



AN EXCEPTIONAL OPPORTUNITY TO OWN OR LEASE A HIGH-QUALITY OFFICE AND WAREHOUSE CAMPUS STRATEGICALLY LOCATED IN DENNING COMMERCE PARK, LESS THAN 1 MILE FROM THE I-64 EAST HUNTINGTON INTERCHANGE (EXIT 15) AND JUST 5 MINUTES FROM DOWNTOWN HUNTINGTON. THIS WELL-MAINTAINED PROPERTY SITS ON 11.95 ACRES, ENCOMPASSING 8 SEPARATE PARCELS AND 11 BUILDINGS TOTALING APPROXIMATELY 139,277 SQUARE FEET. THE PROPERTY OFFERS A HIGHLY FLEXIBLE LAYOUT WITH A MIX OF INTERCONNECTED AND STAND-ALONE BUILDINGS, MAKING IT IDEAL FOR MULTI-TENANT OPERATIONS, LOGISTICS, LIGHT MANUFACTURING, OR A CORPORATE HEADQUARTERS. THE PROPERTY FEATURES A COMBINATION OF WAREHOUSES, PRIVATE AND OPEN OFFICES, CONFERENCE ROOMS, KITCHENS, AND RESTROOMS, PROVIDING A PROFESSIONAL AND FUNCTIONAL ENVIRONMENT FOR A WIDE RANGE OF BUSINESS USES. PROPERTY HIGHLIGHTS; TOTAL BUILDING AREA: 139,277 SF (11 BUILDINGS); LAND AREA: 11.95 ACRES (8 PARCELS); FLEXIBLE DESIGN – SOME BUILDINGS ARE INTERCONNECTED FOR OPERATIONAL EFFICIENCY; COMBINATION OF OFFICE AND WAREHOUSE SPACE WITH CONFERENCE ROOMS AND BREAK AREAS; FULLY PAVED PARKING LOTS WITH ABUNDANT ON-SITE PARKING HANDICAP ACCESSIBLE ACROSS THE CAMPUS; PUBLIC TRANSPORTATION ACCESS – CITY BUS SERVICE EVERY 15 MINUTES WITH A COVERED BUS STOP ADJACENT TO THE PROPERTY; NO CITY B&O TAX AND NO WEEKLY; EMPLOYEE USER FEE, REDUCING EMPLOYER COSTS AND ADMINISTRATIVE BURDEN; UTILITIES AND INFRASTRUCTURE IN PLACE FOR IMMEDIATE OCCUPANCY; STRATEGIC LOCATION WITHIN MINUTES OF I-64, DOWNTOWN HUNTINGTON, AND MAJOR REGIONAL ROUTES CONNECTING WEST VIRGINIA, OHIO, AND KENTUCKY; LOCATION ADVANTAGES DENNING COMMERCE PARK IS ONE OF HUNTINGTON'S MOST ACCESSIBLE AND BUSINESS-FRIENDLY LOCATIONS. POSITIONED JUST OFF U.S. ROUTE 60 AND I-64, IT PROVIDES DIRECT ROUTES TO BARBOURSVILLE, ASHLAND, AND CHARLESTON, MAKING IT IDEAL FOR REGIONAL DISTRIBUTION. THE AREA IS SUPPORTED BY STRONG INFRASTRUCTURE, RELIABLE UTILITIES, AND NEARBY AMENITIES INCLUDING RESTAURANTS, HOTELS, AND RETAIL CENTERS. EMPLOYERS BENEFIT FROM CABELL COUNTY'S FAVORABLE BUSINESS TAX STRUCTURE, WHICH INCLUDES NO B&O TAX AND NO EMPLOYEE USER FEE, OFFERING MEANINGFUL OPERATIONAL SAVINGS COMPARED TO OTHER NEARBY MUNICIPALITIES. IDEAL USES•CORPORATE HEADQUARTERS OR REGIONAL OFFICES•LIGHT MANUFACTURING OR ASSEMBLY•RESEARCH & DEVELOPMENT•LOGISTICS, WAREHOUSING, OR DISTRIBUTION•MULTI-TENANT INVESTMENT PROPERTY

Cell 304-751-6577
Office 304-529-6033
Francis McGuire, Broker
WV OH KY



235 TERRACE AVENUE
HUNTINGTON WV
MLS # 182407
PRICE \$ 6,900,000