

For Lease: 40,000 SF (demisable)

694 CORNING WAY, MARTINSBURG, WV

Fully Conditioned Facility with Yard | Great I-81 Access/Visibility | From \$5.00/SF NNN

Rare I-81 Opportunity | 40,000 SF Available with 90 Days' Notice

John Lesinski, SIOR

Vice Chair
MOB +1 540 671 5721
DIR +1 681 247 4949
john.lesinski@colliers.com

Ben Luke, SIOR

Executive Vice President
MOB +1 540 229 7294
DIR +1 703 394 4810
ben.luke@colliers.com

Clay Ellis

Associate Vice President
MOB +1 301 502 1632
DIR +1 703 394 4833
clay.ellis@colliers.com



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Property Details

This fully climate-controlled warehouse + office facility is a rare find in the I-81 corridor. Now available for lease — the **entire 40,000 SF building** (featuring 6 total loading doors including drive-in capability) can be delivered for a single user or configured for multiple tenants through demisable layouts.

With **competitive rents starting at just \$5.00/SF NNN**, flexible configurations, and upgraded infrastructure, this building is ideal for users seeking quality, functionality, and strategic access.

Key Features:

- 40,000 SF available (demisable)
- Fully air-conditioned warehouse & office space
- 16'-20' clear height | 3-phase power
- ±2,600 SF modernized office with dedicated HVAC
- 6 loading doors (mix of dock-high and drive-in options)
- Recently resurfaced parking and loading areas (June 2025)
- ~1.25 acres of secured, fenced outdoor yard space
- Alarm and security system installed
- **Roof replaced in 2020** (warranty through 2030)
- Site totals 23 acres with **600' of frontage on I-81**
- **Signage rights on I-81 available for Occupiers**

Photos



Ideal for:

- Light manufacturing
- Temperature-sensitive storage
- Assembly or packaging
- Regional distribution, including suppliers to P&G, Clorox, and other major users along the I-81 corridor



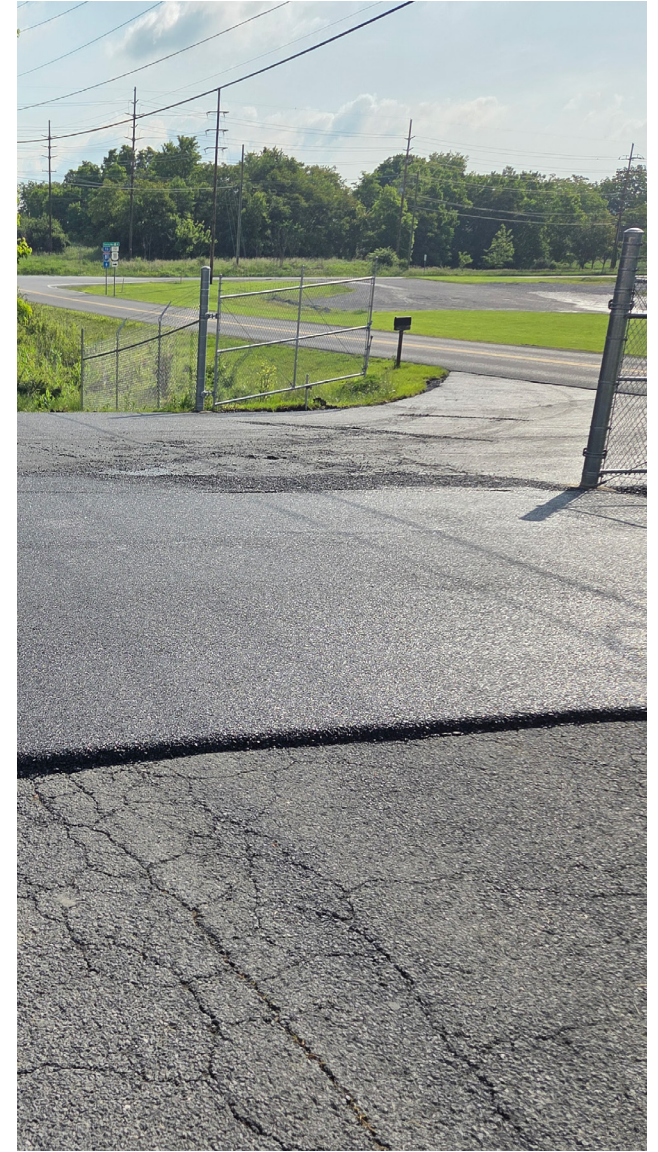
Photos



Photos

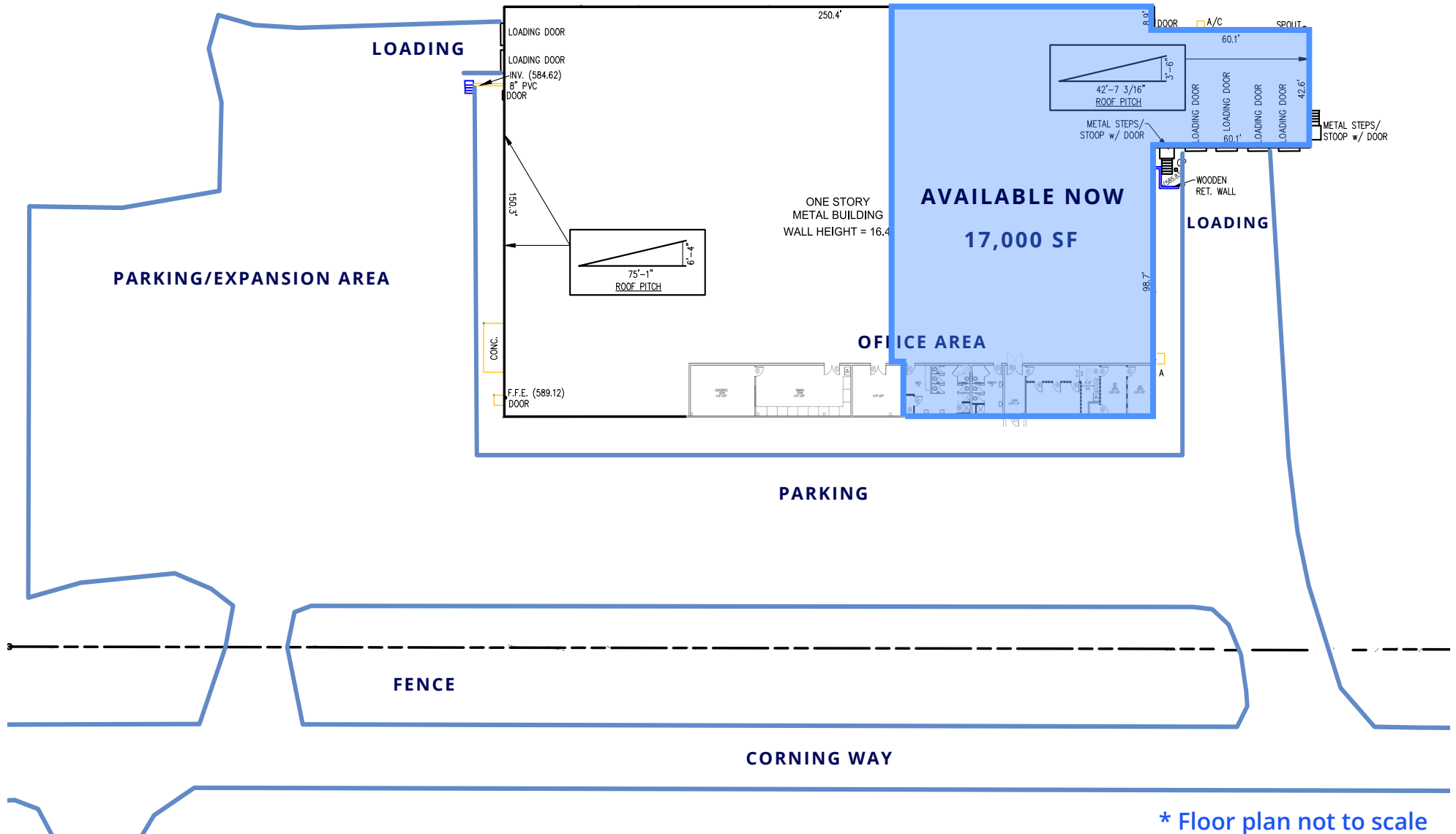


Photos (newly resurfaced parking and loading areas)



Floor Plan

40,154 SF INCLUDING C.2,600 SF OFFICE



Location Benefits:

Located in the Berkeley County Industrial Park, this asset offers direct access to I-81, proximity to P&G's Tabler Station campus, and connectivity to Winchester, Hagerstown, and the broader Mid-Atlantic region. Martinsburg is a strategic and growing logistics hub with access to labor and reduced operating costs compared to major metros.



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