

REALCORP **Colliers**

OFFERING PRICE: \$7,500,000


ALCON SOUTH FACILITY
246 Kyle Lane | Huntington, West Virginia 25702
±180,000 SF Light Manufacturing Facility on ±8.50 Acres

CONFIDENTIAL OFFERING MEMORANDUM
RealCorp, LLC | Colliers

Executive Summary & Investment Highlights

REALCORP **Colliers** **EXECUTIVE SUMMARY**
Industrial Industrial Offering 02

RealCorp, LLC, in cooperation with Colliers, is pleased to present the Alcon South Facility located at 246 Kyle Lane in Huntington, West Virginia. The property contains approximately 180,000 square feet of light manufacturing improvements on an 8.50-acre site within the established Kyle Lane industrial corridor. The offering price of \$7,500,000 equates to approximately \$41.67 per square foot, creating a compelling acquisition basis for an owner-user, manufacturer, logistics operator, or value-oriented industrial investor.



180,000 SF Building Area	8.50 AC Site Area	\$41.67/SF Offering Basis
392 Parking Spaces	20 FT Clear Height	1977/2005 Built/Renovated

Positioning Statement
This offering is positioned to bridge the difference between the property's appraised value and current buyer expectations for a large, specialized manufacturing facility. The price is designed to generate market activity while preserving significant upside for a user that can take advantage of the existing infrastructure.

Property Overview, Site Notes & Aerial

REALCORP **Colliers** **PROPERTY OVERVIEW**
Building and Site Specifications 03

Address	246 Kyle Lane, Huntington, WV 25702
Property Type	Industrial - Light Manufacturing
Building Area	±180,000 SF, 100% / 100%
Site Area	±8.50 Acres / 370,360 SF
Parcels	1 - 8-53 and 1 - 3-282
Construction	Steel and masonry
Stories	2
Year Built / Renovated	1977 / 2005
Condition	Good
Clear Height	20 Feet
Loading	1 dock-high door / 2 grade-level doors
Paving	392 surface spaces
Flood Zone	Zone X1
Current Use	Light Manufacturing
Offering Price	\$7,500,000

Location & Access

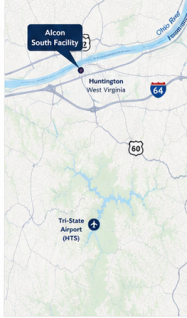
REALCORP **Colliers** **LOCATION & ACCESS**
Regional Context and Transportation 04

STRATEGIC LOCATION
Located within the Huntington-Ashland tri-state industrial market with excellent access to major transportation routes and labor.


HIGHWAY ACCESS
Immediate access to I-64 via Route 2 and close proximity to US-60 and US-52 corridors.

LOGISTICS ADVANTAGE
Proximity to CSX rail, the Ohio River terminals, and regional distribution networks.


AIR ACCESS
Tri-State Airport (HTS) is approximately 17 miles from the property.




REALCORP **Colliers** **AERIAL OVERVIEW**
Kyle Lane Industrial corridor and Ohio River proximity 03



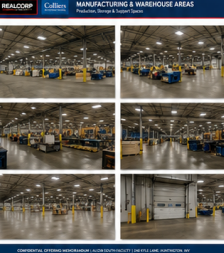
REALCORP **Colliers** **EXTERIOR GALLERY**
Exterior Views 05



REALCORP **Colliers** **INTERIOR GALLERY**
Office & Support Areas 06



REALCORP **Colliers** **MANUFACTURING & WAREHOUSE AREAS**
Production, Storage & Support Areas 07



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