

FOR SALE
INDUSTRIAL BUILDING
MARKETING FLYER



3357 GEORGE WASHINGTON HWY
GRAFTON, WV 26354

Jeff Stenger, Sr. Associate/Salesperson | 304.413.4350

An aerial photograph of a rural area in Taylor County, Tennessee. The image shows a large, curved dirt road that forms a loop around a central area containing several large, light-colored buildings, likely fairgrounds. The surrounding landscape consists of rolling hills with sparse trees and open fields. In the foreground, there are more buildings and a parking area with several vehicles.

TAYLOR COUNTY FAIRGROUNDS

 **3357 GEORGE WASHINGTON HWY**

BLACK BEAR CUSTOMS

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INDUSTRIAL BUILDING FOR SALE

3357 GEORGE WASHINGTON HWY GRAFTON, WV 26354

SALE PRICE / \$739,000

GROSS BUILDING SIZE / 7,700 (+/-) SQ FT

LOT SIZE / 3.47 (+/-) ACRES

PROPERTY TYPE / INDUSTRIAL

**PROPERTY HIGHLIGHTS / FENCED, LARGE
STORAGE YARD/PARKING AREA, EASY
ACCESS, SIGNAGE OPPORTUNITIES, JIB
CRANE JOIST X2, OUTDOOR LIGHTING**

Situated with direct access off of Route 50, the subject property includes one 7,700 (+/-) industrial warehouse building with office/showroom on 3.47 (+/-) acres. The property is fully fenced with a gated entrance for added security to a large, flat lot. The building is equipped with five overhead doors ranging in size from 8'x8' to 12'x12', 20' ceilings and two jib crane joists.

The property is located outside the city limits of Grafton, directly along Route 50 and 0.9 mile from Route 250. I-79, Exit 124 can be accessed by traveling 9.6 miles west.

FOR SALE

INDUSTRIAL BUILDING - LOCATED ALONG ROUTE 50

3357 GEORGE WASHINGTON HWY · GRAFTON, WV 26354 · 0.36 (+/-) ACRE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Built in 1993, the subject property includes one industrial warehouse building containing a total of 7,700 (+/-) square feet on 3.47 (+/-) acres. The property is fully fenced with a gated entrance off of Route 50 (George Washington Hwy) and offers access for vehicles around 100% of the building. There are a total of five overhead doors on the building. Sizes include two, 10'x12' doors, one, 12"x12' door, one, 9'x8' door and one, 8'x8' door. The building is divided into two sections. The front section being built out as office/showroom space, and the back half bring open warehouse space. The warehouse portion has a ceiling height of 20' at center and 17' at the eaves. The office portion has a ceiling height of 8' to 9' 8".

The building is constructed of metal with a metal roof and concrete flooring. The parking area is gravel and equipped with lighting in the front of the building via four commercial light posts.

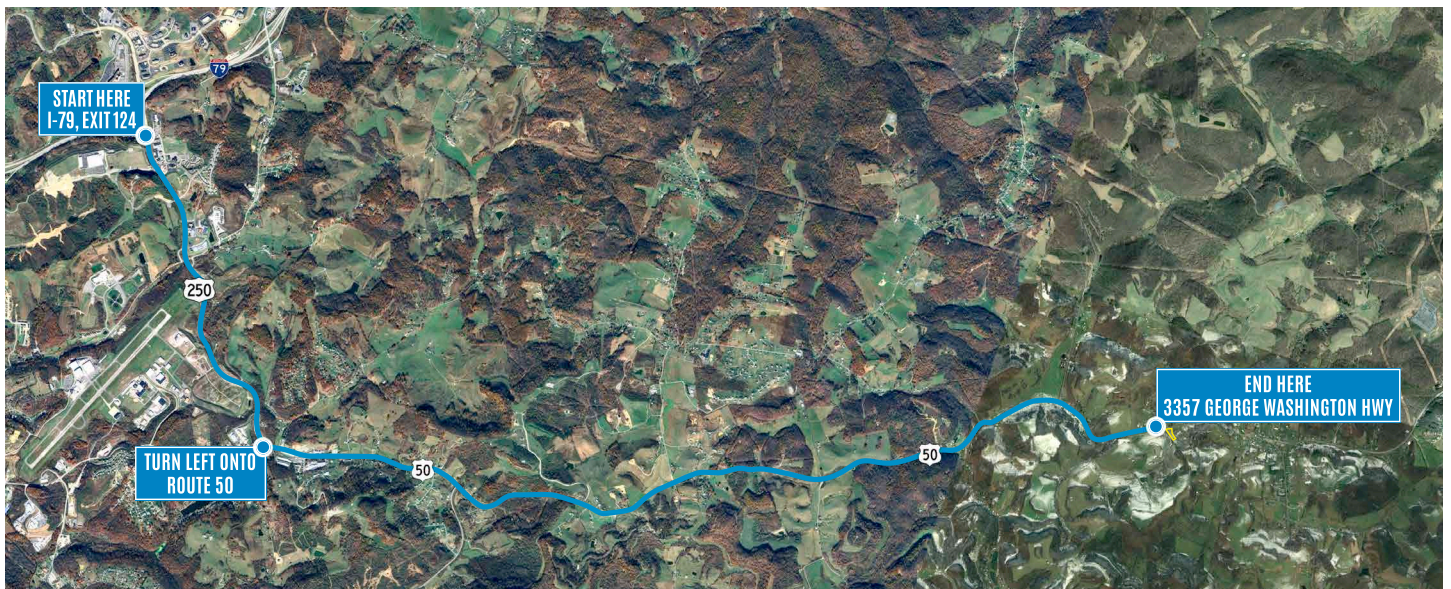
UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Grafton
Sewer	City of Grafton
Cable/Internet	Comcast

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Grafton, this property is positioned in the Court House District of Taylor County. The site is comprised of one parcel containing a total area of 3.47 (+/-) acres. The property is identified as Court House District, Tax Map 5, Parcel 16. This can be referenced in Deed Book 388, Page 549. The property is not restricted by zoning regulations.



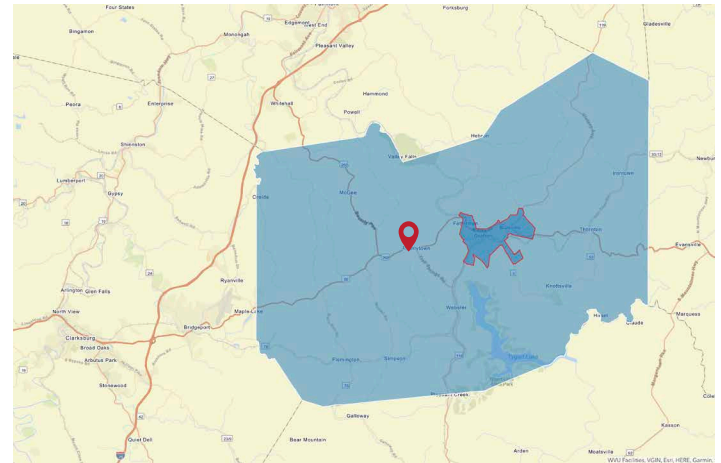
LOCATION ANALYSIS

Taylor County lies in north central West Virginia with Grafton as the county seat. Manufacturing, government, health care facilities and public utilities are Taylor County's biggest employers to date. Recreation and tourism are well established, with facilities including the Pleasant Creek Wildlife Management Area, Tygart Lake, Tygart Lake State Park, and Valley Falls State Park. The Tygart Valley River flows through the county, linking the two state parks. Valley Falls State Park, once a lumber and gristmill community, is enjoyed for its waterfalls, scenic beauty, and West Virginia heritage.

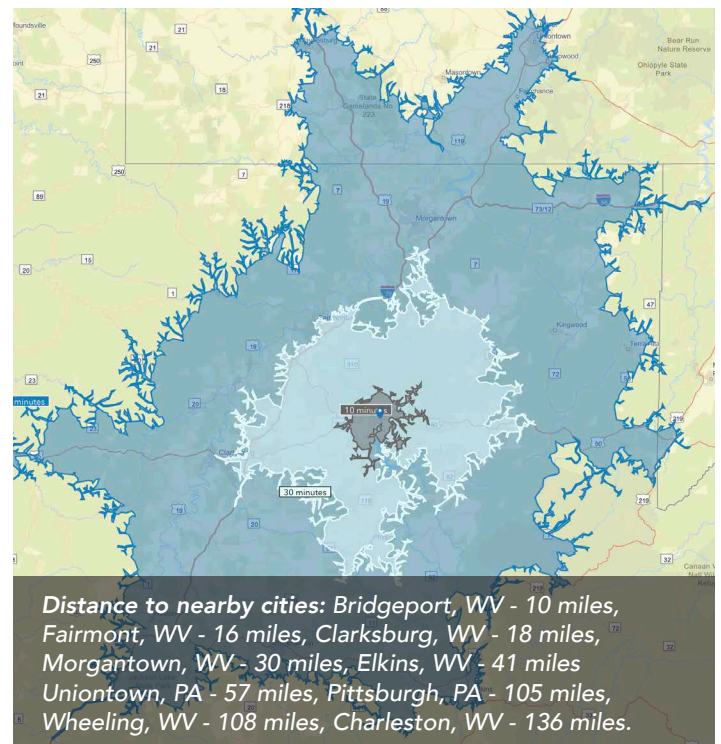
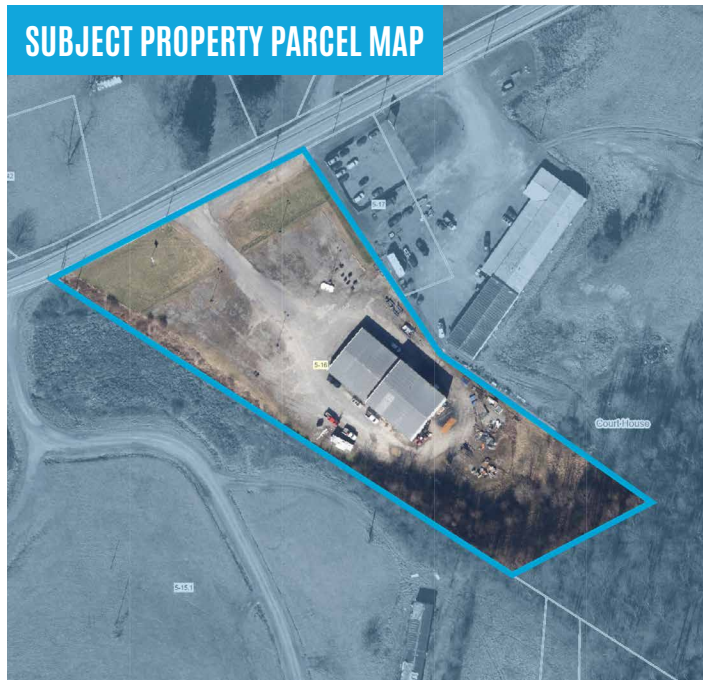
Taylor County has a total population of 16,595 and a median household income of \$59,278. Total number of businesses is 370.

The **City of Grafton** has a total population of 4,759 and a median household income of \$43,748. Total number of businesses is 195.

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



■ Taylor County, WV ■ Grafton City Limits 📍 Subject Location



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INDUSTRIAL BUILDING - LOCATED ALONG ROUTE 50

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GOOGLE EARTH AERIAL



The Google aerial above highlights several surrounding businesses. Referenced a yellow star is the subject property at 3357 George Washington Hwy.

- 1 Black Bear Customs
- 2 Taylor County Fairgrounds
- 3 4-W Financial Services
- 4 Tygart Valley Storage
- 5 Exxon Gas Station
- 6 West Virginia State Police
- 7 Taylor County Board of Education
- 8 Dollar General
- 9 Pruntytown Correctional Center
- 10 West Virginia National Cemetery
- 11 Taylor County Middle School
- 12 Toothman Ford
- 13 Dan's Marine Services Inc
- 14 Gobel's Towing
- 15 Grafton Wastewater Treatment
- 16 Grafton City Pool
- 17 Briarcliff Apartments
- 18 Rosewood Center
- 19 Grafton High School
- 20 Exxon Gas Station
- 21 Grafton City Hospital
- 22 CSX
- 23 Grafton Street Department

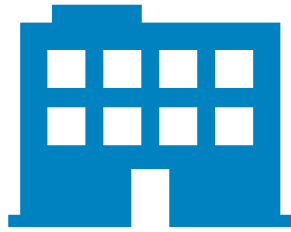
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



2,747

Total Population



52

Businesses



1,719

Daytime Population



\$193,243

Median Home Value



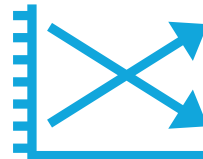
\$27,886

Per Capita Income



\$61,927

Median Household Income



-0.24%

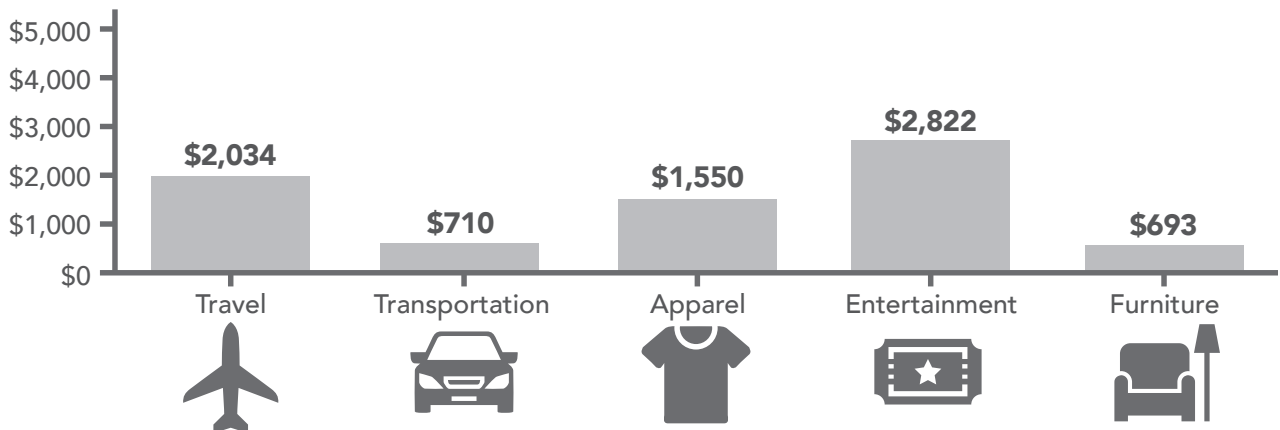
2024-2029 Pop Growth Rate



1,040

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



9,464

Total Population



271

Businesses



8,352

Daytime Population



\$138,317

Median Home Value



\$26,895

Per Capita Income



\$49,546

Median Household Income



-0.23%

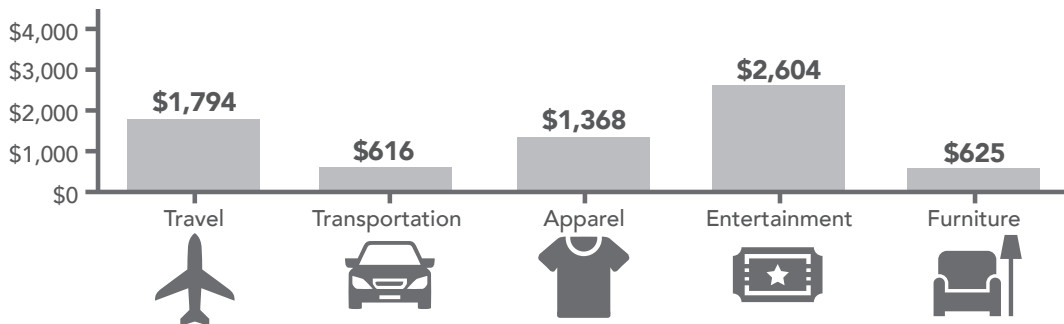
2024-2029 Pop Growth Rate



4,298

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



43,403

Total Population



1,476

Businesses



44,652

Daytime Population



\$201,131

Median Home Value



\$38,307

Per Capita Income



\$64,303

Median Household Income



-0.29%

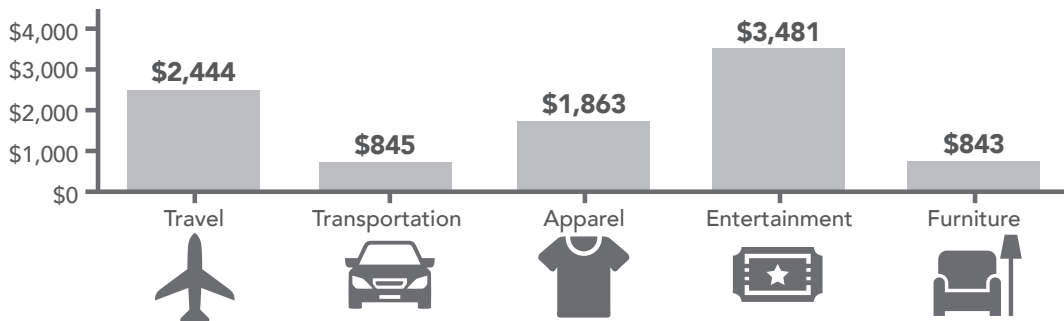
2024-2029 Pop Growth Rate



19,744

Housing Units (2020)

KEY SPENDING FACTS



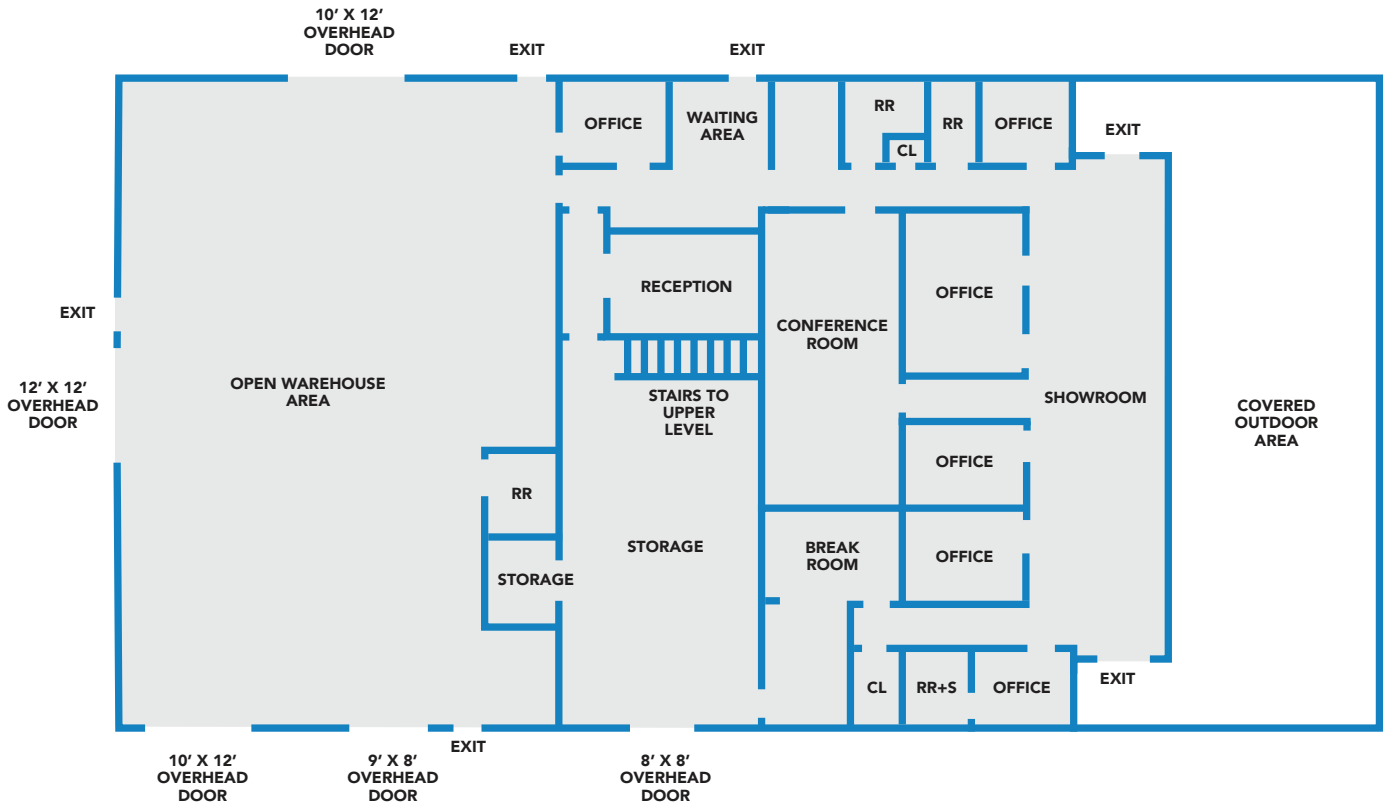
FLOOR PLAN

7,700 (+/-) SQUARE FEET

The main floor of the subject building is comprised of 7,700 (+/-) square feet which includes showroom/office space and open warehouse space. Above the office portion of the building is an additional 1,400-1,500 (+/-) square feet of unfinished space that is partially studded. The second level space is not depicted in the floor plan below. The building offers multiple offices,

storage and conference rooms, reception and waiting area, break room, a large open warehouse area with five total overhead doors and two jib crane joists.

Finishes to the finished office space include vinyl tile flooring, wood panel and drywall walls and drop ceilings with fluorescent lighting.



FOR SALE

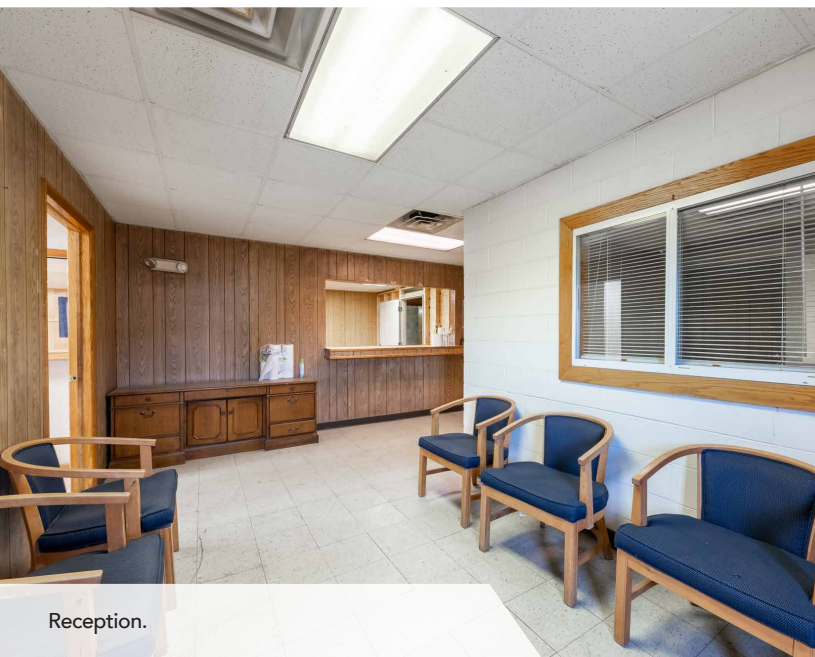
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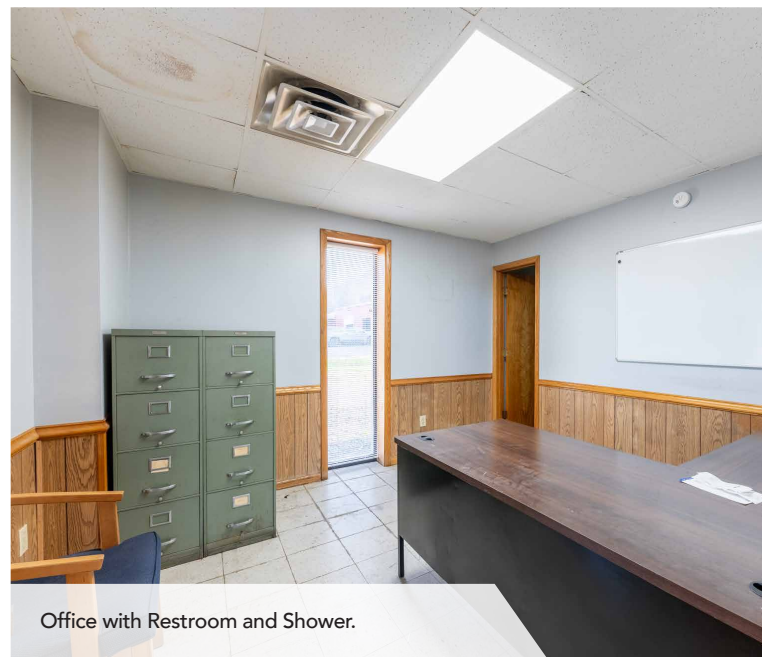
INTERIOR PHOTOS



Office/Showroom Area.

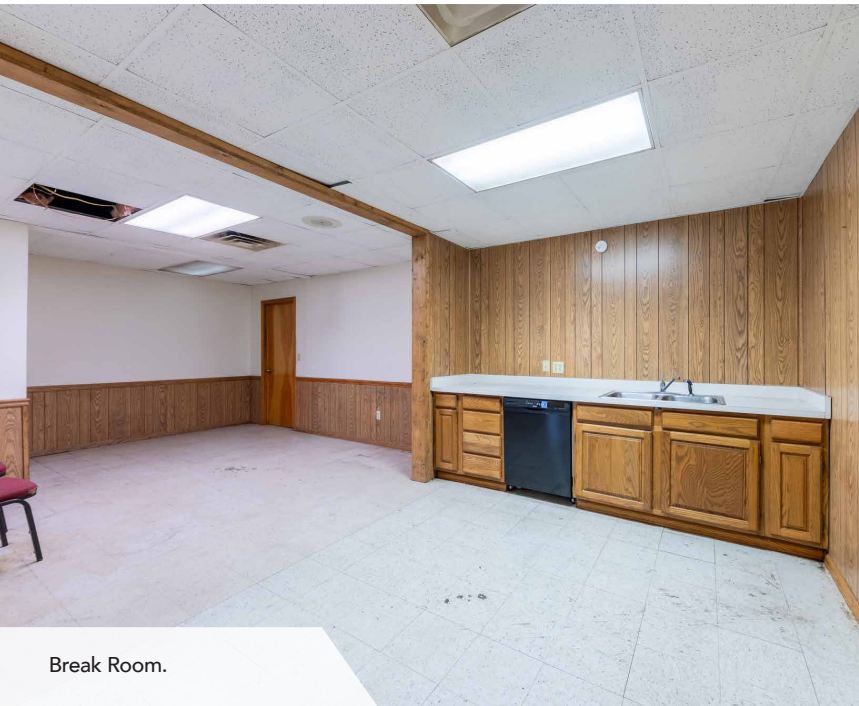


Reception.

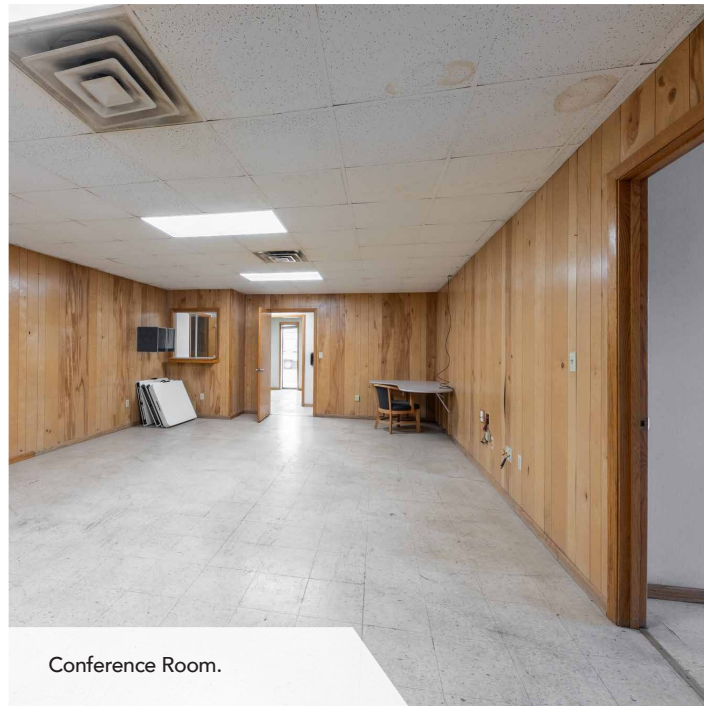


Office with Restroom and Shower.

INTERIOR PHOTOS



Break Room.



Conference Room.

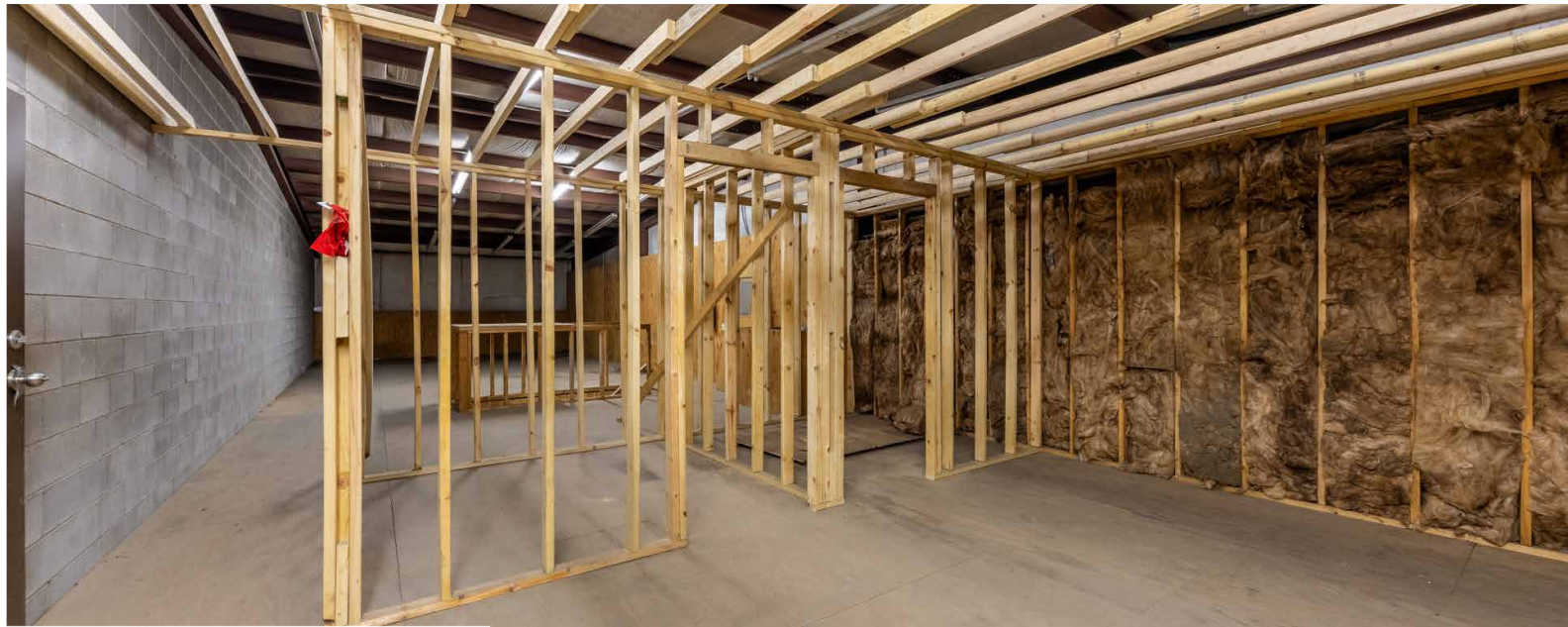


Office.

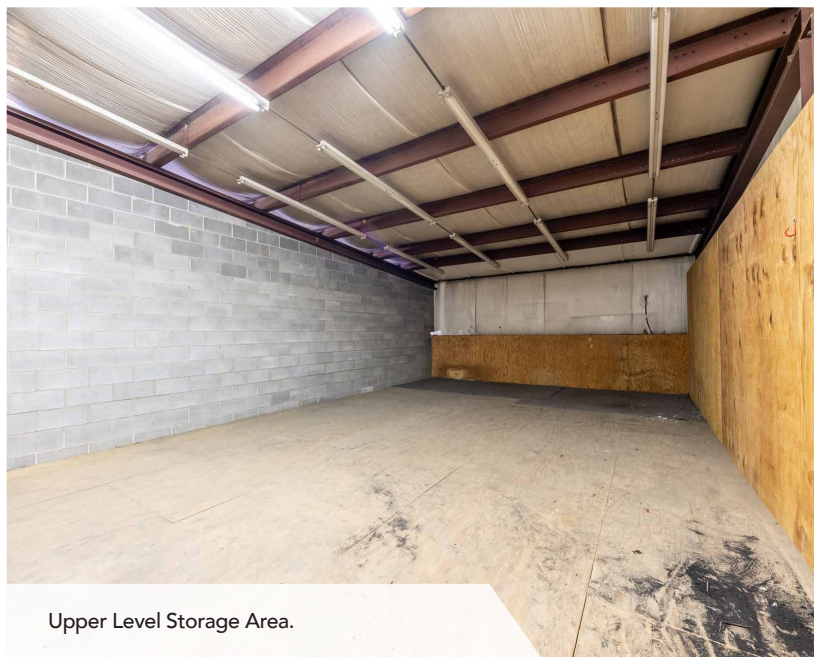


Lower Level Storage Area.

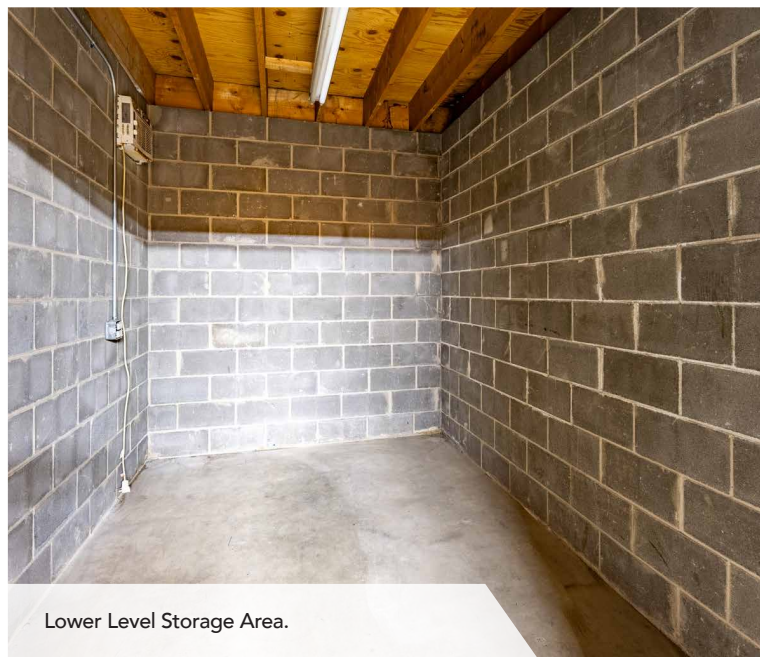
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Upper Level Storage Area.

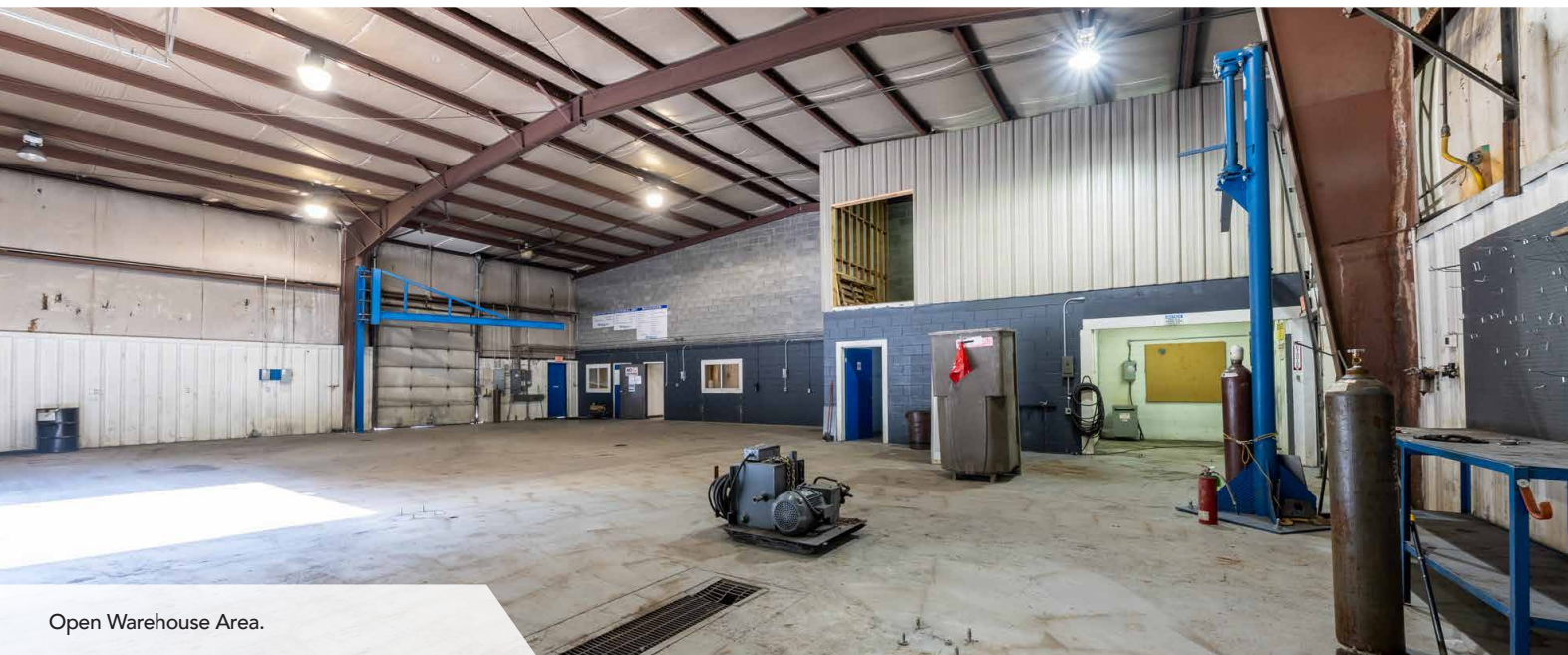


Upper Level Storage Area.

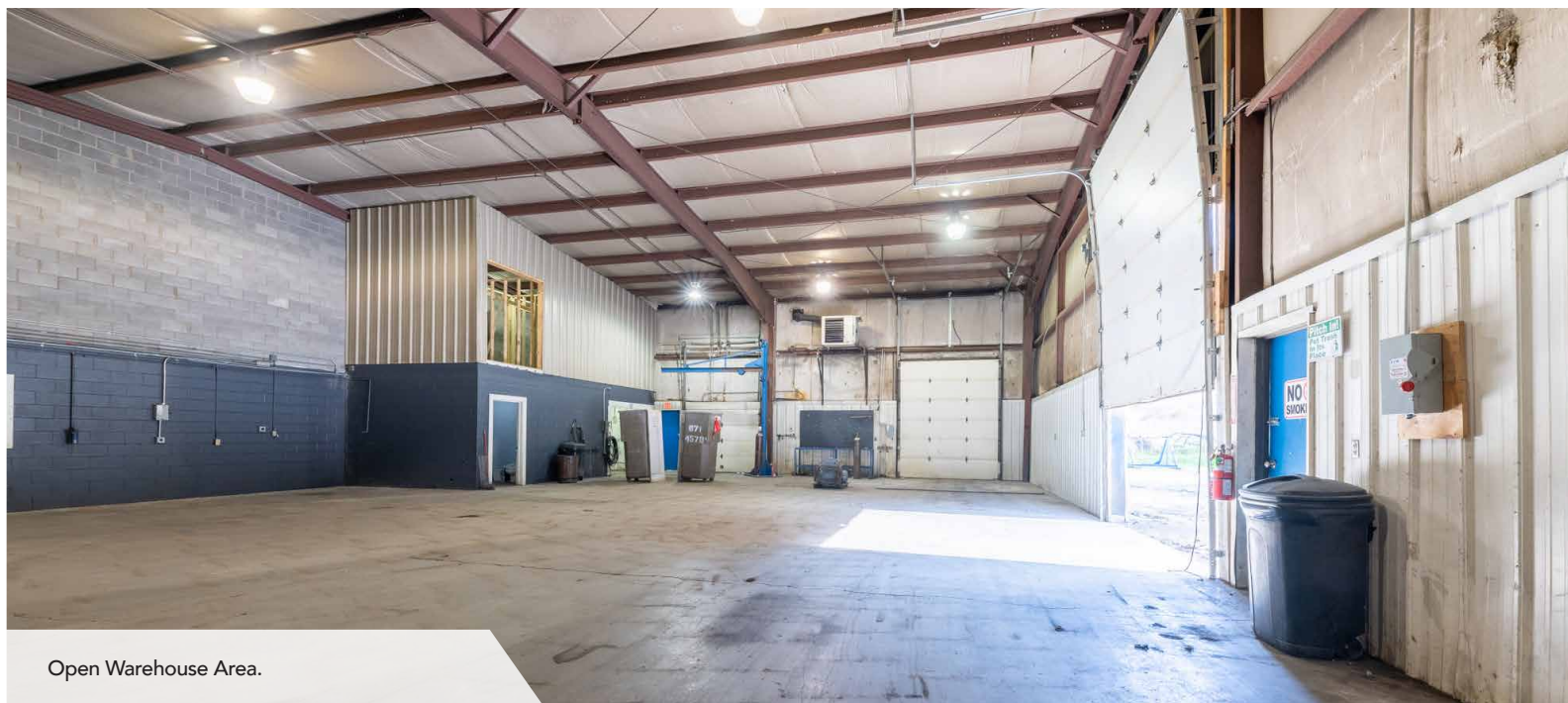


Lower Level Storage Area.

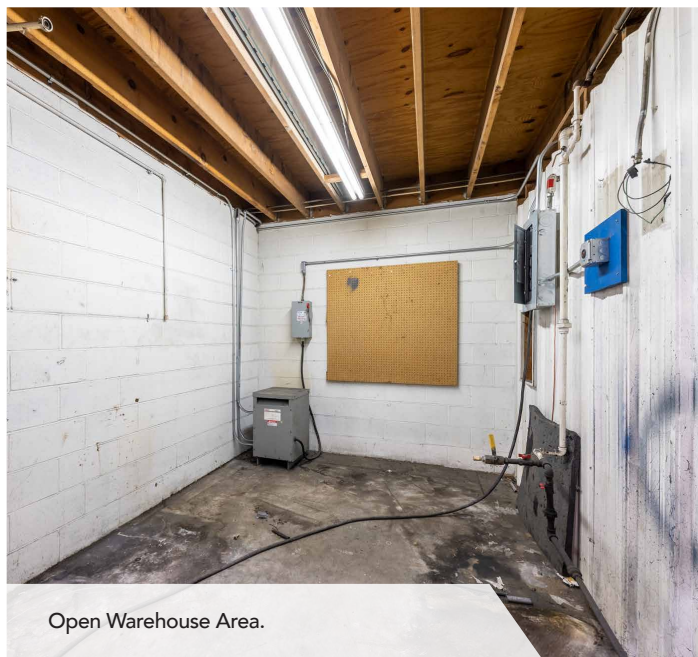
INTERIOR PHOTOS



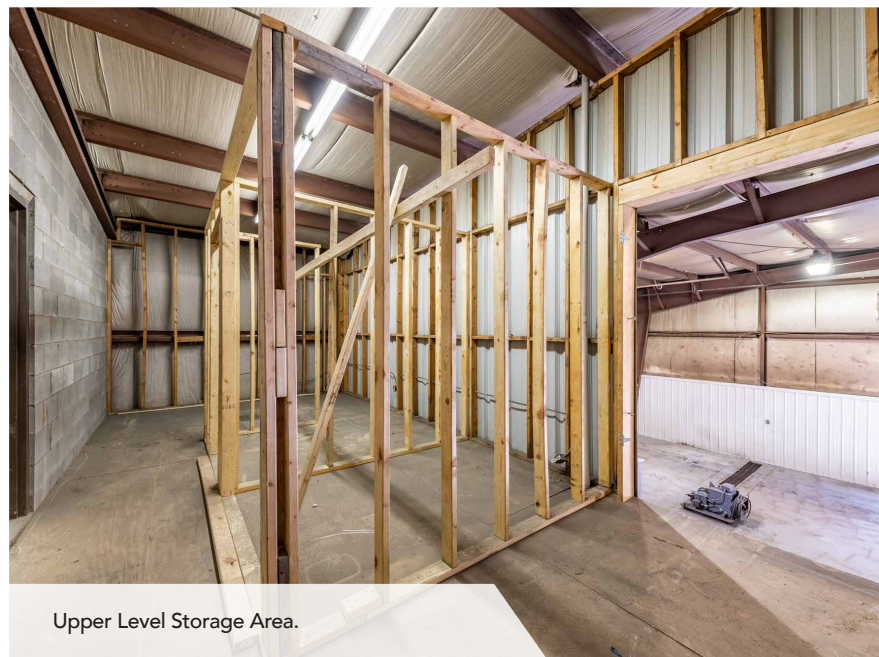
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Open Warehouse Area.



Open Warehouse Area.



Upper Level Storage Area.

EXTERIOR PHOTOS



Exterior View from Gated Entrance.



Back and Southwest Side View.



Back and Northeast Side View.

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Southwest Side View.



Northeast Side View.



Northeast Side View.

AERIAL PHOTOS



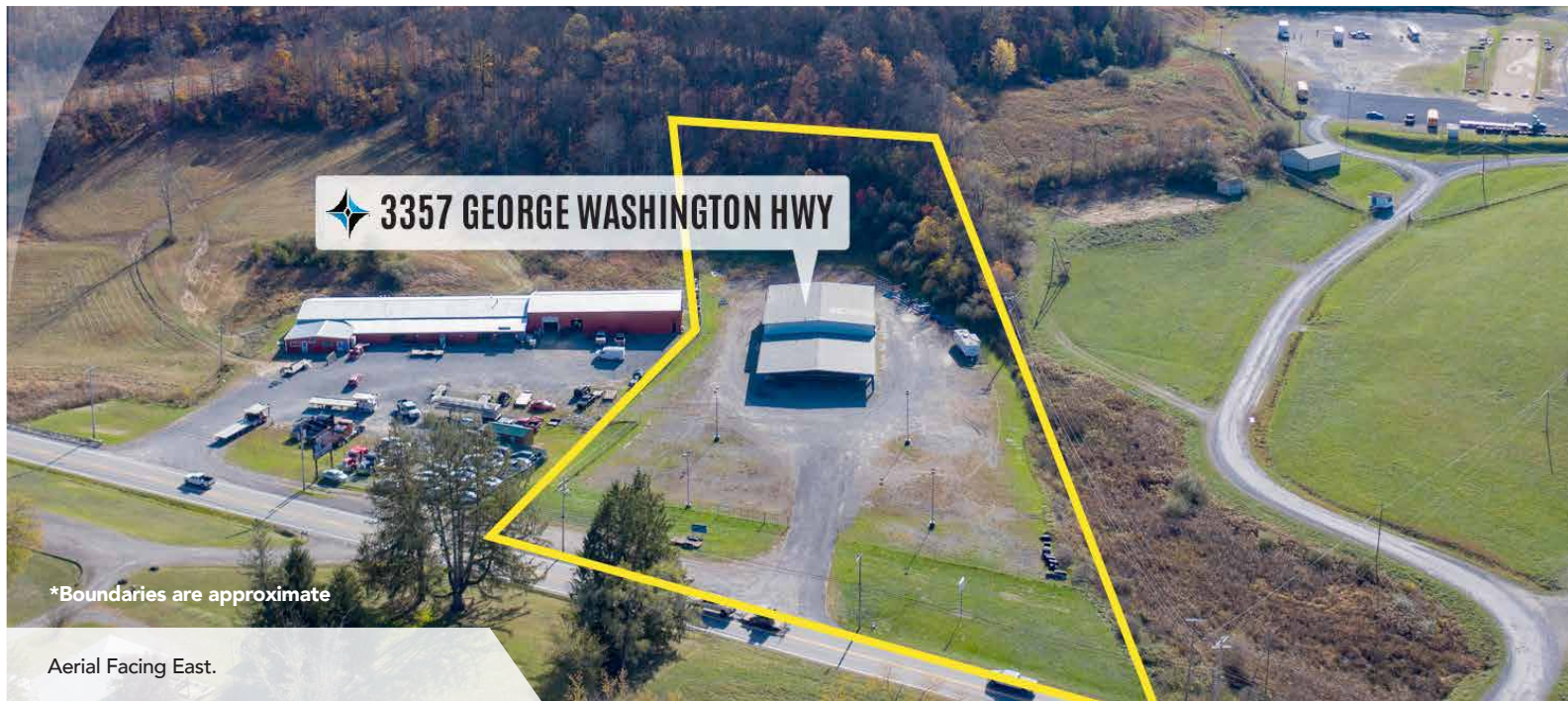
*Boundaries are approximate

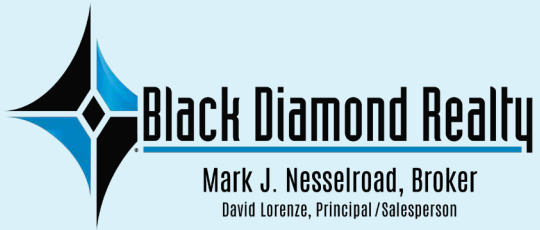
Aerial from Above.

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