

FOR SALE / LEASE
INDUSTRIAL PROPERTY / LAND
MARKETING FLYER



123 TURKEY RUN
SALEM, WV 26426

◆ 123 TURKEY RUN

19,675 VEHICLES PER DAY

50



TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities and access.	02
Location Analysis / Surrounding Amenities Detailed description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics / Key Facts Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plan / Photos - Large Building Floor plan, description and interior photos of the large building.	08
Floor Plan / Photos - Small Building Floor plan, description and interior photos of the small building.	14
Exterior Photos Exterior photos of the property from various angles.	18
Aerial Photos Aerial photos of the property from various heights and angles.	22



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INDUSTRIAL / LAND FOR SALE / LEASE

123 TURKEY RUN SALEM, WV 26426

SALE PRICE / \$395,000

LEASE RATE / \$8.75 SQ FT / YEAR

LEASE STRUCTURE/ NNN

TOTAL SPACE AVAILABLE / 7,800 (+/-) SQ FT

GROSS LOT SIZE / 5.5 ACRES

ZONING / NO ZONING

**PROPERTY FEATURES / QUICK ACCESS
TO MAJOR THOROUGHFARES (ROUTE
50), FENCED LOTS, OUTDOOR COVERED
STORAGE BUILDINGS, OVERHEAD DOORS,
LOADING DOCK, OFFICE SPACE**

Located minutes from downtown Salem, 123 Turkey Run is an industrial/office property consisting of two buildings totaling 7,800 (+/-) square feet on 5.5 (+/-) acres. The larger building consists of 5,600 (+/-) square feet and is built out as roughly three quarters office/retail/storage and one quarter industrial. The smaller building consists of 2,200 (+/-) square feet and is built out as office. The property offers two flat, fenced areas for outdoor storage, two covered outdoor storage buildings and additional land (roughly 2.5 acres) that can be developed.

The property is located outside city limits, 0.2 mile off of Route 50. Along Route 50 there is an average daily traffic count of 19,675 vehicles per day. (provided by Esri and Data Axle, 2023).

FOR SALE / LEASE
INDUSTRIAL PROPERTY - LOCATED 0.2 MILE TO ROUTE 50
123 TURKEY RUN · SALEM, WV 26426 · 7,800 (+/-) SQ FT · 5.5 ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION

Located outside of city limits, this property is situated in the Tenmile District (18) of Harrison County. The site is comprised of ten irregular shaped parcels totaling 5.5 (+/-) acres. The property is identified as Tenmile District, Tax Map 2605 and 302. This can be referenced in Deed Book 1567, Page 300. See the parcel list below. The property is not restricted by zoning regulations.

MAP NUMBER	PARCEL NUMBER	PARCEL SIZE
302	15	2.5 AC
2605	180	0.16 AC
2605	184	0.31 AC
2605	185	0.16 AC
2605	186	0.14 AC
2605	187	0.27 AC
2605	188	0.86 AC
2605	189	0.17 AC
2605	190	0.37 AC
2605	222	0.30 AC

SPECIFICATIONS

Built in 1950, the subject property is improved with two industrial/office buildings with a combined size of 7,800 (+/-) square feet. The larger building is mostly office/storage space with about one quarter being true industrial space. The industrial space offers a 12'x11' overhead door, a 2-Ton crane and a bridge crane. The storage space offers an 8' X 8' loading dock. The building exterior and roof are metal and there are windows throughout for plenty of natural light.

The small building is 100% office space containing four offices, a large work room, conference room and kitchenette. The building exterior is vinyl siding and the roof is shingle. There are windows all the way around for plenty of natural light.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Salem Water Department
Sewer	Salem Water Department
Trash	Multiple Providers
Cable/Internet	Multiple Providers

DIRECTIONS

From US Route 50 West, exit right to Downtown Salem and continue towards Old Route 50 for less than 0.1 mile. Turn left onto Hope Yard Road and continue for roughly 500 feet. When you reach the bridge, you have reached the property. Additionally, the property can be accessed by continuing on Old Route 50 for an additional 0.1 mile then turning left onto Turkey Run. Continue on Turkey Run for 0.1 mile until you reach Park Ave. Turn left onto Park Ave and continue roughly 180 feet until you reach the property on the right.

INGRESS / EGRESS / PARKING

The property currently offers two points of ingress and egress via Park Ave or Hope Yard Road. The property is equipped with two fenced yards for outdoor storage or additional parking. The property offers a sufficient amount of parking in various locations. In front of the large building, there is space for roughly ten vehicles to park.

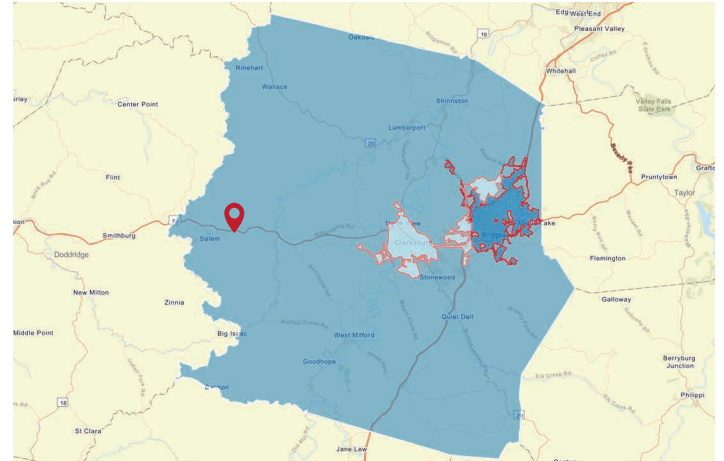
LOCATION ANALYSIS

Nearest MSA: Located 12 miles east, the City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exist, along with many recreational facilities and one of the best preserved historic downtowns in the state.

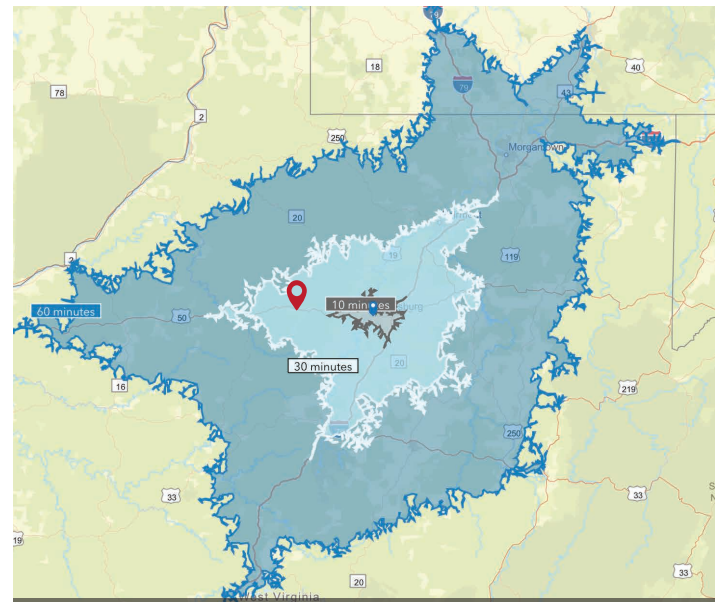
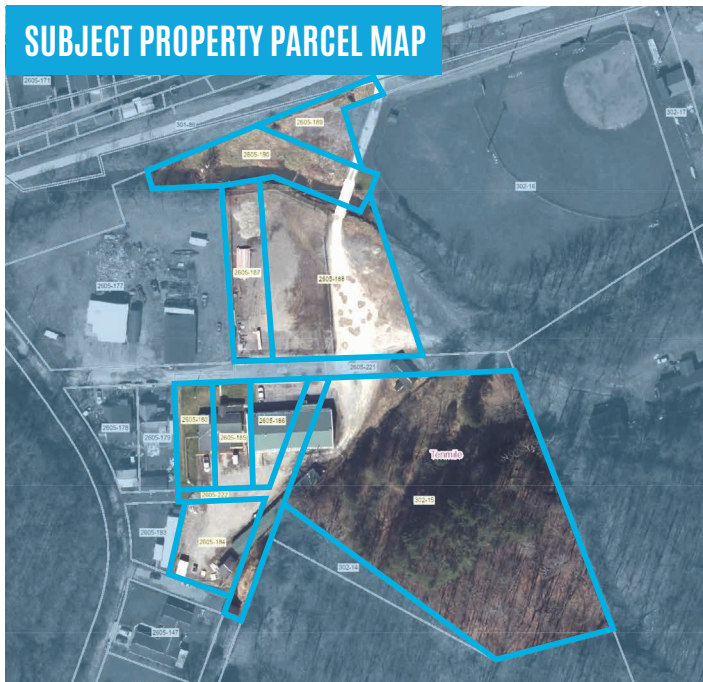
Harrison County has a total population of 64,773 and a median household income of \$53,087. Total number of businesses is 2,391.

The **City of Salem (26426)** has a total population of 6,487 and a median household income of \$49,574. Total number of businesses is 108.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location Clarksburg City Limits



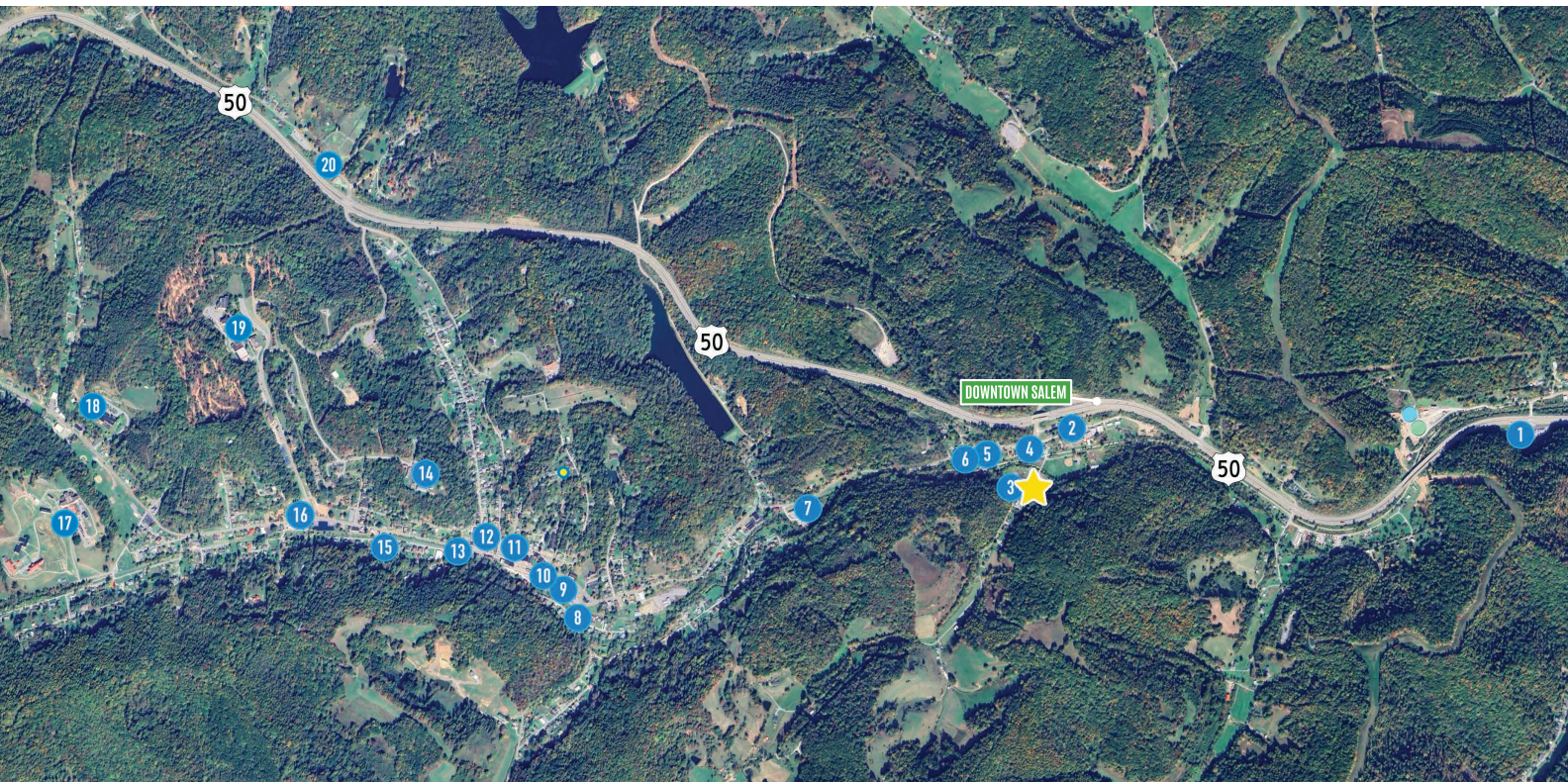
Distance to nearby cities: Clarksburg, WV - 12 miles, Bridgeport, WV - 17 Miles, Fairmont, WV - 33 Miles, Morgantown, WV - 49 miles, Parkersburg, WV - 61miles, Pittsburgh, PA - 118 miles, Charleston, WV - 134 miles.

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SURROUNDING AMENITIES



The Google Earth photo above highlights several of the most popular surrounding locations. The subject property at 123 Turkey Run has been referenced with a yellow star.

- 1 PARCS Superstore
- 2 Double E Sawmill
- 3 Dominion Transmission
- 4 Rebel Gas Station
- 5 Family Dollar
- 6 Super Wok
- 7 Salem Filtration Plant
- 8 NAPA Auto Parts
- 9 Salem Shop 'n Save Express
- 10 Summit Community Bank
- 11 Dollar General
- 12 Mountaineer Mart
- 13 ACE Hardware
- 14 Randolph Terrace Apartments
- 15 Dairy Queen Grill and Chill
- 16 Salem Town Hall
- 17 Salem Correctional Center
- 18 Salem Elementary School
- 19 Salem University
- 20 Go Mart

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



3,086

Total Population



79

Businesses



2,872

Daytime Population



\$99,046

Median Home Value



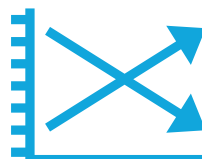
\$27,907

Per Capita Income



\$47,143

Median Household Income



-0.53%

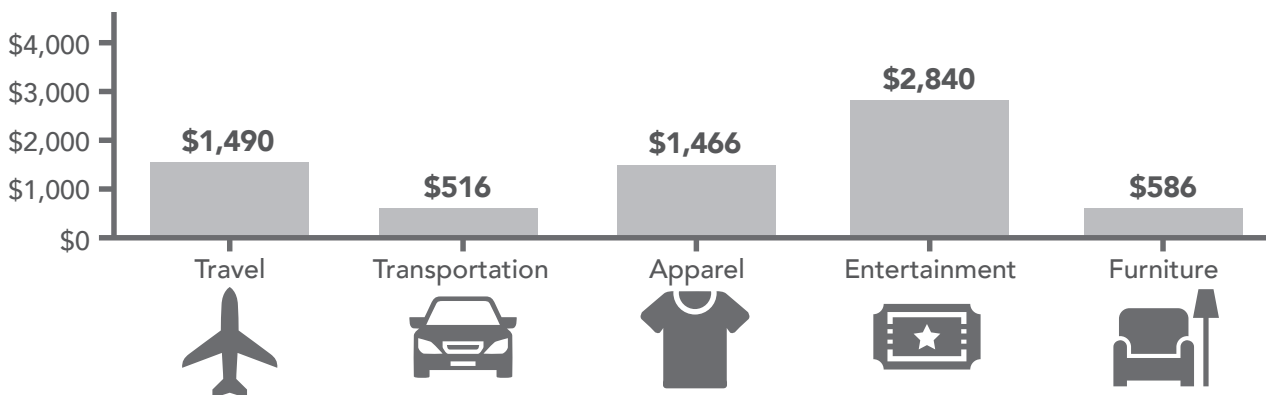
2020-2023 Pop Growth Rate



1,462

Housing Units (2020)

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



5,399

Total Population



100

Businesses



4,185

Daytime Population



\$116,339

Median Home Value



\$27,444

Per Capita Income



\$50,200

Median Household Income



-0.85%

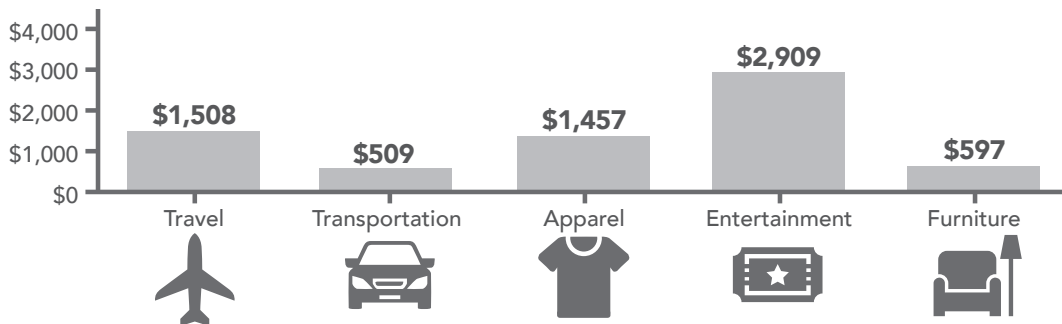
2020-2023 Pop Growth Rate



2,354

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



23,877

Total Population



454

Businesses



22,445

Daytime Population



\$117,791

Median Home Value



\$29,604

Per Capita Income



\$49,729

Median Household Income



-0.64%

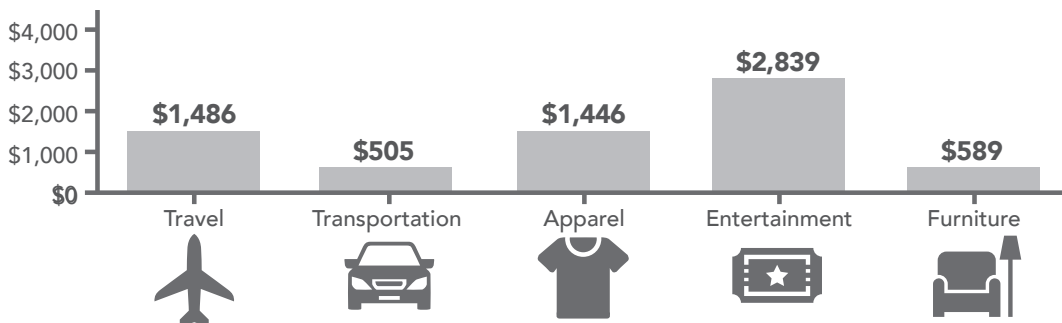
2020-2023 Pop Growth Rate



11,015

Housing Units (2020)

KEY SPENDING FACTS

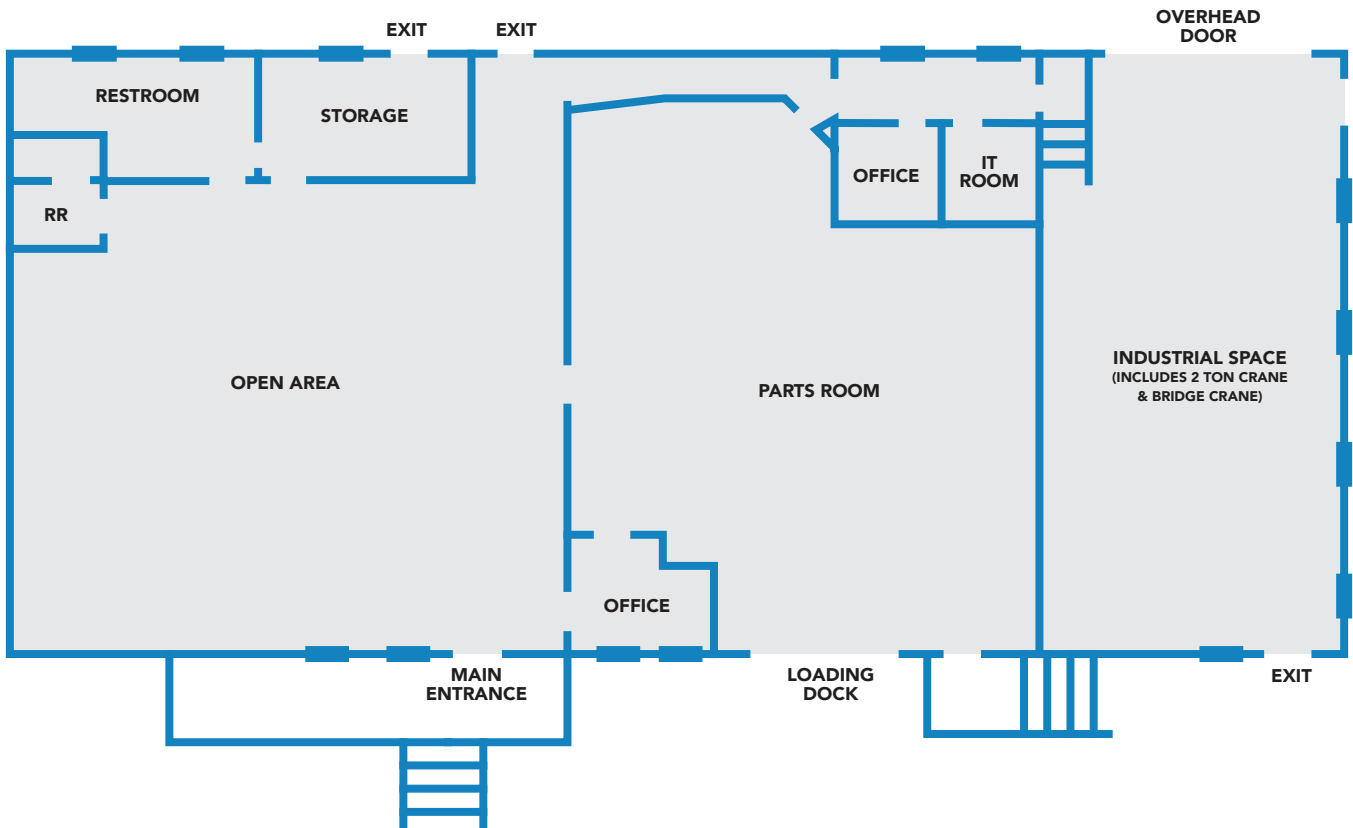


LARGE BUILDING - FLOOR PLAN

6,200 (+/-) SQUARE FEET

The large building is comprised of 6,200 (+/-) square feet and includes a combination of office, storage and industrial space. The main entrance is located along the south side of the building via covered, elevated patio. The floor plan consists of a large open area, two restrooms, storage room with exit door, caged parts room with plenty of storage shelving, two small offices, an IT room, and a large open industrial space.

The industrial space offers one 12'x11' overhead door, and 2-Ton crane and a bridge crane. The parts room has a 8'x8' loading dock which is located on the south side of the building. Finishes include a combination of painted concrete, laminate tile and carpet flooring, drywall and cinder block walls and drop ceilings. There is florescent lighting throughout.



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Open Area.



Open Area.

INTERIOR PHOTOS (LARGE BUILDING)



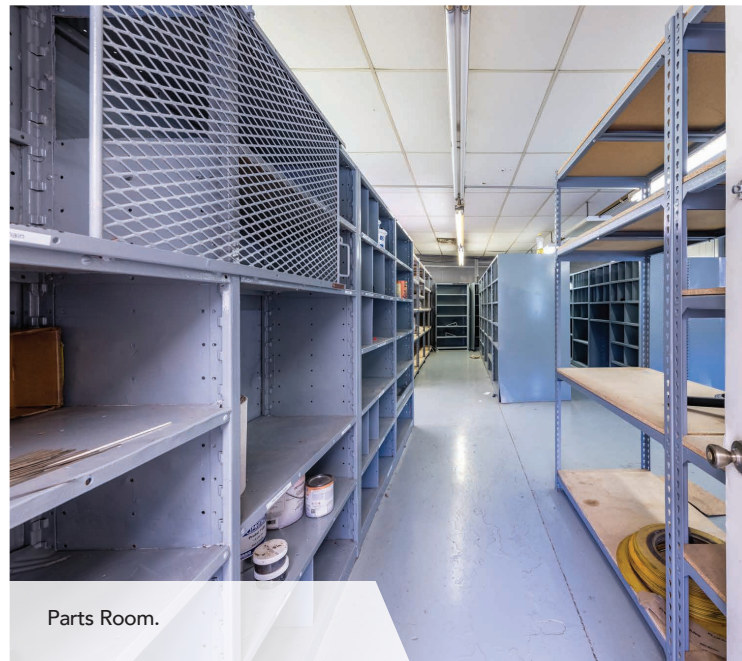
Restroom.



Storage Room.



Office.

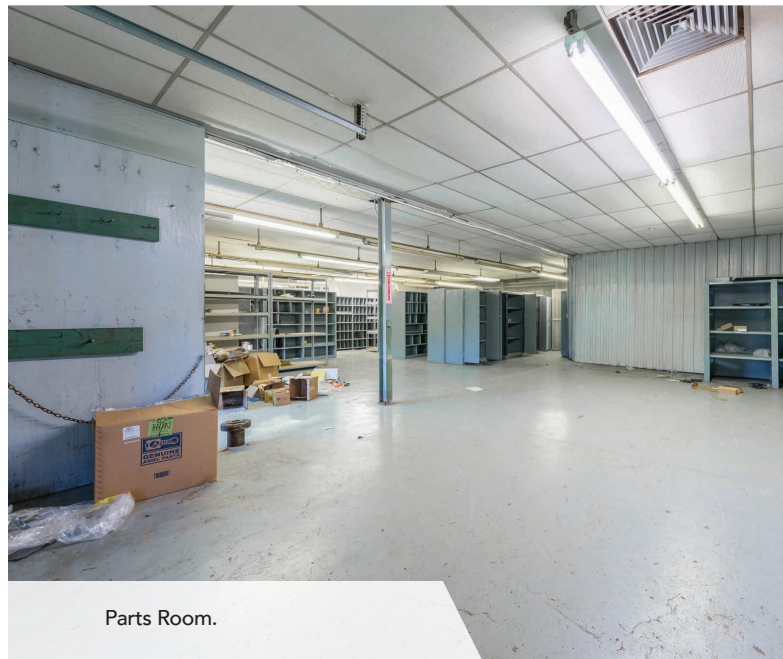


Parts Room.

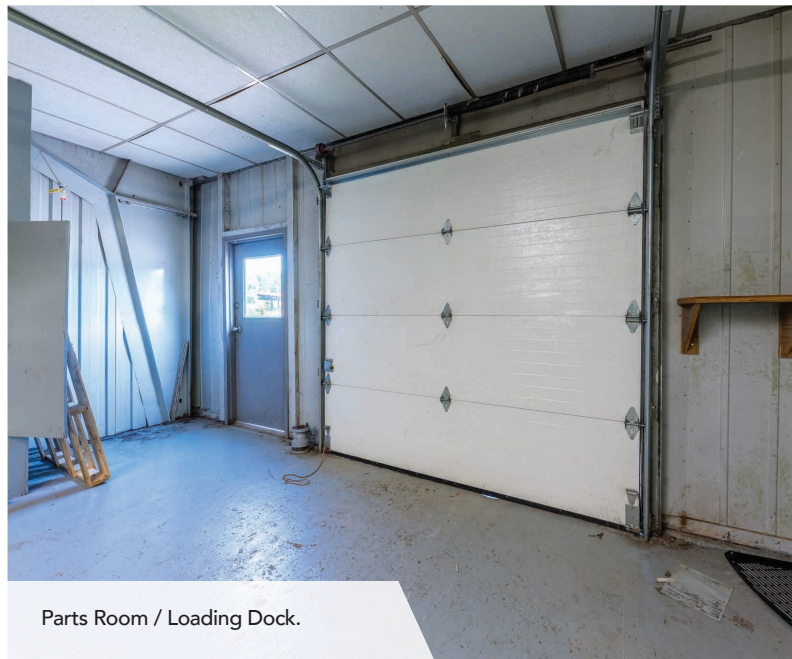
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Parts Room.



Parts Room.



Parts Room / Loading Dock.

INTERIOR PHOTOS (LARGE BUILDING)



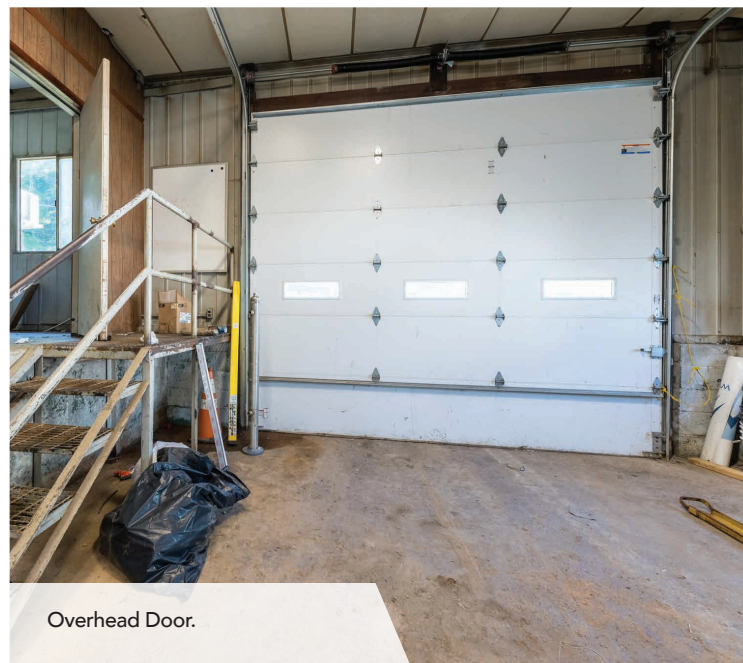
Hallway.



Office.



IT Room.



Overhead Door.

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Industrial Space Facing Back.



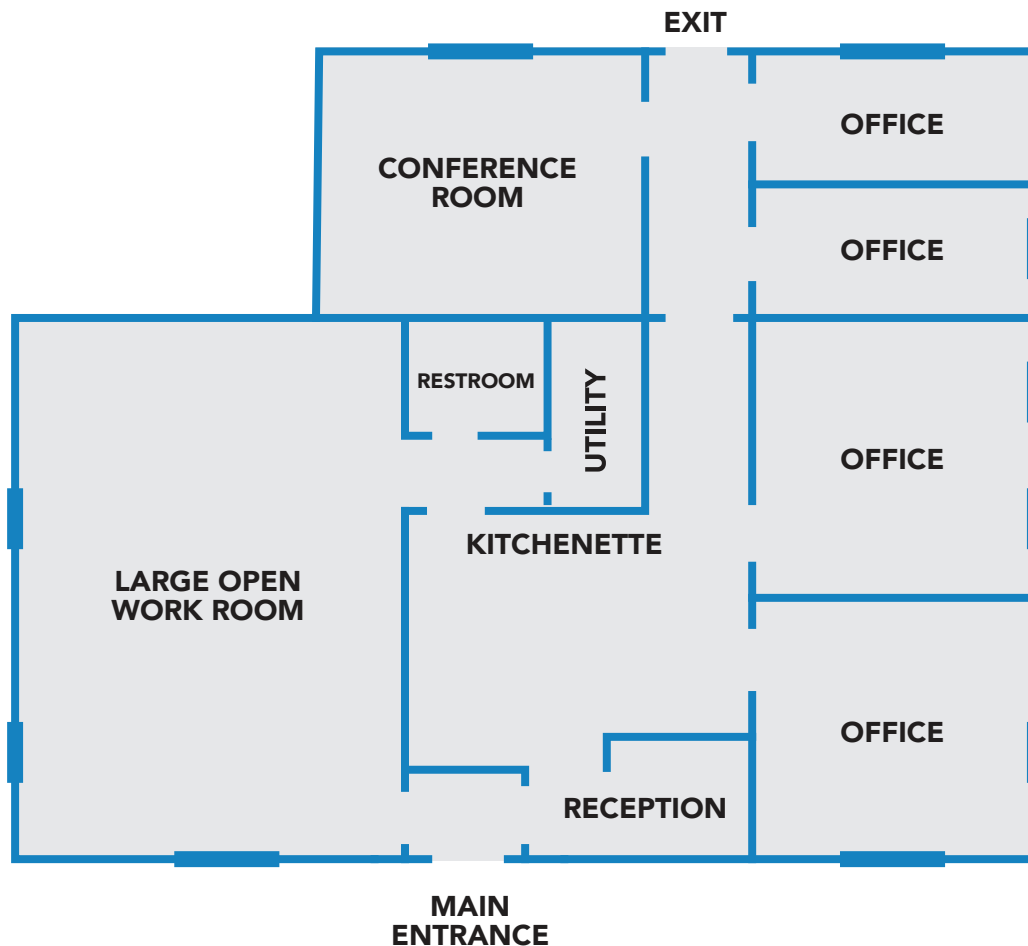
Industrial Space Facing Front.

SMALL BUILDING - FLOOR PLAN

2,200 (+/-) SQUARE FEET

The small building is comprised of 2,200 (+/-) square feet and includes all office space. The main entrance is located along the south side of the building via covered walkway. The floor plan consists of a large open work area, reception desk, conference room, four offices, kitchenette, restroom and utility room.

There is an exit at the back of the building. Finishes include a combination of laminate tile and carpet flooring, drywall walls, drop ceilings and fluorescent lighting throughout.



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Large Open Work Room.

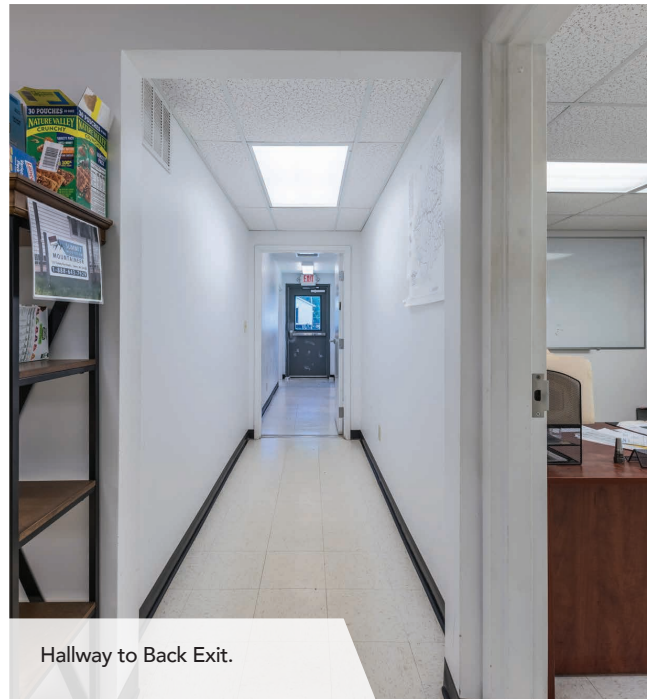


Large Open Work Room.

INTERIOR PHOTOS (SMALL BUILDING)



Kitchenette.



Hallway to Back Exit.

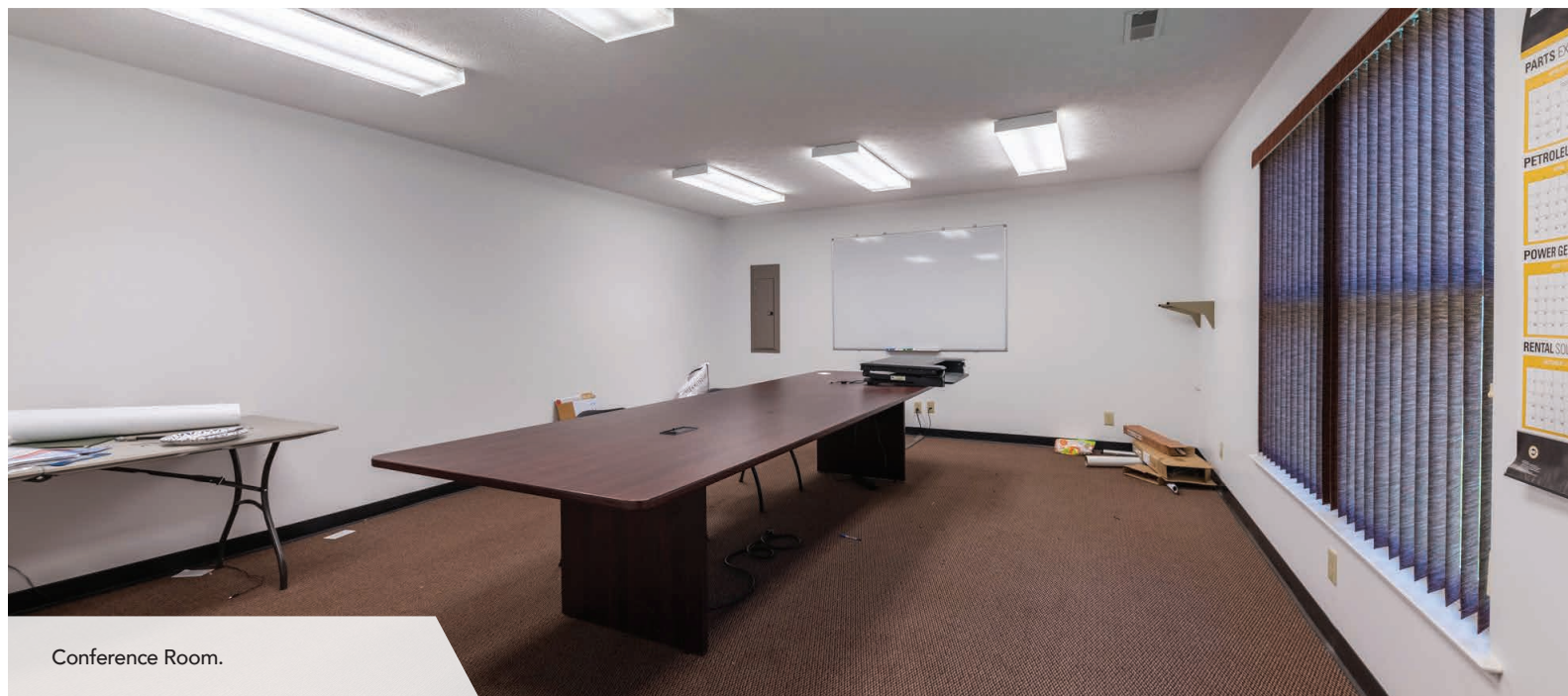


Kitchenette.



Office.

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Conference Room.



Office.



Office.

EXTERIOR PHOTOS



Front View of Large Building.



Side/Back View of Large Building.



Fenced Lot Behind Large Building.

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Back View of Large Building.



Storage Shed.

EXTERIOR PHOTOS



Front View of Small Building.



Back View of Small Building.



Storage Shed.

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Storage Shed.

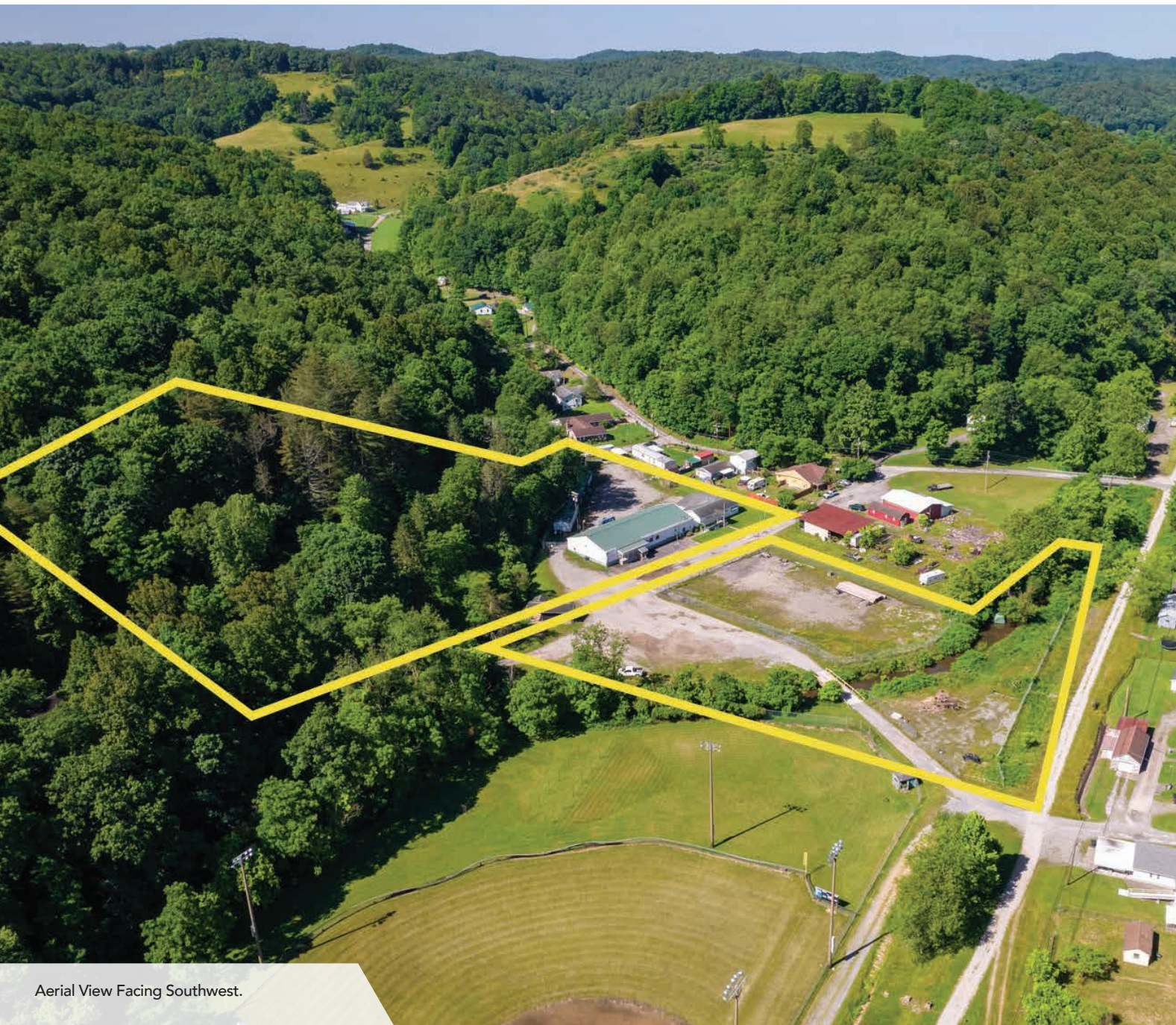


Driveway.



Fenced Yard.

AERIALS



Aerial View Facing Southwest.

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Aerial View Facing North.



Aerial View Facing North.



Aerial View Facing East.

AERIALS

**Boundaries are approximate.*



Aerial View From Directly Above.

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Aerial View Facing South.



Aerial View Facing West.



CONTACT

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