

# A rare opportunity

Purchase ±21 AC in downtown Huntington, WV

2401 5th Ave, Huntington, WV 25703

- Asking price: \$4.9MM
- ± 21 AC with rail access
- 341,995 SF on 20.53 acres
- Direct access to State Route 60, easy access to I-64
- Situated between Edwards Football Stadium and Veterans Memorial Soccer Complex

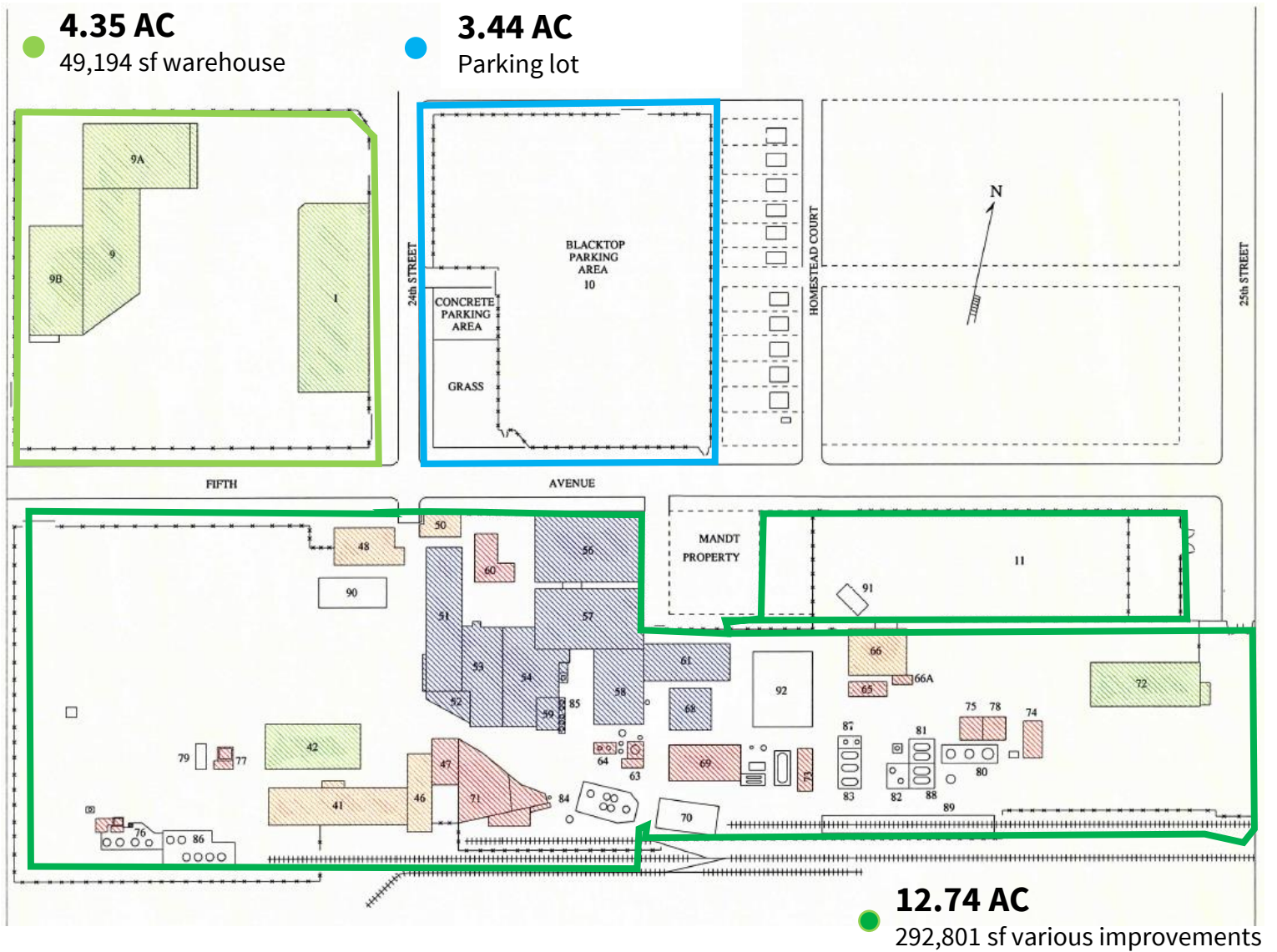


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# A rare redevelopment opportunity



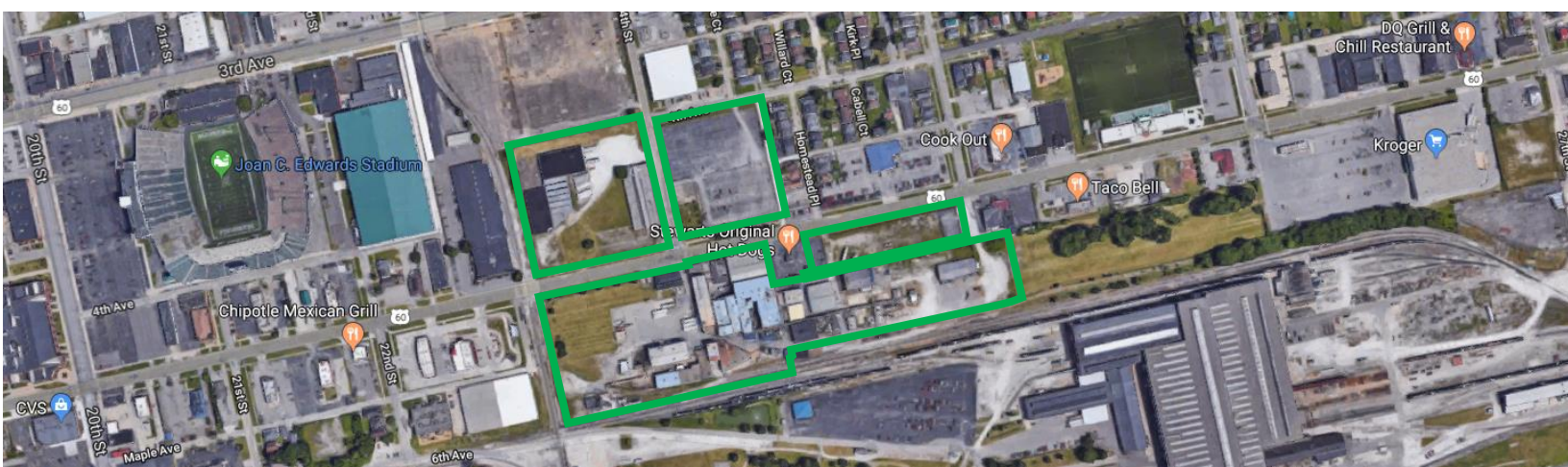
## Property Highlights

- Built 1915-1998
- 341,995 SF on 20.53 acres
- Approx. 22,750 SF office
- Approx. 296,545 SF fabrication/warehouse/lab
- Situated Southeast of Marshall's campus
- Located between Edwards Stadium and Veteran's Memorial Soccer Complex
- Three substations, one main and two supporting
- BASF rail-served
- Former pigment manufacturing facility
- HVAC office/ R&D only
- Sprinklered

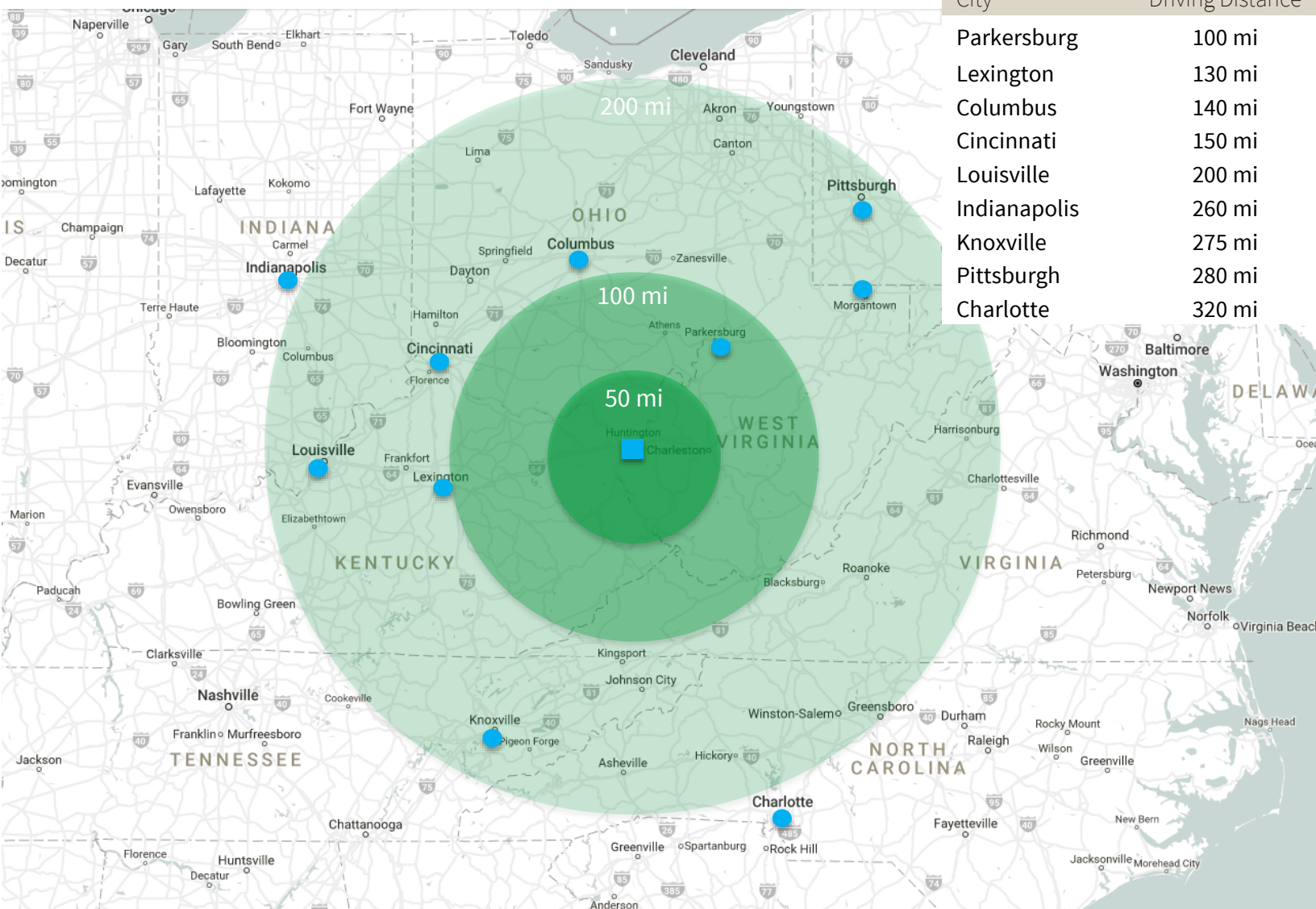


# Adjacent to Marshall University's campus

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## Regional map



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