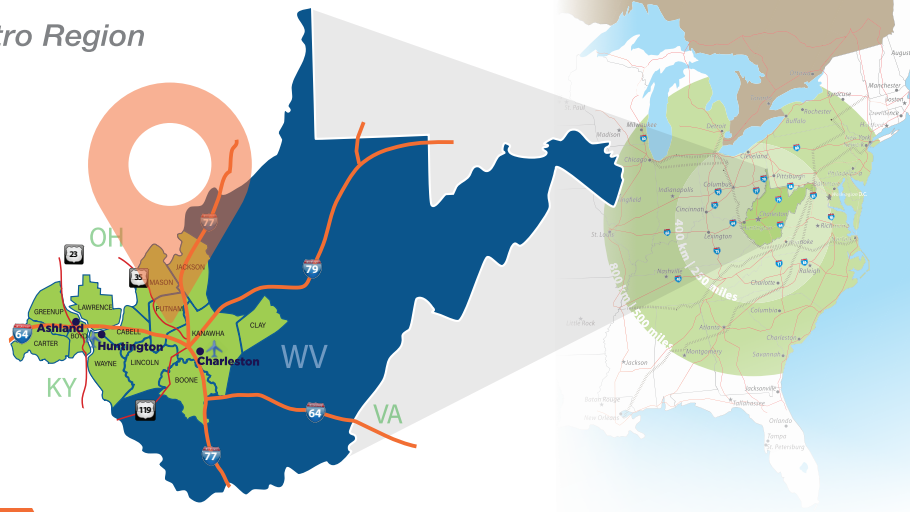


West Virginia's Charleston - Huntington Metro Region



# WATERWAY INDUSTRIAL PARK

64 Waterway Drive,  
Poca West Virginia, 25159



**FOR LEASE AVAILABLE SPRING 2026**

**100,000 sf of industrial/  
warehouse space**

**4,000 sf of office space**

**9,000 sf barge area**

**7.29 acres**

**Flexible Buildout Options**

## AMENITIES

- Barge Facilities on the Kanawha River
- Fenced Boundary
- Adjacent to Norfolk Southern Rail Line
- 10" Concrete Floors
- Ceiling Heights Ranging from 20'-50'
- Overhead Cranes

## UTILITIES

- American Electric Power: 3 Phase
- Mountaineer Gas
- WV American Water
- Putnam Public Service District Sewer



**Property is undergoing substantial  
rehabilitation and will feature new:**

- Roof
- LED Lighting
- Multiple Dock Doors
- Restrooms
- Electrical Infrastructure

## LOCATION

Conveniently located in Putnam County, WV between  
the Charleston and Huntington metro areas.

5 miles from I-64 on Route 62

Less than 50 miles to Nucor's new steel mill in  
Apple Grove, WV; Toyota Motor Manufacturing of  
WV in Buffalo, WV, and TIMET's titanium production  
facility in Jackson County, WV



## Why Advantage Valley, West Virginia

The Charleston-Huntington Metro Areas represent a combined population of 630,000 and a workforce of 350,000. This powerhouse region boasts world class manufacturing facilities such as Nucor Steel, Toyota Manufacturing of West Virginia, TIMET, Constellium, Alcon, DOW, and many others creating strong economic clusters in metals, chemicals and polymers, automobile parts manufacturing, and aerospace.

### Businesses enjoy:

A loyal and skilled workforce with the country's lowest manufacturing turnover rate (US Bureau of Labor Statistics)

The 3rd lowest cost of doing business (CNBC)

Cost of labor that is below the national average for key production occupations (US Bureau of Labor Statistics)

Lowest cost of living in the country (Sperlings Best Places)

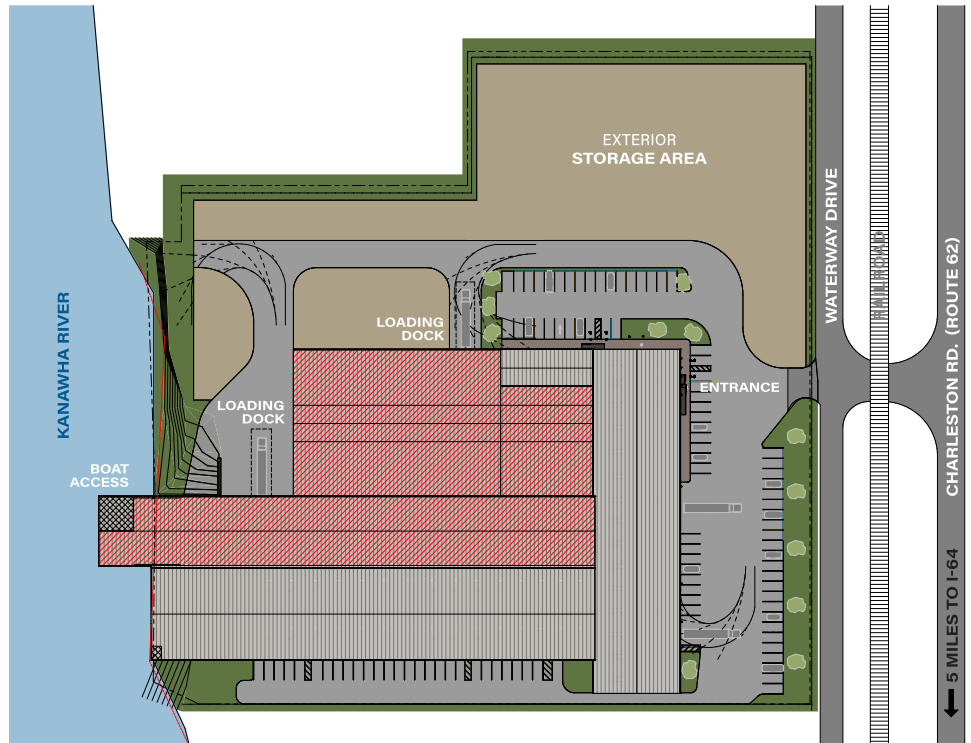
Low electric and other utility rates

## CONTACT

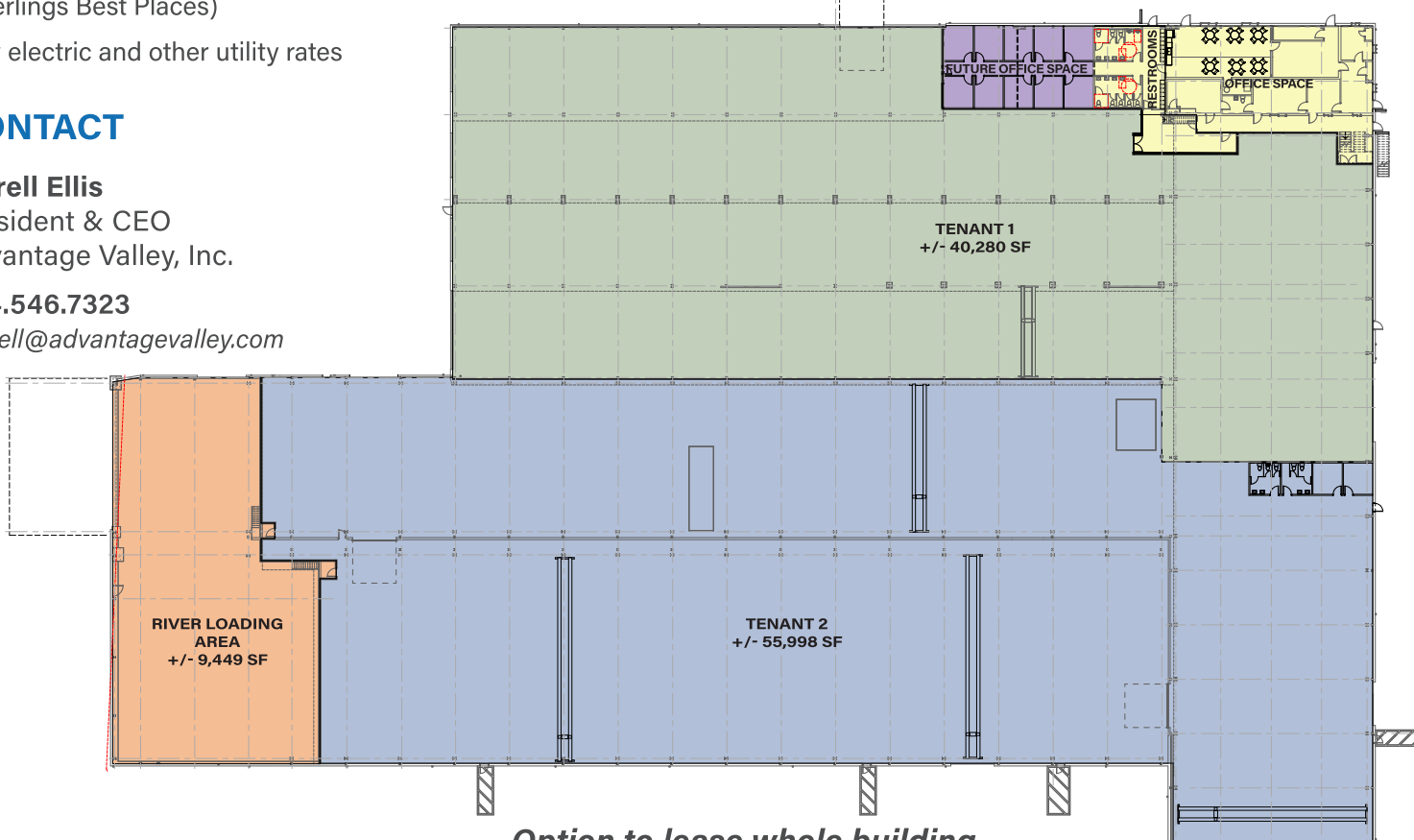
**Terrell Ellis**  
President & CEO  
Advantage Valley, Inc.

**304.546.7323**  
[Terrell@advantagevalley.com](mailto:Terrell@advantagevalley.com)

## EXTERIOR



## INTERIOR



*Option to lease whole building*



P.O. Box 1925  
Charleston, West Virginia 25327

304.352.1165  
[AdvantageValley.com](http://AdvantageValley.com)

