



Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL BUILDING

1606 Glass Avenue Fairmont, WV 26554



David Lorenze, CCIM, SIOR
Principal / Associate Broker

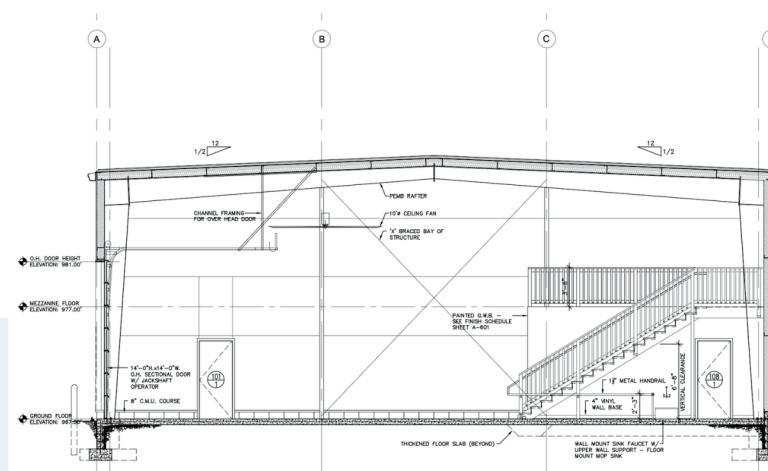
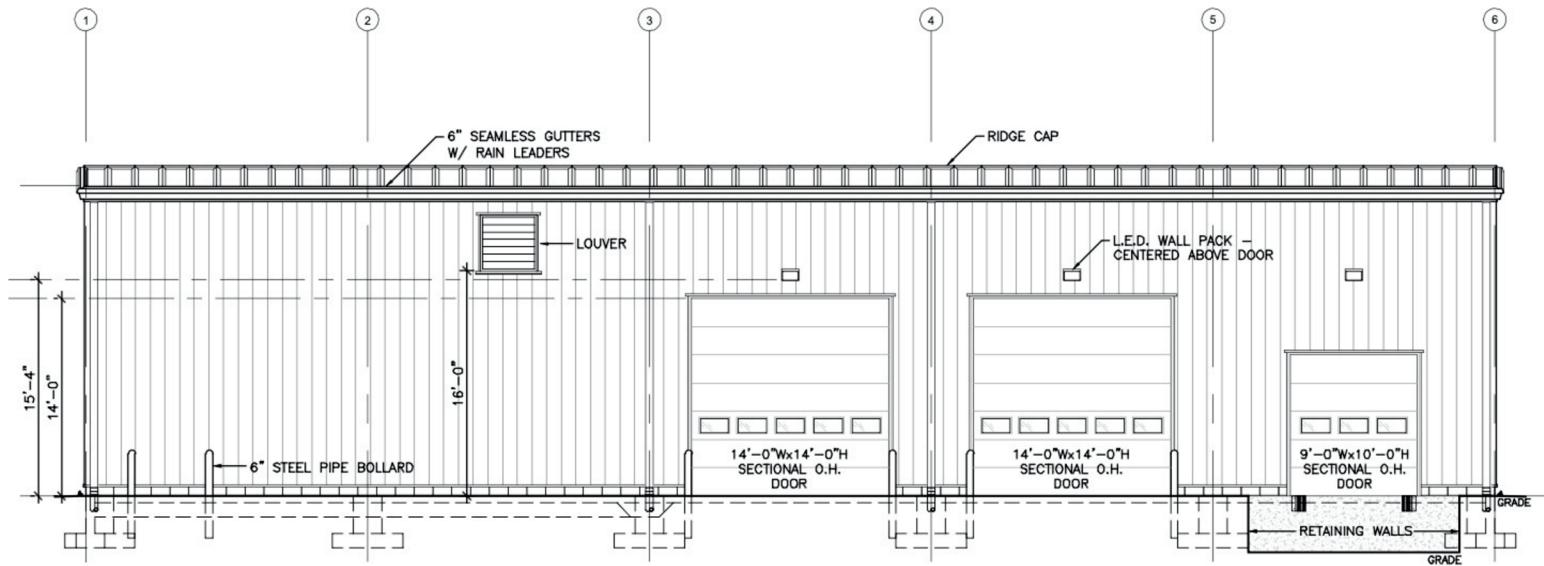
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LEASE RATE	\$15.50 / Sq Ft / Year
LEASE STRUCTURE	NNN
SPEC BUILDING SIZE	6,000 SQ FT
LOT SIZE	1.5 ACRES
CEILING HEIGHT AT CENTER OF BUILDING	21 FT
DISTANCE TO INTERSTATE	1 Mile From I-79, Exit 137

SPEC INDUSTRIAL BUILDING DETAILS

Situated on 1.5 acres, this property will soon feature a brand-new 6,000 (+/-) square foot industrial spec building designed to meet the needs of modern businesses. The facility will include two 14' x 14' overhead doors, one loading dock with a 9' x 10' overhead door, and an interior height of 19' at the sidewalls and 21' at the center, making it ideal for manufacturing, distribution, or service operations. Inside, the layout will offer a small office area with two restrooms, a breakroom, and storage, complemented by a mezzanine for additional space. Construction is currently underway with the foundation in place, and the **scheduled completion date is May 2026**. With its strategic location in a well-established business park, Speedway Business Park, and easy access to major routes, 1606 Glass Avenue offers both convenience and adaptability for your next industrial venture.



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