

FOR SALE
INDUSTRIAL PROPERTY
MARKETING FLYER



40 JENMAR DRIVE
REEDSVILLE, WV 26547



DOLLAR GENERAL

REEDSVILLE

SUPERIOR FIBERS

40 JENMAR DRIVE

N MOUNTAINEER HWY

JENMAR

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INDUSTRIAL PROPERTY FOR SALE

40 JENMAR DRIVE REEDSVILLE, WV 26547

SALE PRICE / \$199,000

GROSS BUILDING SIZE / 5,192 (+/-) SQ FT

PROPERTY TYPE / INDUSTRIAL

INDUSTRIAL CEILING HEIGHT / 12'

OFFICE SPACE / YES - 192 (+/-) SQ FT

ZONING RESTRICTIONS / NO ZONING

**PROPERTY FEATURES / OFF-STREET
PARKING LOT, OVERHEAD DOORS,
LOADING DOCK, OFFICE SPACE, THREE-
PHASE ELECTRIC, EASY ACCESS**

Located in Preston county, 40 Jenmar Drive is an industrial warehouse building comprised of 5,192 (+/-) square feet on 0.44 (+/-) acre. A small office area consisting of 192 (+/-) square feet is located at the front of the building. The building is equipped with three 10'x10' overhead doors, one of which is a loading dock, A 12' ceiling height and restroom.

The property is positioned outside of city limits of Reedsville, WV where there are no zoning restrictions. The building is located 200' from N Mountaineer Hwy (Route 92), 0.8 mile from Kingwood Pike and 13 miles from I-68, Exit 4.

FOR SALE INDUSTRIAL PROPERTY

40 JENMAR DRIVE · REEDSVILLE, WV 26537 · 5,000 (+/-) SQ FT

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

Located outside of City Limits of Reedsville, this property is situated within the Valley District (2) of Preston County. The property is comprised of one parcel identified as Valley District, Map 25, Parcel 12.4. This can be referenced in Deed Book 859, Page 424. See the parcel map on page 4 for details. This property is not restricted by zoning.

SPECIFICATIONS

Built in 1950, and renovated in 1985, the subject building is comprised of 5,192 (+/-) square feet including 192 (+/-) square feet of office space. The industrial portion is divided into three sections, all being accessible via central open doorway. There are three total 10'x10' overhead doors, one of which is a loading dock located along the front of the building. The industrial area offers 12' ceilings. The roof is metal and was replaced in 2006-2007.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Cardinal Gas
Water	City
Sewer	Septic
Trash	S&K
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via Jenmar Drive. There are roughly 5 off-street parking spaces available via gravel lot in the front of the building.



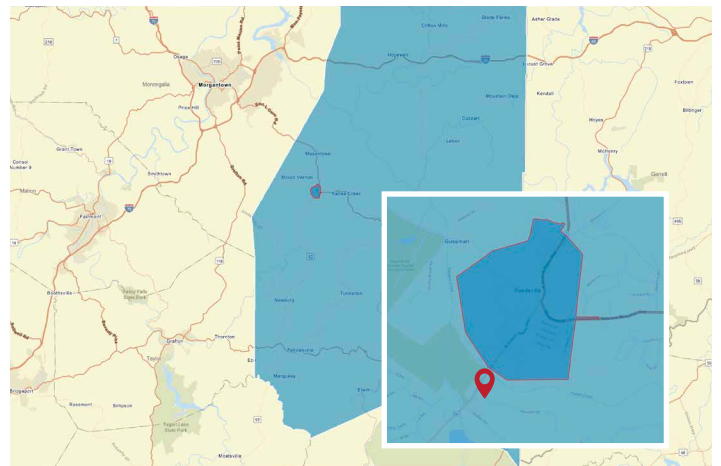
LOCATION ANALYSIS

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.

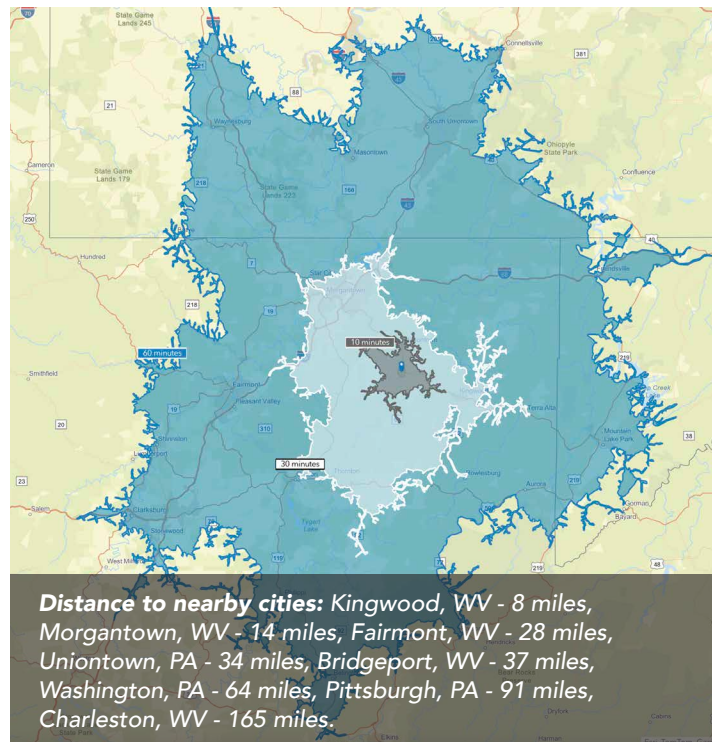
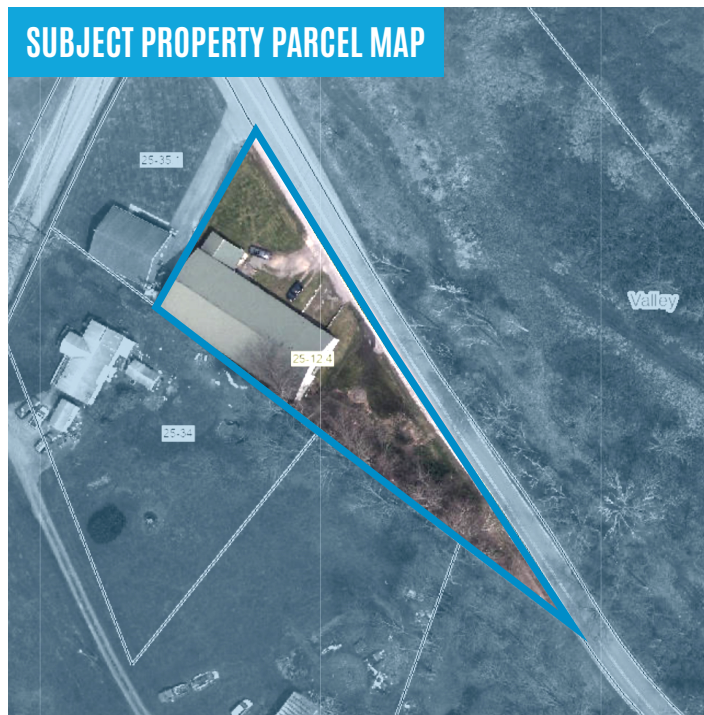
Preston County has a total population of 34,694 and a median household income of \$55,712. Total number of businesses is 756.

The **City of Reedsville** has a total population of 529 and a median household income of \$60,459. Total number of businesses is 29.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



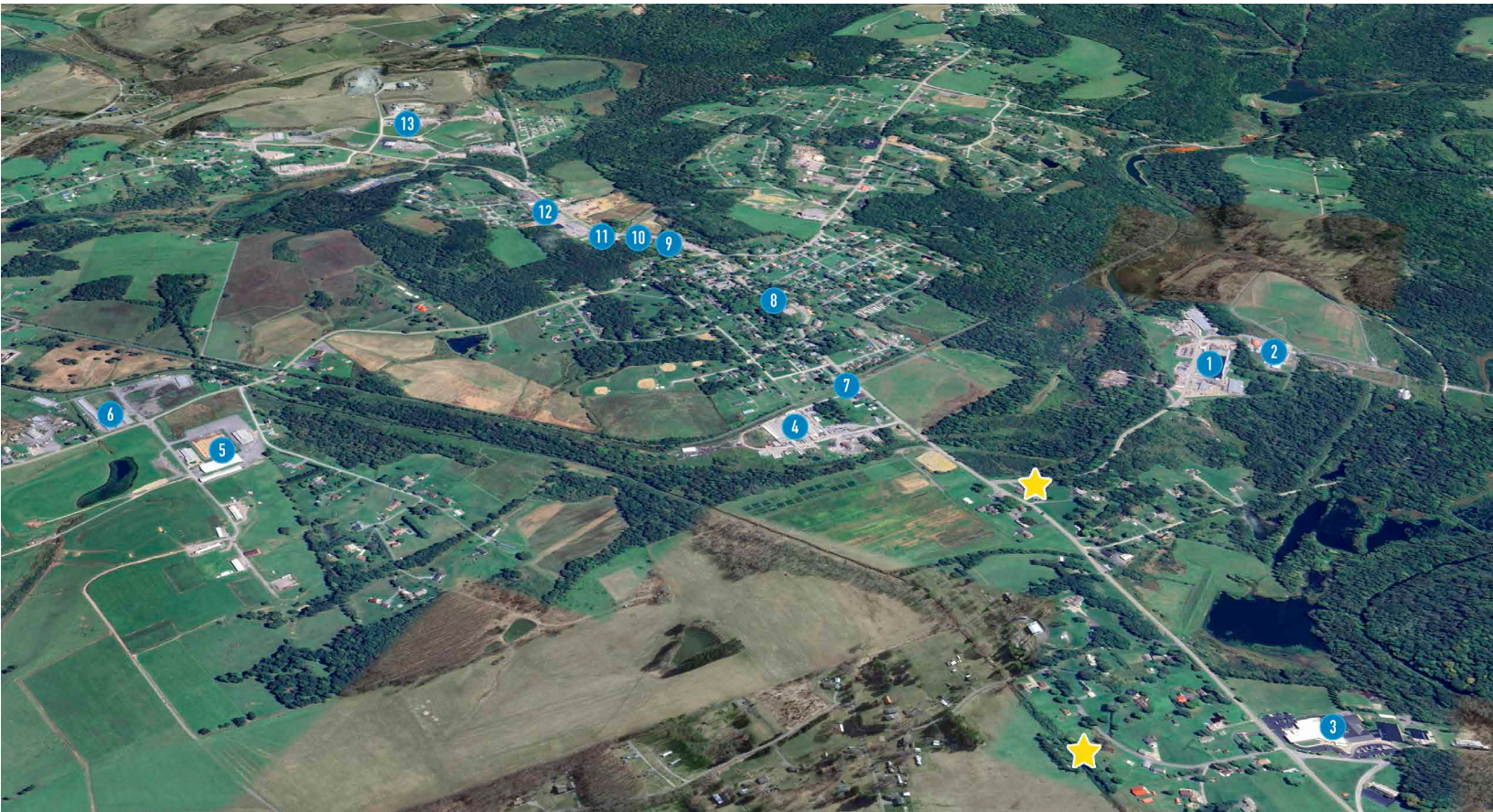
■ Preston County, WV ■ Reedsville City Limits 📍 Subject Location



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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 40 Jenmar Drive has been referenced with a yellow star.

- 1 Jenmar
- 2 Preston County Workshop
- 3 West Preston School
- 4 Superior Fibers
- 5 Mountaineer Horse Show Circuit
- 6 Reedsville Storage Units
- 7 Decker's Creek Trail
- 8 Reedsville
- 9 Dairy Queen
- 10 Clear Mountain Bank
- 11 Dollar General
- 12 Shop 'n Save Express
- 13 Instant Growth Hydroseeding

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



4,593

Total
Population



107

Businesses



3,871

Daytime
Population



\$176,190

Median Home
Value



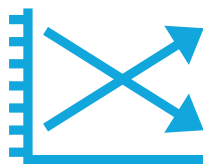
\$30,871

Per Capita
Income



\$56,918

Median Household
Income



-0.57%

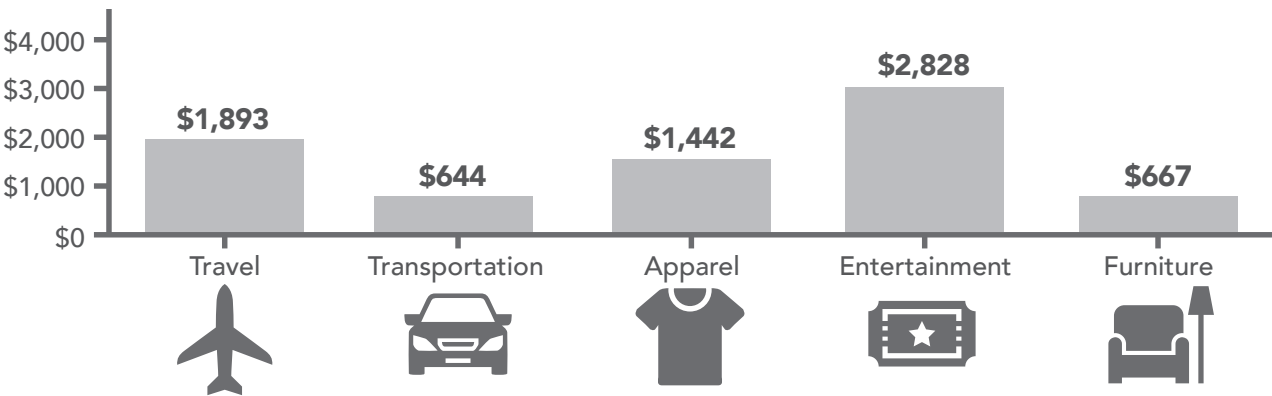
2024-2029
Pop Growth Rate



2,153

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



7,976

Total
Population



193

Businesses



6,351

Daytime
Population



\$184,404

Median Home
Value



\$30,003

Per Capita
Income



\$54,816

Median
Household
Income



-0.35%

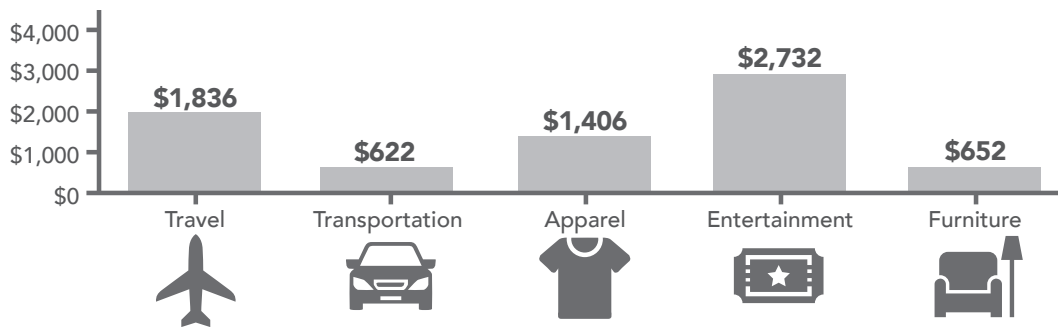
2024-2029
Pop Growth
Rate



3,695

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



34,023

Total
Population



750

Businesses



26,460

Daytime
Population



\$225,651

Median Home
Value



\$38,054

Per Capita
Income



\$71,918

Median
Household
Income



0.28%

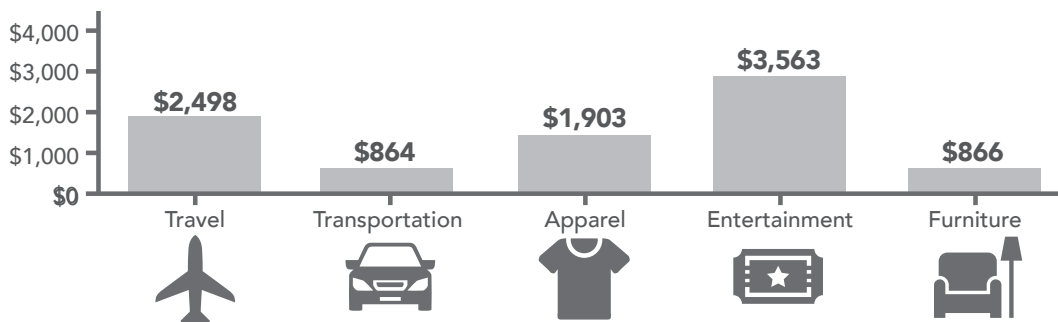
2024-2029
Pop Growth
Rate



14,734

Housing Units
(2020)

KEY SPENDING FACTS

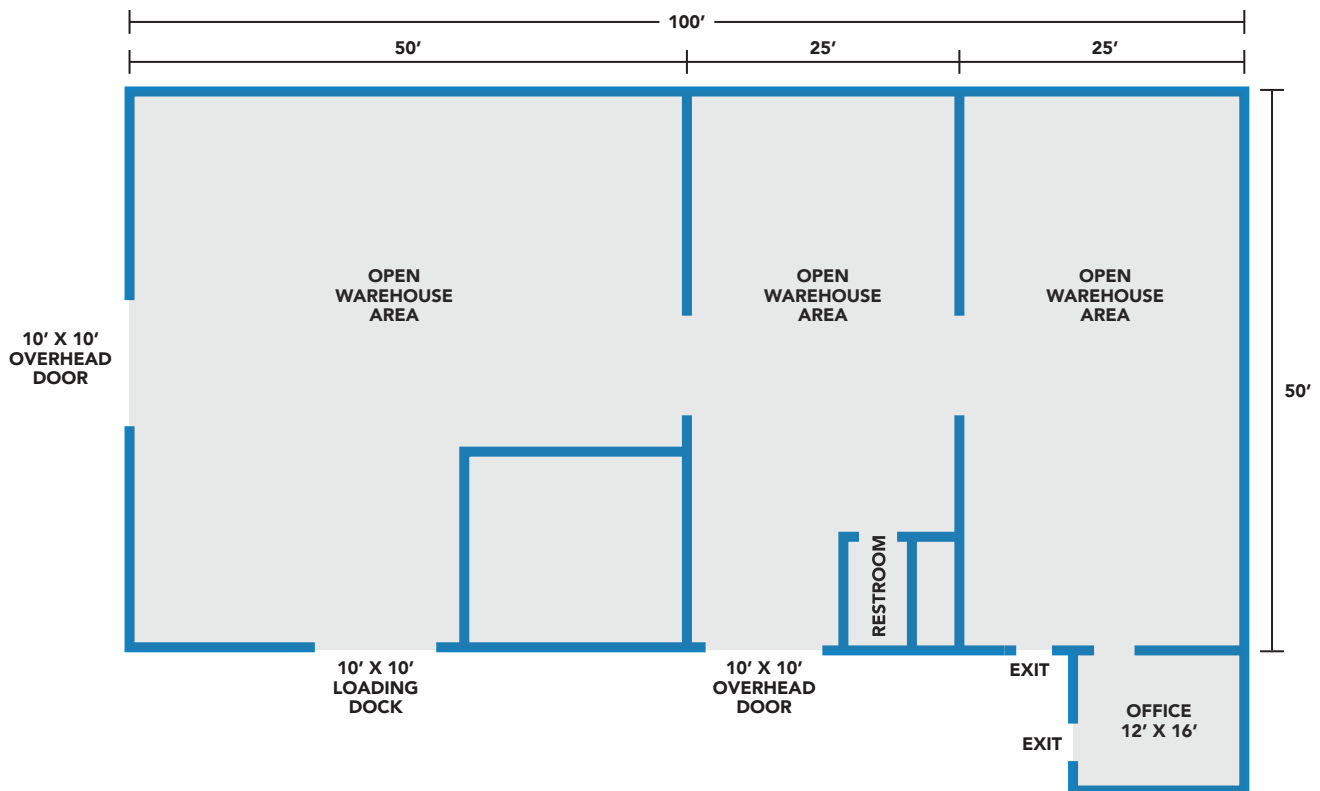


FLOOR PLAN

5,192 (+/-) SQUARE FEET

The building comprised of 5,192 (+/-) square feet, 5,000 (+/-) being industrial space and 192 (+/-) square feet being office space. The building is divided into three bays, each being accessible via central large opening. The left bay offers two 10'x10' overhead doors, one of which is a loading dock. The middle bay offers one 10'x10' overhead door and a restroom. The industrial area has

a 12' ceiling height. Finishes to the space include block walls in the industrial area and wood paneling in the office area, a combination of exposed and drop ceilings, concrete flooring, and fluorescent lighting throughout.

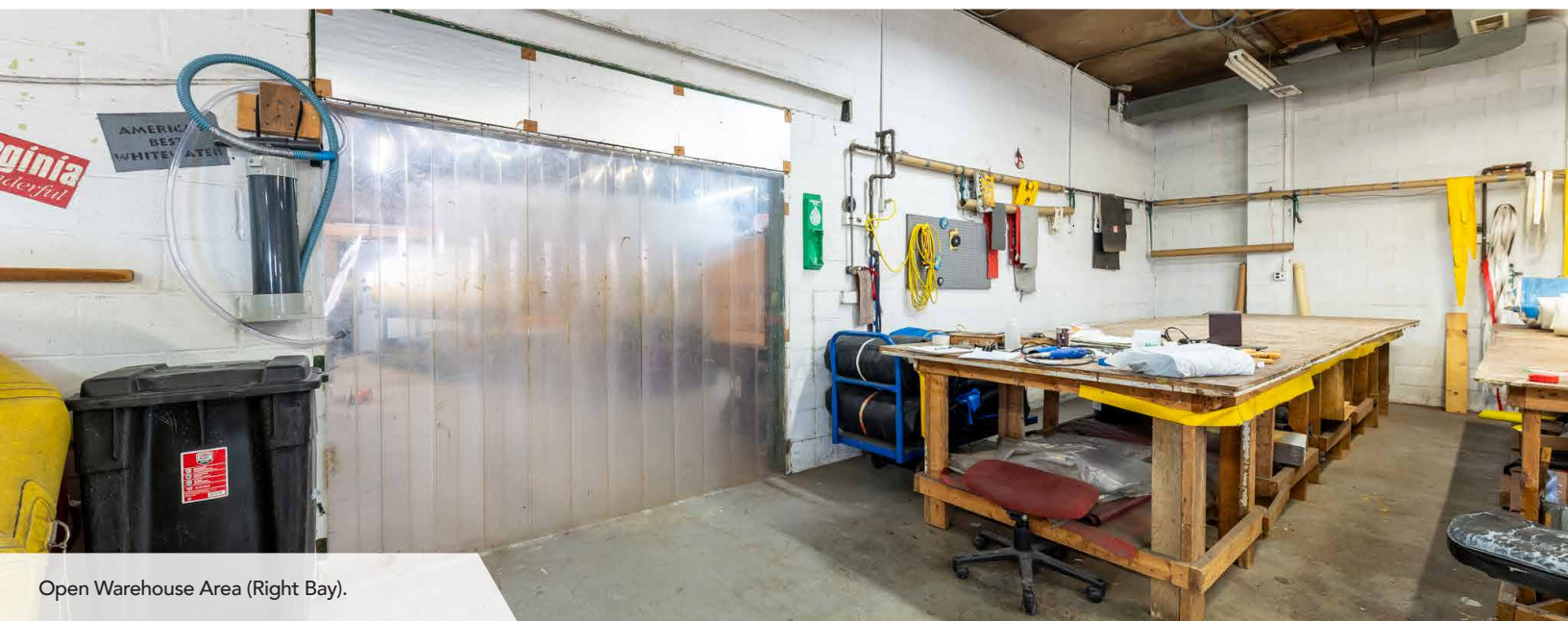


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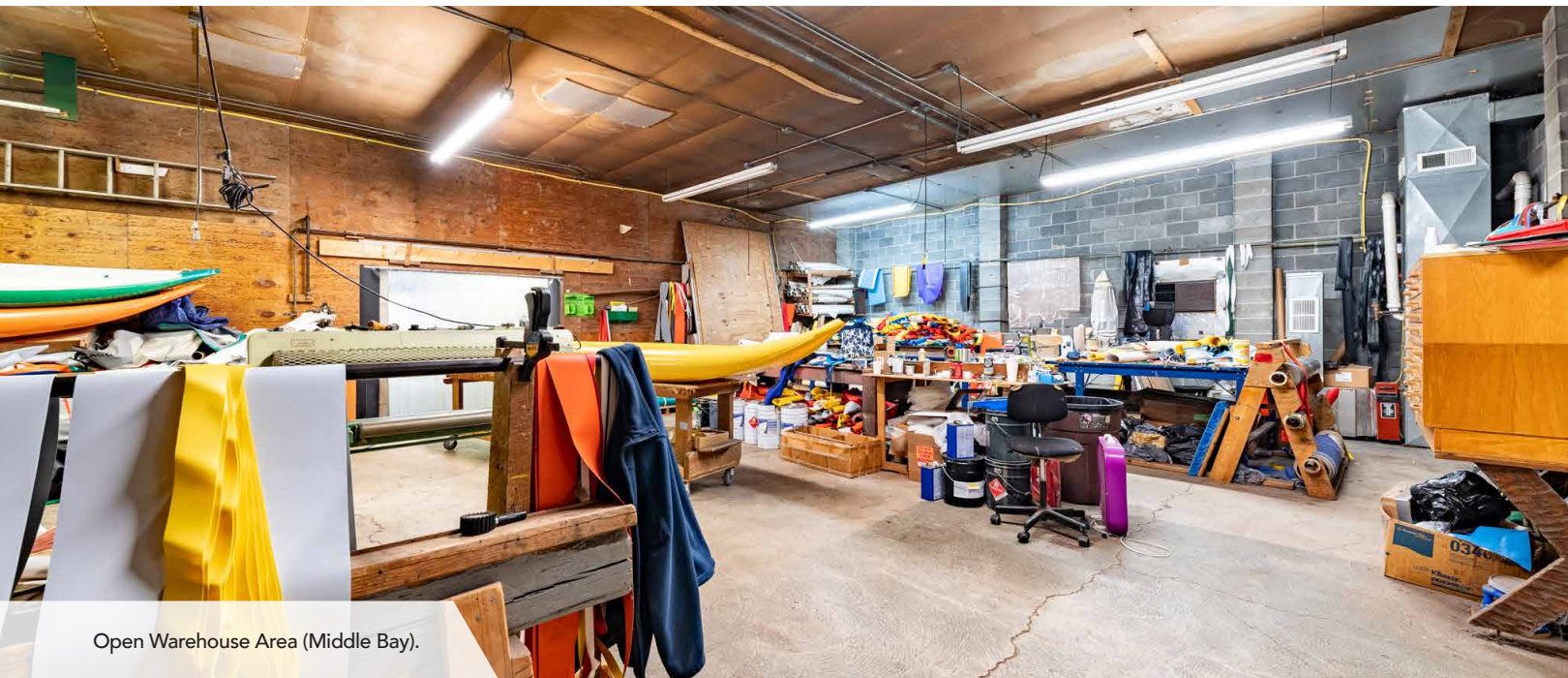


Open Warehouse Area (Right Bay).

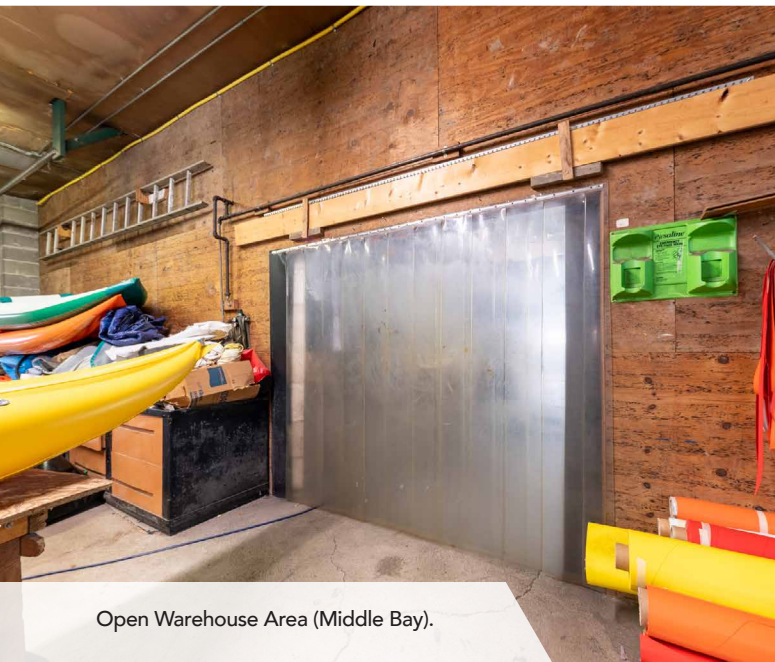


Open Warehouse Area (Right Bay).

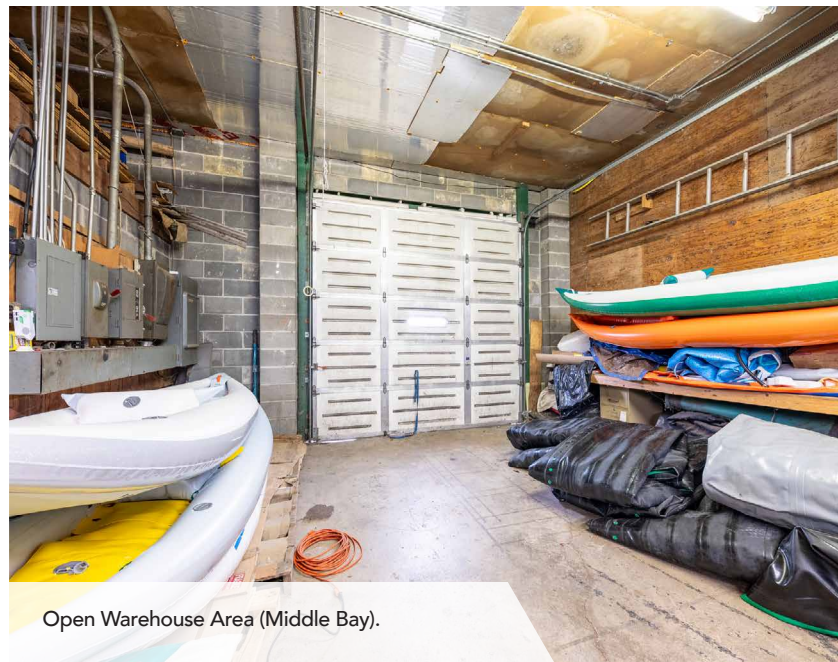
INTERIOR PHOTOS



Open Warehouse Area (Middle Bay).



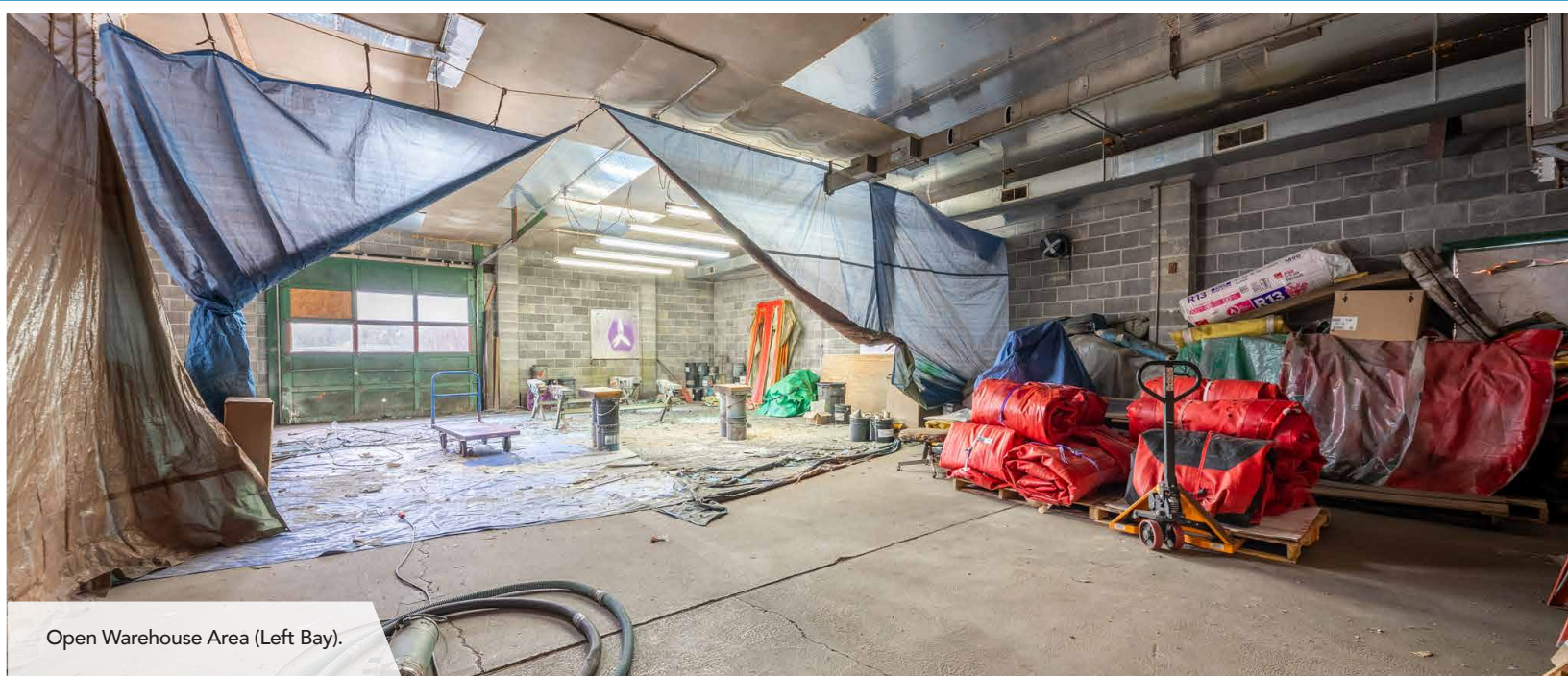
Open Warehouse Area (Middle Bay).



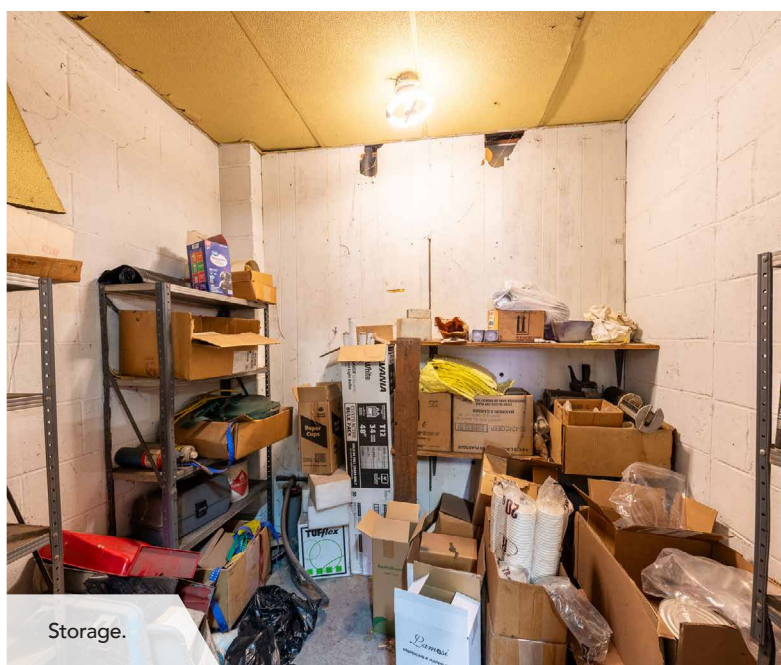
Open Warehouse Area (Middle Bay).

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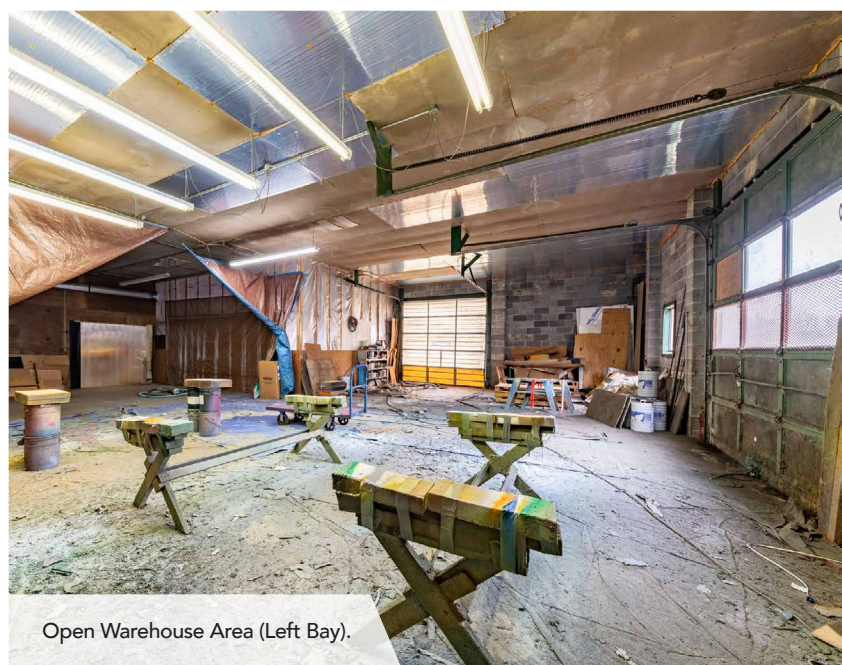
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Open Warehouse Area (Left Bay).

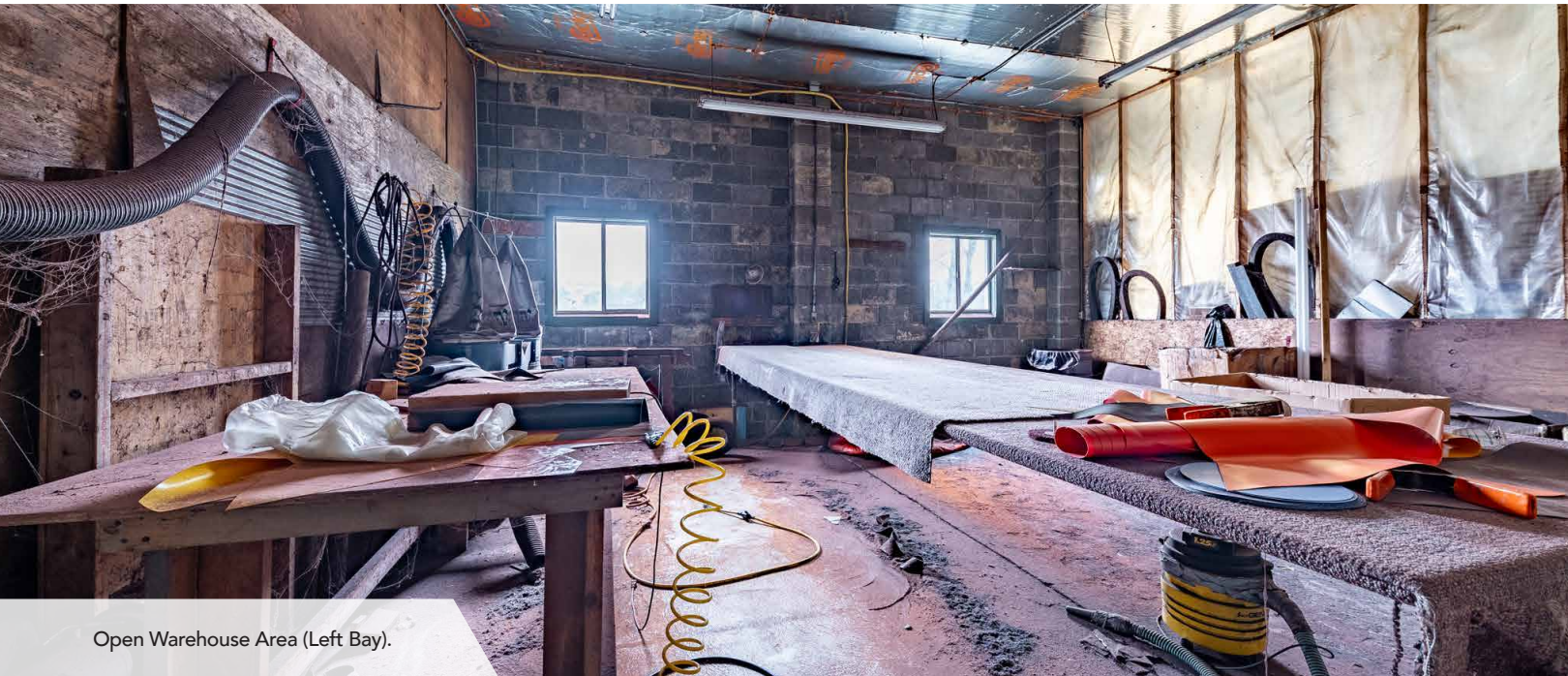


Storage.

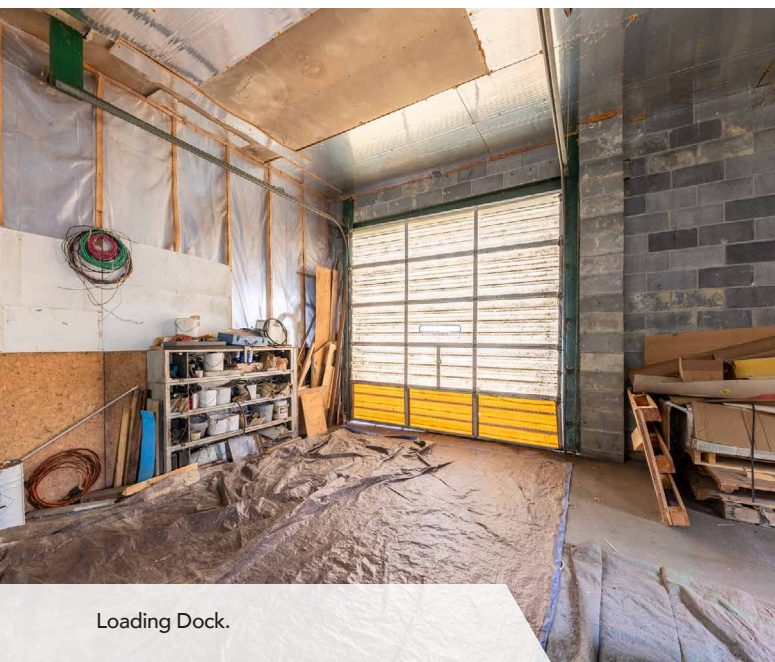


Open Warehouse Area (Left Bay).

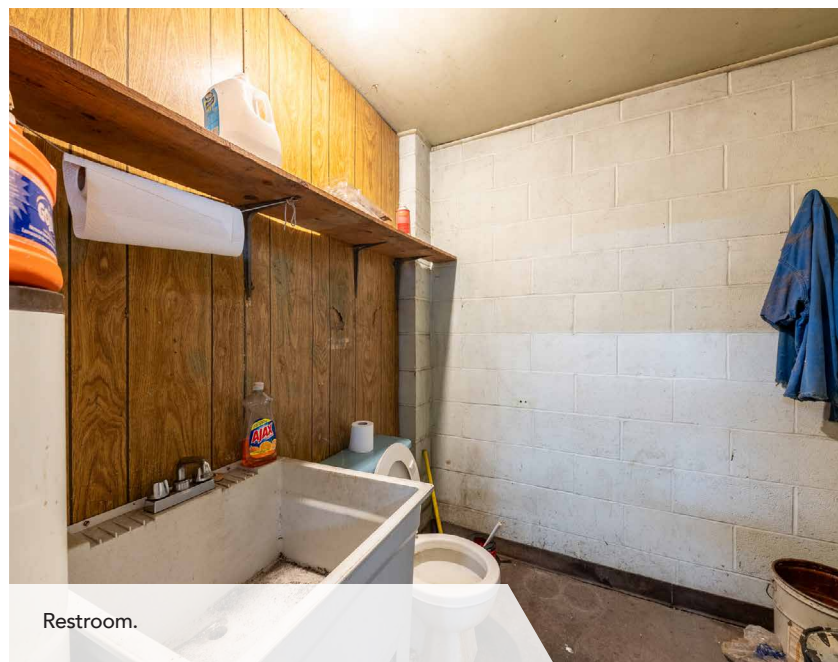
INTERIOR PHOTOS



Open Warehouse Area (Left Bay).



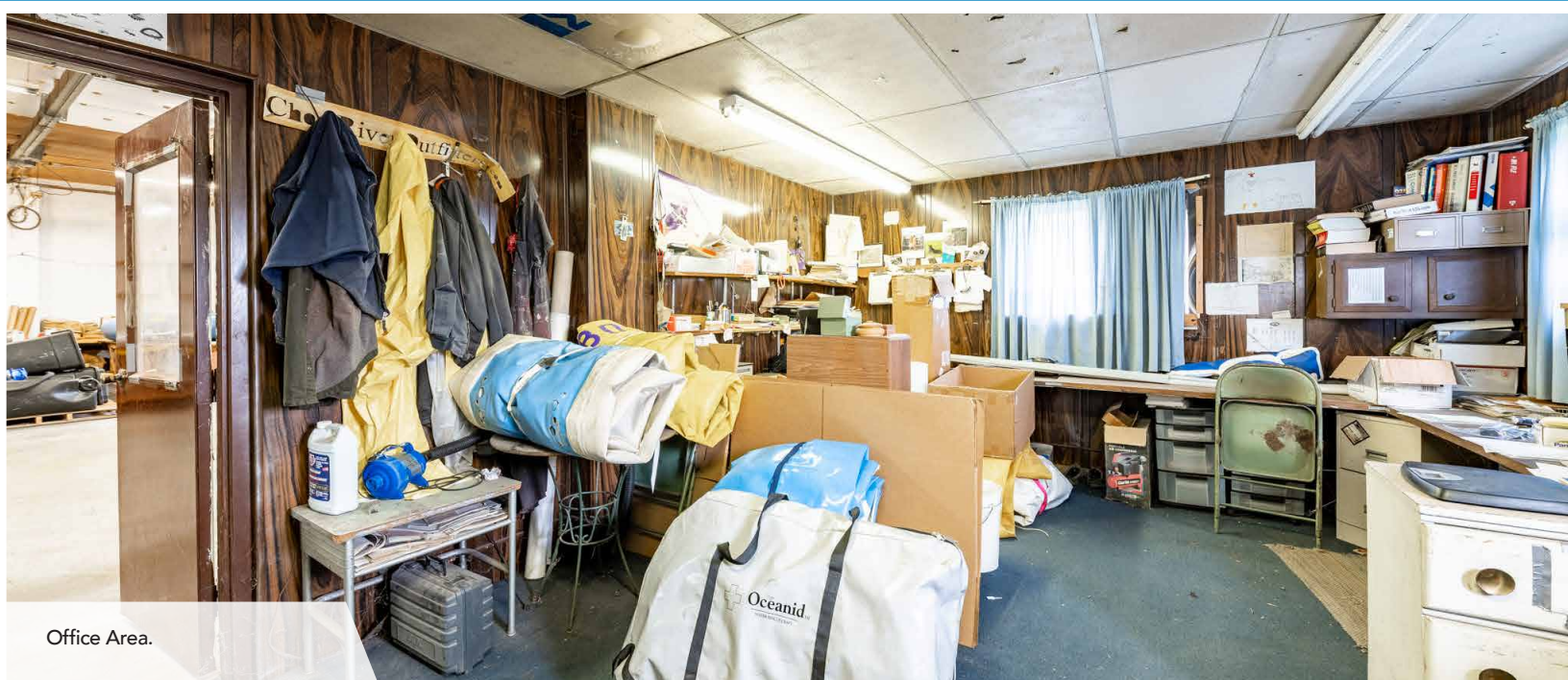
Loading Dock.



Restroom.

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Office Area.



Office Area.

EXTERIOR PHOTOS



Front of Building.



Front of Building.



Loading Dock.

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Front and Side of Building.



Office Entrance.

AERIALS



Aerial Facing South.

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Aerial From Above.



Aerial Facing East.



Aerial Facing South.



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