



FOR SALE OR LEASE

Sale Price: \$4,350,000 | Rent Rate: \$6.50 - \$7.50 NNN

694 Corning Way, Martinsburg, WV

- Fully-conditioned warehouse space
- Uniquely situated on 23 acres with 600' of frontage on I-81
- Potential for outdoor storage to existing building (and/or expansion area)

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Property Details

- Sale Price: \$4,350,000
- Rent Rate: \$6.50 - \$7.50 NNN
- 40,154 SF Facility
- Air-conditioned warehouse and office
- 6 loading docks
- 20' clear height
- 3-phase power
- Fenced/secured lot allows for outdoor storage
- Small office area, approximately 2,600 SF, renovated 2019
- Two 2.5 ton Mitsubishi units for office area installed 2019
- Warehouse conditioned by 3 Trane roof units installed 2017
- Recent roof replacement and warranty through 2030
- Building and lot sit on 23 acres with flexible zoning and frontage on I-81

Photos



Photos



Photos



Location



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