

FOR SALE
INDUSTRIAL BUILDING
MARKETING FLYER



8004 HEDGESVILLE ROAD
HEDGESVILLE, WV 25427



 **8004 HEDGESVILLE ROAD**
SUBJECT PROPERTY

9

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INDUSTRIAL BUILDING FOR SALE

8004 HEDGESVILLE ROAD HEDGESVILLE, WV 25427

SALE PRICE / \$418,000

TOTAL SPACE AVAILABLE / 5,536 sq ft

GROSS LOT SIZE / 2 (+/-) ACRES

CEILING HEIGHT / 8' - 12'

PROPERTY TYPE / INDUSTRIAL

**PROPERTY FEATURES / 3 OVERHEAD
DOORS, THREE PHASE ELECTRIC, SIGNAGE
OPPORTUNITIES, EASILY ACCESSIBLE,
ALONG MAJOR TRAFFIC ROUTE**

8004 Hedgesville Road offers 5,536 (+/-) square feet of industrial space on 2 (+/-) acres of land immediately along Route 9. The building provides a largely open industrial/warehouse space with approximately 364 (+/-) square feet of newly renovated office space. The industrial space is equipped with three overhead doors. An air compressor on-site conveys with the sale of the building. This property is an ideal space for a light industrial user, though may be flexible for other uses.

The subject property is located in western Berkeley County in the Eastern Panhandle of West Virginia. This property is located approximately 8 miles from I-81, Exit 16W. Along I-81 there is a daily traffic count of over 76,809 vehicles. (Source ©2023 Esri) Major cities including Baltimore, MD, Washington D.C., Philadelphia, PA and Pittsburgh, PA are within a 2-4 hour drive of Martinsburg, WV and the subject property.

FOR SALE

INDUSTRIAL BUILDING - DIRECTLY ALONG ROUTE 9 - LOCATED 8 MILES FROM I-81
8004 HEDGESVILLE ROAD · HEDGESVILLE, WV 25427 · 5,536 (+/-) SQ FT BUILDING

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The original portion of the building was constructed in the early 1980's. The two additions were constructed in the early 2000's. The property offers a total of 5,536 (+/-) square feet of space. The building is a pole construction and is a largely open warehouse space with approximately 364 (+/-) square feet of newly renovated office space. The property features three overhead doors and is serviced by three phase, 400 amp electrical service. The building is heated by an external wood furnace, hot water forced warm air heat. The building is served by private well and septic. Additionally there is a newer 18 X 24 shed for wood storage adjacent to the external wood furnace on the property. The current use of the property is a light industrial facility. Surrounding properties are largely residential and rural commercial in usage.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Hedgesville, this property is positioned in the Hedgesville District of Berkeley County. The site is comprised of one rectangular shaped parcel of land consisting of 2 (+/-) acres. The property is identified as Hedgesville District, Tax Map 13, Parcel 106.2. This can be referenced in Deed Book 700, Page 386.

INGRESS / EGRESS / PARKING

Accessibility is good via Route 9. Route 9 (Hedgesville Road) is a primary east/west two lane state road that connects Martinsburg, WV to Morgan County, WV in the west. The property provides a gravel lot and offers 10 (+/-) spots for parking.

UTILITIES

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

UTILITY	PROVIDER
Electric	Three phase electric service
Water	Well
Sewer	Septic
Trash	Waste Management
Cable/Internet	Comcast or Frontier
Gas	Many Local Providers

ECONOMIC OUTLOOK

West Virginia's Eastern Panhandle (EPH) has been the state's strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle's manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle's proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

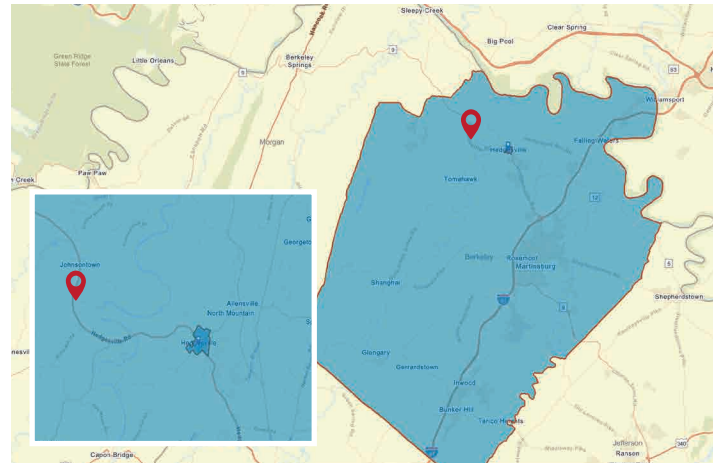
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

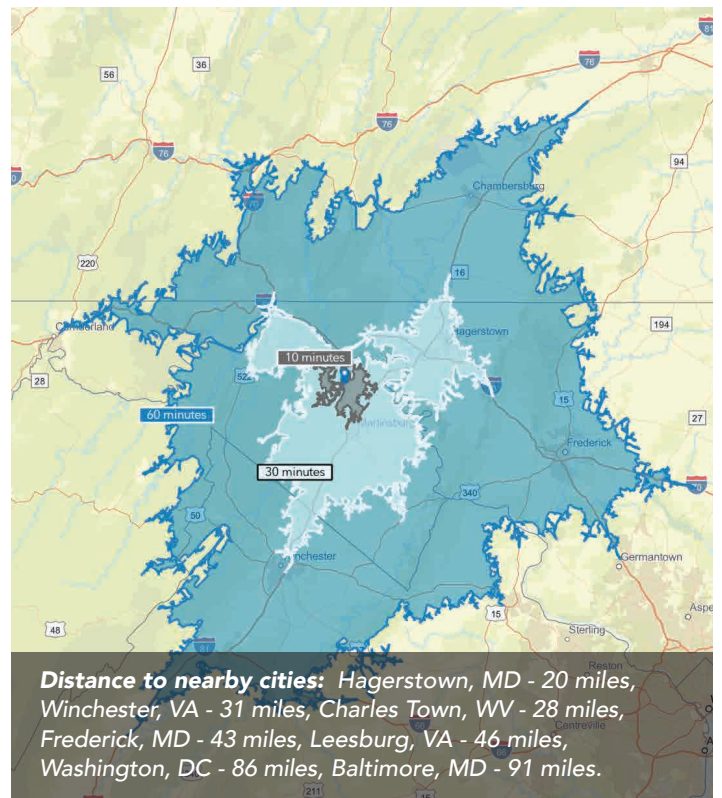
Berkeley County has a total population of 126,534 and a median household income of \$65,826. Total number of businesses is 2,635.

The **City of Hedgesville** has a total population of 17,422 and a median household income of \$78,274. Total number of businesses is 195.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Martinsburg City Limits 📍 Subject Location



SUBJECT PROPERTY PARCEL MAP



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SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property, 8004 Hedgesville Road, has been referenced with a yellow outline.

- 1 United States Postal Service
- 2 Shell
- 3 Country Roads Tire & Auto
- 4 7-Eleven
- 5 Hedgesville Elementary School
- 6 Hedgesville Middle School
- 7 Martin's
- 8 Burger King
- 9 Dollar General
- 10 Dollar General
- 11 Travers Country Store

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,037

Total Population



83

Businesses



4,346

Daytime Population



\$254,369

Median Home Value



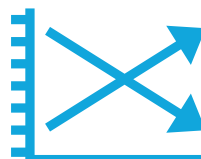
\$35,090

Per Capita Income



\$78,825

Median Household Income



-0.20%

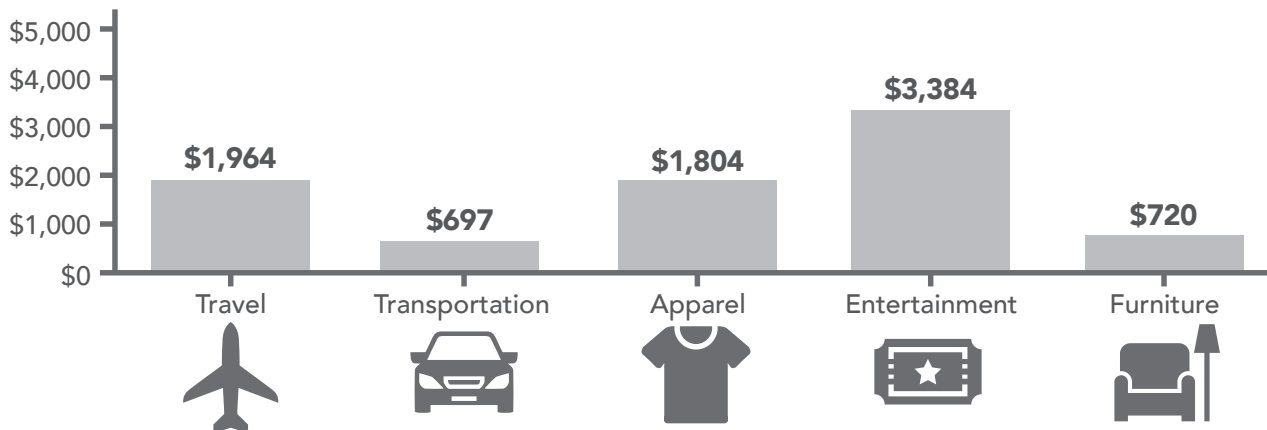
2020-2023 Pop Growth Rate



42.7

Median Age

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



18,850

Total Population



208

Businesses



12,510

Daytime Population



\$261,228

Median Home Value



\$36,090

Per Capita Income



\$79,600

Median Household Income



1.91%

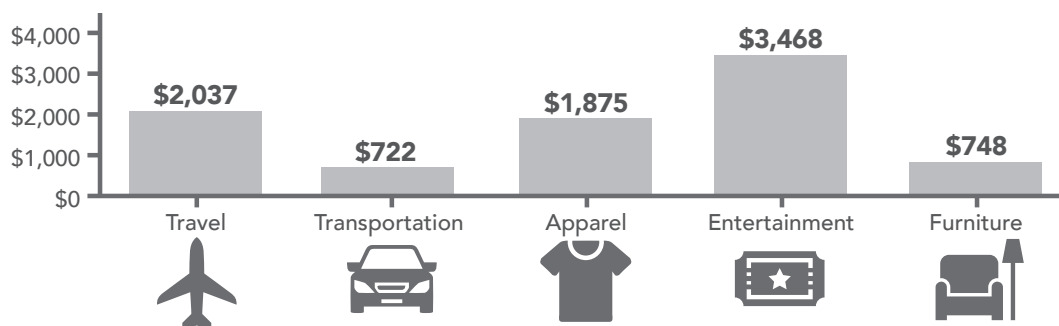
2020-2023 Pop Growth Rate



42.1

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



89,562

Total Population



2,144

Businesses



80,721

Daytime Population



\$246,309

Median Home Value



\$35,363

Per Capita Income



\$70,400

Median Household Income



1.42%

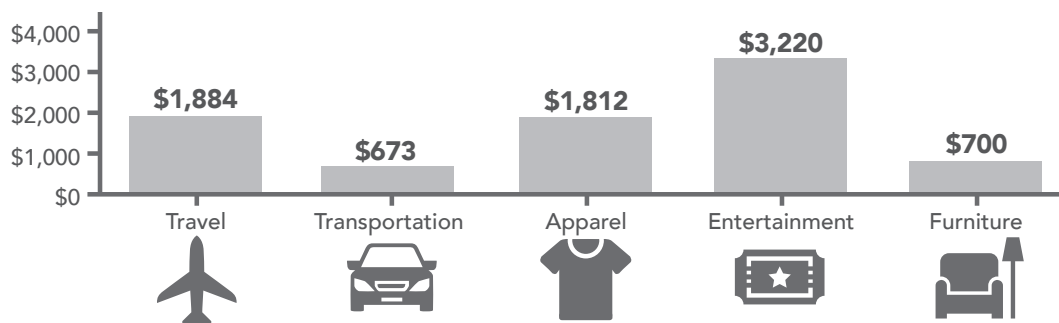
2020-2023 Pop Growth Rate



41.0

Median Age

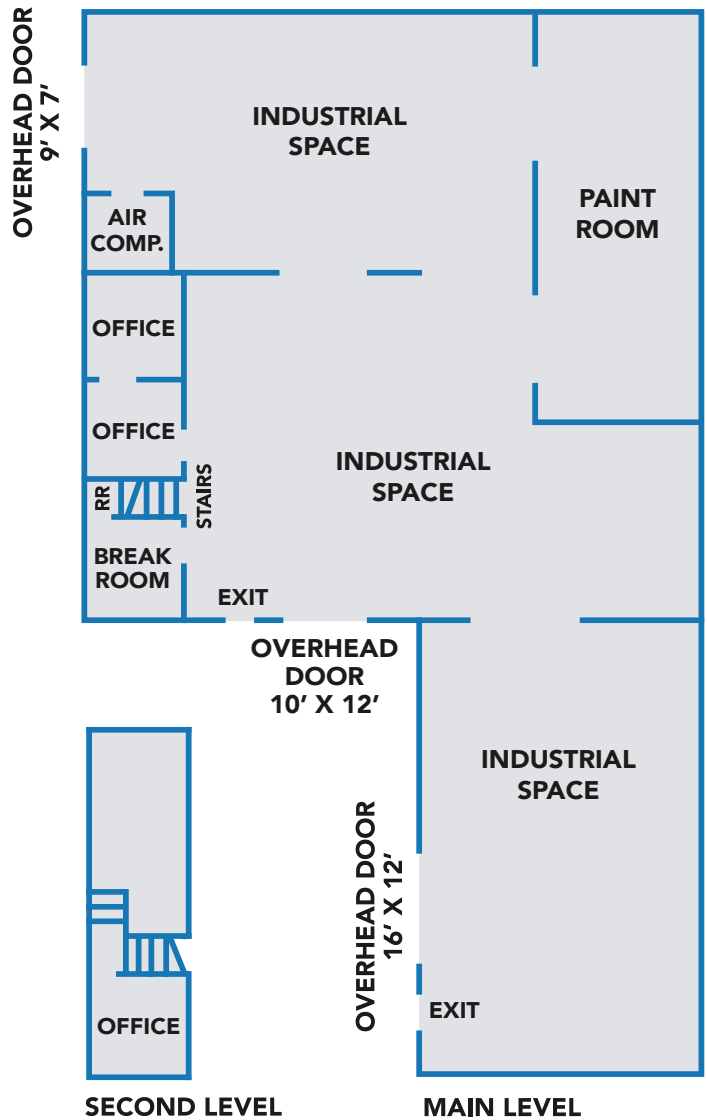
KEY SPENDING FACTS



FLOOR PLAN

5,536 SQUARE FEET

The property offers a total of 5,536 (+/-) square feet of industrial/office space. The building is a pole construction and is a largely open warehouse space with approximately 364 (+/-) square feet of newly renovated office space. The main floorplan also has a small restroom, a breakroom and a paint/workshop room. There is also a second level over top of the office portion with more office/storage space. The building has three overhead doors and is serviced by three phase, 400 amp electrical service. The building is heated by an external wood furnace, hot water forced warm air heat. The building is served by private well and septic. Additionally there is an 18 X 24 shed for wood storage adjacent to the external wood furnace. An air compressor on-site conveys with the sale of the building. Finishes to the space include drywall walls, drop ceilings, concrete flooring, and fluorescent lighting throughout.



*Floor plan may not be exact.

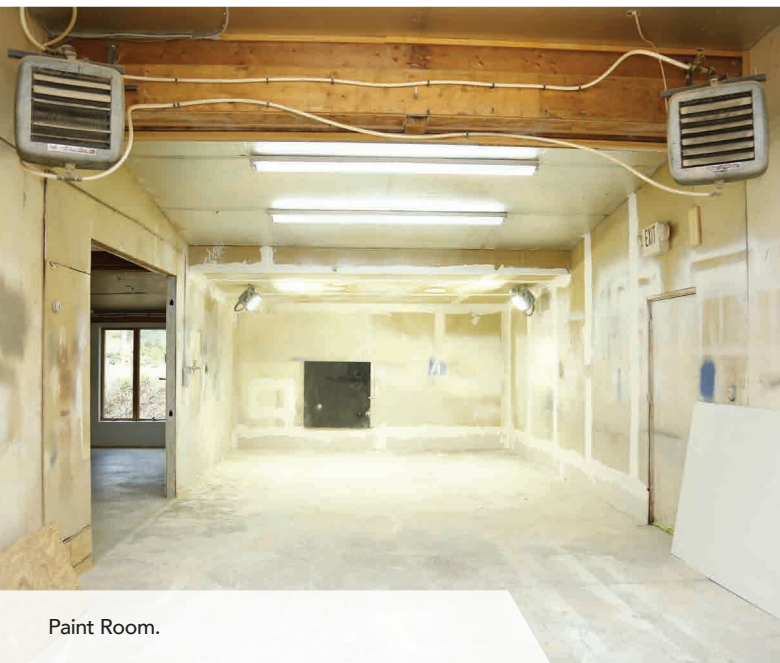
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INTERIOR PHOTOS



Industrial Space.



Paint Room.



Industrial Space.

INTERIOR PHOTOS



Industrial Space.



Breakroom / Restroom.



Office.



Industrial Space Facing the Offices.

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Industrial Space.

EXTERIOR PHOTOS



Front of the Building, Signage Opportunity.



Land Behind Building.

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Side of Building.



Back of the Building.

AERIAL PHOTOS



Aerial Facing East.

**Boundaries are approximate*

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Aerial Facing West.



Aerial Facing Southeast.



Aerial Facing North.

*Boundaries are approximate

AERIAL PHOTOS

**Boundaries are approximate*

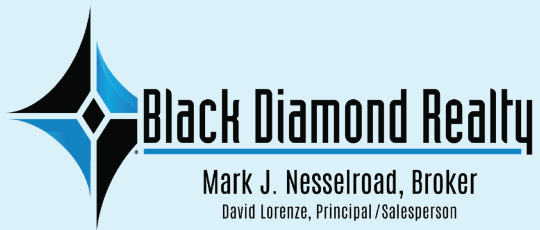


Aerial Facing East.

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Overhead Aerial View.



CONTACT

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