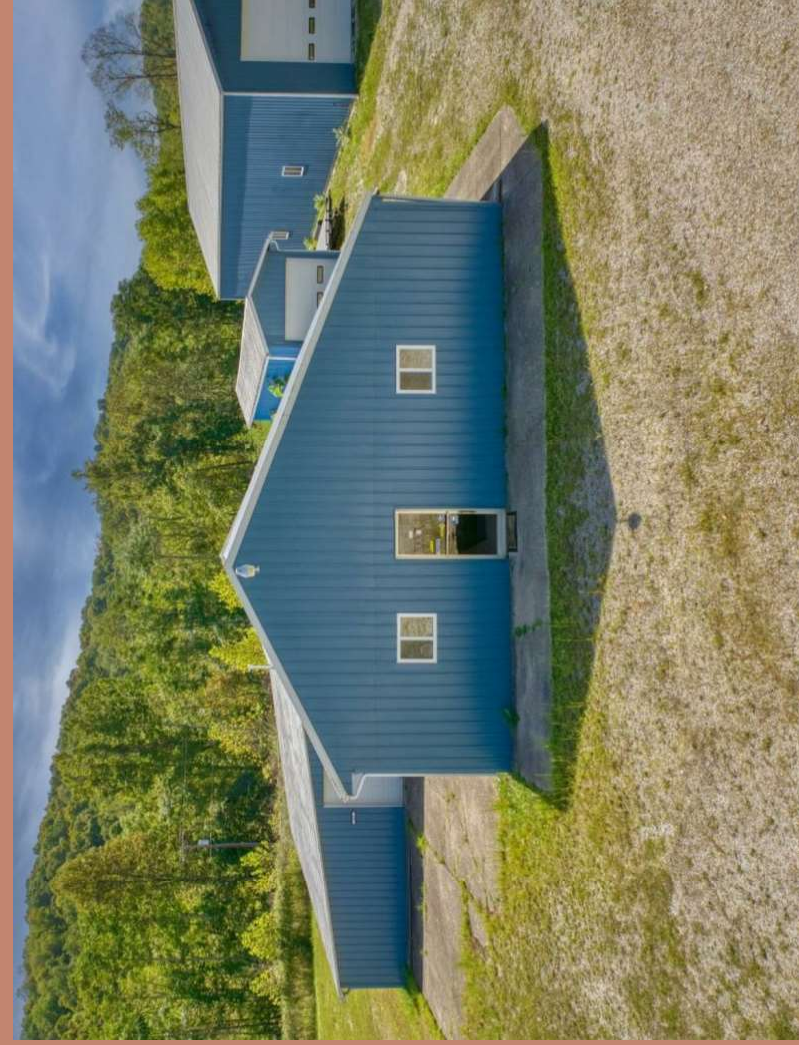
Offering Price	\$595,000.00
Building SqFt	10,310 SqFt
Year Built	1987
Lot Size (SF)	0.00 SqFt
Parcel ID	37-08-0007-0008-0000
County	Pleasants County, WV
Frontage	415.00 Ft
Property Type	Warehouse/ Garage
Roof Type	Metal



## INVESTMENT HIGHLIGHTS

- Buildings are fully fenced, secured and features ample parking.
- There is an additional 3.54AC outside of the fenced in area.
- 4.3 AC in total.
- Originally built in 1987, the property has undergone extensive improvements in 2015 including new 3,400 SF shop, new siding on 830 SF motorhome storage garage, and interior office/ show room build outs.
- The property consists of 10,310 SF of gross leasable space on 4.27 AC of land featuring renovated offices and a fenced truck court.
- Garage door and ceiling heights adequate for semi trucks.





# LOCATION HIGHLIGHTS

- Located in St Marys, take over the perfect home turf for conducting business, with easy access to Vienna, Parkersburg, and Marietta, Ohio.
- Strategically located 13 miles from AIRPORT, and with direct I-77 access, maximize the amount of same-day tasks you can accomplish in your business.
- Great opportunity in a busy trades area along Rt. 2.
- St. Marys is part of the Parkersburg-Marietta-Vienna, WV-OH Metropolitan Statistical Area.
- Train tracks run down the middle of 2nd Street in St. Marys, and freight trains running through the middle of downtown St. Marys are a common sight. It is one of the few remaining towns in the United States where freight trains actually share city streets with automotive traffic.
- St. Marys is located along the Ohio River at the mouth of Middle Island Creek. Middle Island, which is part of the Ohio River Islands National Wildlife Refuge, is located in the Ohio River beside St. Marys; a bridge connects the city to the island.



CITY OF

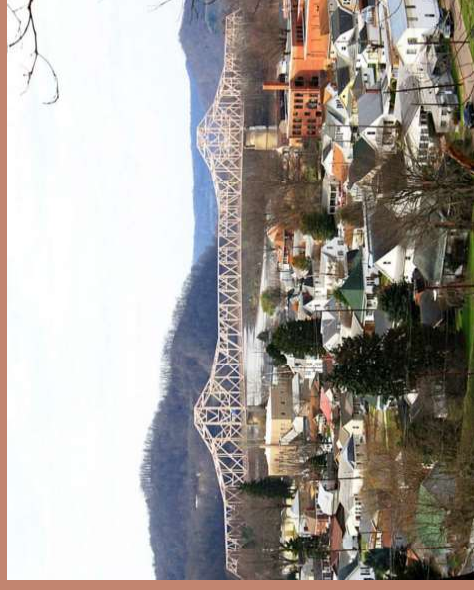
AREA

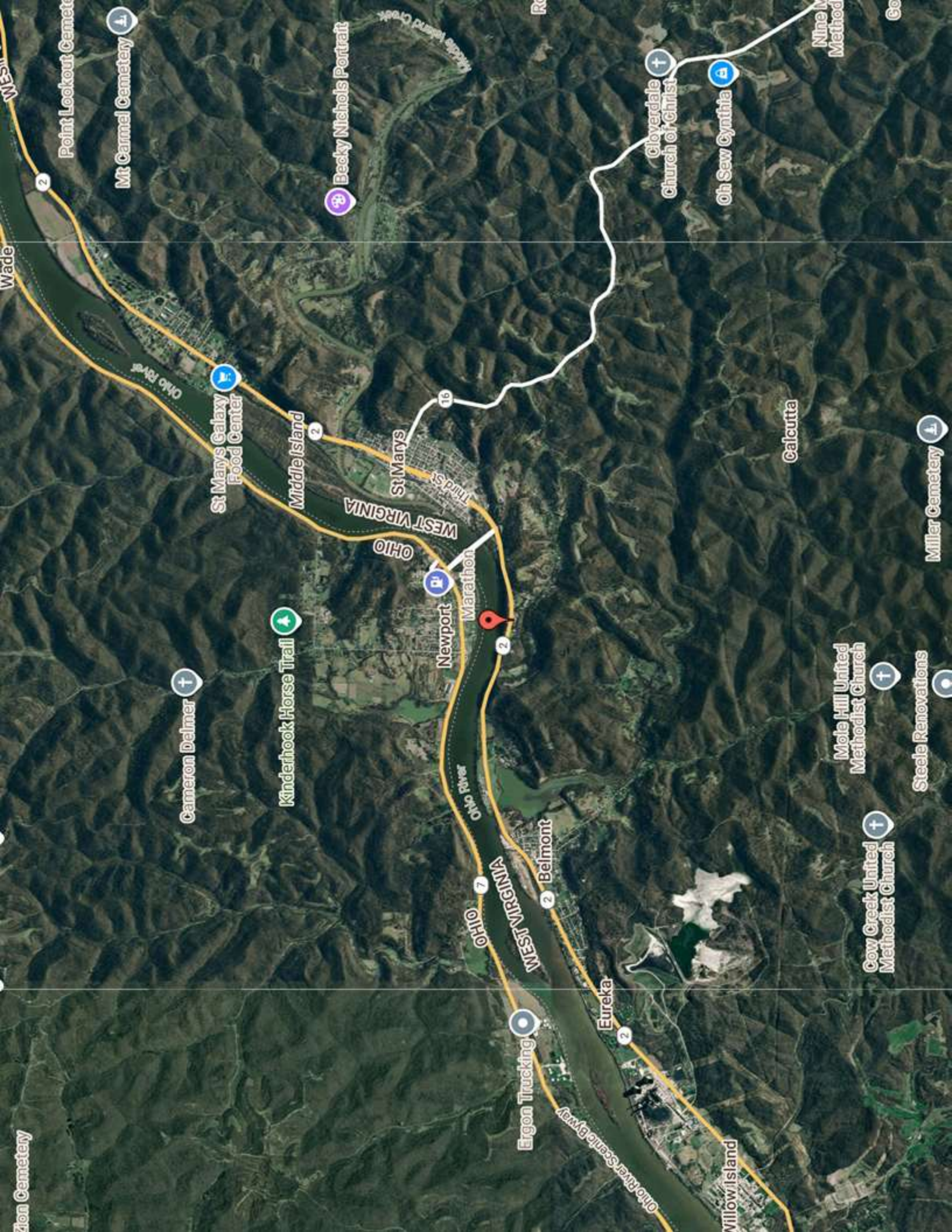
POPULATION



## ABOUT ST MARYS

Saint Marys is in Pleasants County, WV. Pleasants County is a picturesque county located in the state of West Virginia, United States. Nestled in the northwestern part of the state, it borders the Ohio River to the north and Ritchie County to the south. With an area of approximately 133 square miles, Pleasants County offers a serene and rural atmosphere to its residents and visitors. As of the latest available data, the estimated population of Pleasants County is around 7,000 people, making it a tight-knit and close community.





Zion Cemetery

Point Lookout Cemetery

Mt Carmel Cemetery

Becky Nichols Portrait

St Marys Galaxy Food Center

Cameron Delmer

Kinderhook Horse Trail

Newport

Marathon

Belmont

Eureka

Ergon Trucking

Willow Island

Mole Hill United Methodist Church

Cow Creek United Methodist Church

Steele Renovations

Miller Cemetery

Calcutta

Cloverdale Church of Christ

Oh Sew Cynthia

Nine M...

Co

Wade

Ohio River

Middle Island

St Marys

Third St

WEST VIRGINIA

OHIO

Ohio River

OHIO

WEST VIRGINIA

Ohio River Scenic Byway

Ohio River



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# EXCLUSIVELY PRESENTED BY:



## CALE CONLEY

Commercial Agent  
Mobile: (304)588-2253  
cale@pmc-realty-services.com  
License #: WV5210301357

## PMC REALTY SERVICES

1000 Grand Central Mall  
Vienna, WV 26105  
Office: (304)485-8000  
www.thepmccompany.com

