

FOR LEASE



Industrial/Flex/BTS Opportunities

Three Springs Industrial Park • Weirton, WV

Broker Joseph Luckino • (740) 632-9111 • jluckino@cedaronerealty.com

Three Springs Industrial Park

Weirton, WV 26062



APPROXIMATELY 62,100 SF AVAILABLE

- 23,700 SF OF GROUND FLOOR INDUSTRIAL SPACE
- 38,400 SF OF UNFINISHED OFFICE SPACE ON TWO (2) FLOORS



INDUSTRIAL SPACE FEATURES

- 28'-32' CEILINGS
- NEW LED LIGHTING
- GAS-FIRED RADIANT HEAT
- SUBSTANTIAL 480-VOLT THREE-PHASE POWER
- 16' BY 16' GRADE-LEVEL TRUCK ACCESS DOORS
- LOADING DOCKS CAN BE ADDED TO SUIT
- MOSTLY CLEAR SPAN WITH TWO (2) FIVE-TON OVERHEAD CRANES
- OFFICE SPACE CONSTRUCTED TO SUIT

OFFICE/FLEX BUILDING FEATURES:

- TWO FLOORS OF APPROXIMATELY 12,800 SF EACH
- OPEN FLOOR PLAN, OFFICES BUILT TO SUIT
- PASSENGER OR FREIGHT ELEVATOR
- PARK-LIKE SETTING
- AMPLE PARKING

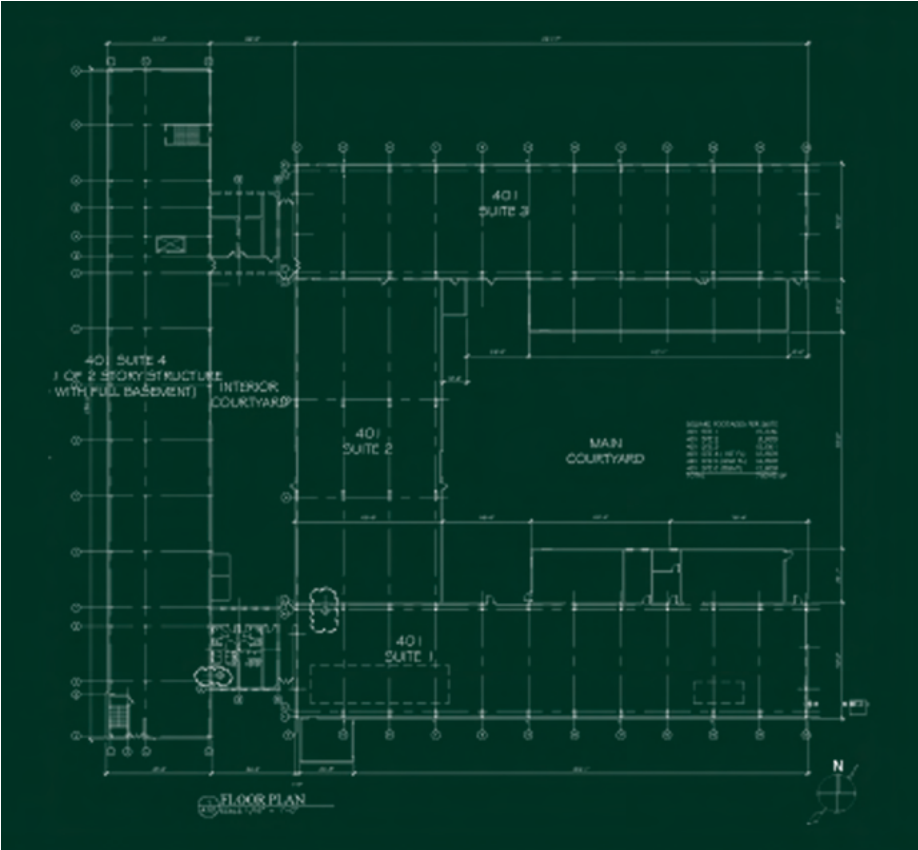
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FLOOR PLAN

BUILD-TO-SUIT OPPORTUNITIES

- SITE WORK UNDERWAY
- 10,000 – 100,000+ SF FREE-STANDING BUILDINGS
- ALL PUBLIC UTILITIES



- 1 : OUTPARCEL #1**
- 2 : OUTPARCEL #2**
- 3 : OUTPARCEL #3**

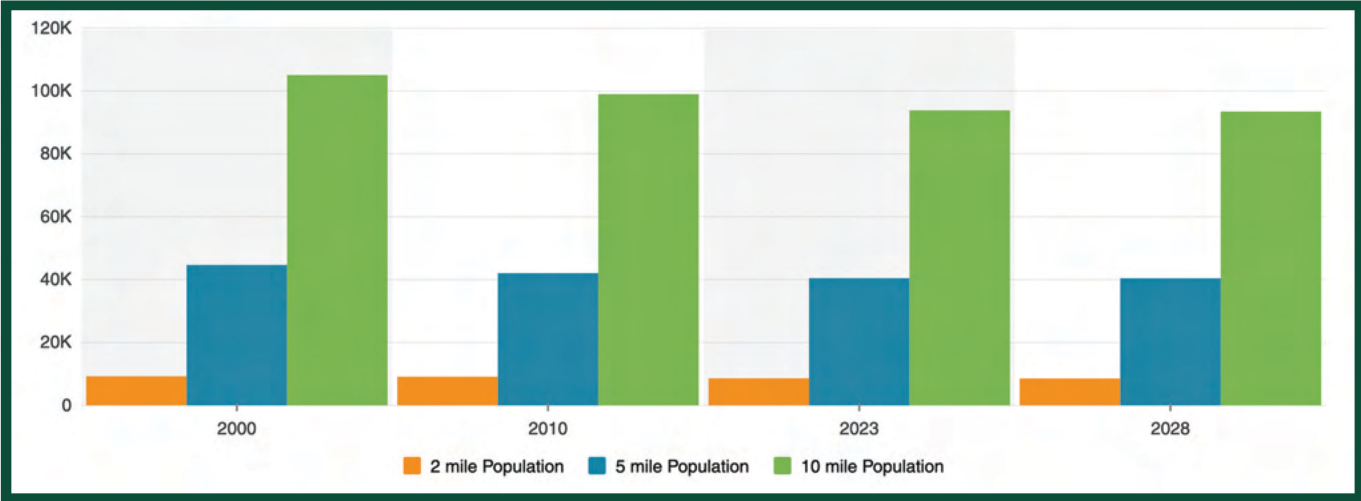
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DEMOGRAPHICS

POPULATION



TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|---------------------|---------------------|----------------|------------|------------------------|
| Three Springs Dr | Hwy 22 N | 12,076 | 2022 | 0.20 mi |
| US Hwy 22 | Old 22 SW | 26,429 | 2022 | 0.25 mi |
| Three Springs Dr | Hwy 22 S | 13,402 | 2022 | 0.34 mi |
| Three Springs Dr | US Hwy 22 S | 13,886 | 2020 | 0.34 mi |
| Three Springs Dr | Hwy 22 W | 3,598 | 2022 | 0.36 mi |
| US Hwy 22 | Three Springs Dr SW | 4,037 | 2022 | 0.38 mi |
| Three Springs Drive | 13 N | 13,876 | 2022 | 0.48 mi |
| Three Springs Dr | 13 N | 15,955 | 2022 | 0.48 mi |
| Potomac St | Palomino Dr NW | 6,037 | 2022 | 0.49 mi |
| 13 | Three Springs Dr S | 14,819 | 2022 | 0.55 mi |

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AERIAL MAP



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PROPERTY PHOTOS



CONTACT INFORMATION



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Cedar One a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents who are well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volume of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."

