

FOR LEASE

70 GRIMES ROAD - BUILDING A

9,400 SF INDUSTRIAL BUILDING | 3-ACRE YARD

CLAYSVILLE, PA 15323



FOR LEASE
80' x 100' INDUSTRIAL BUILDING
 9,400 TOTAL SF (GARAGE & OFFICE) | 3 ACRES



PROPERTY OVERVIEW

- 3-acre industrial site with fenced yard
- Located along US-40 in Claysville, Washington County, PA, with easy access to I-70

KEY DISTANCES

I-70	1.0 mi / 2± min
WASHINGTON, PA	13.4 mi / 17± min
WHEELING, WV	20.3 mi / 21± min
DOWNTOWN PITTSBURGH	40.2 mi / 48± min
NEW STANTON, PA	53.1 mi / 53± min



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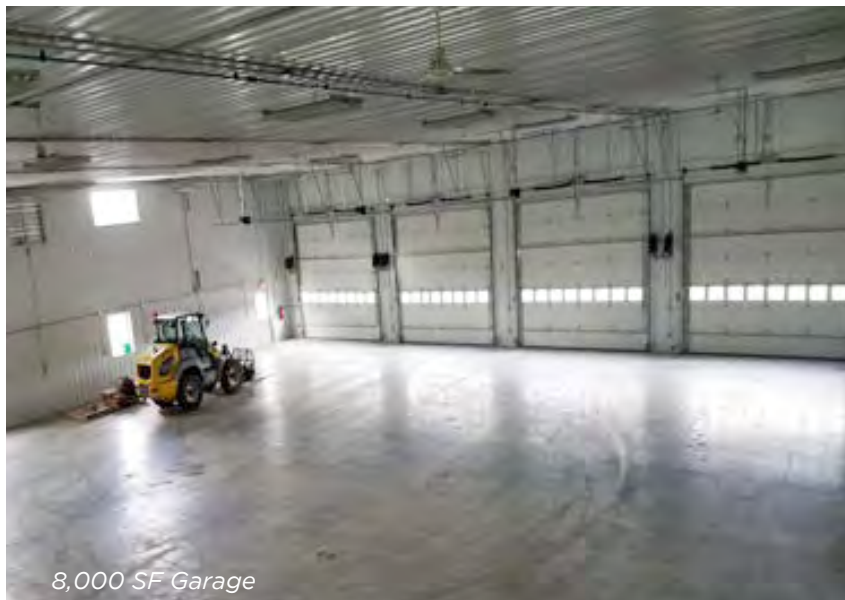
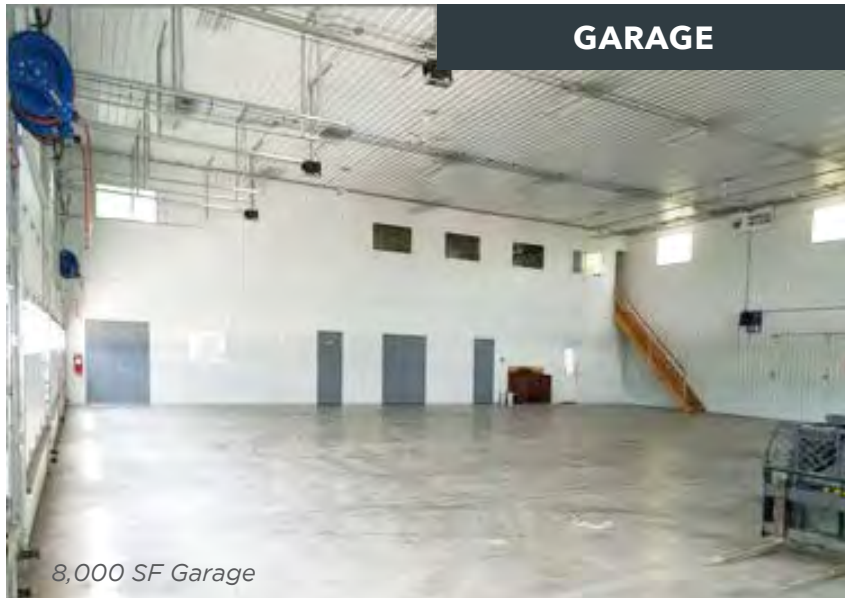
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BUILDING DETAILS

- Built in 2015
- **Garage: 8,000 SF (80' x 100')**
 - » 16' x 14' garage doors
 - » Ceiling height: 20'
 - » Radiant floor heat (waste oil)
 - » 3/8" and 1/2" air lines
 - » (2) ADA bathrooms
 - » Boiler room
 - » Parts room
 - » Break room
 - » Space for storage or additional office space
- **Office/Loft: 1,400 SF (18' x 80')**
 - » (8) private offices
 - » Each office has ethernet and phone lines
 - » Loft ceiling height: 10'
 - » Offices have forced air heat and central air
 - » Additional bathroom on second floor
 - » Kitchenette
- 3 acres of fenced yard space
- Shared entrance
- Security cameras



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Shelving along wall and in center islands



Break room

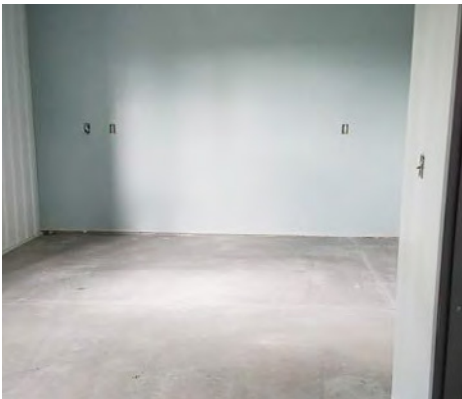


1st floor ADA bathroom



Front foyer

ADDITIONAL FIRST FLOOR SPACE (FOR STORAGE OR ADDITIONAL OFFICE SPACE)

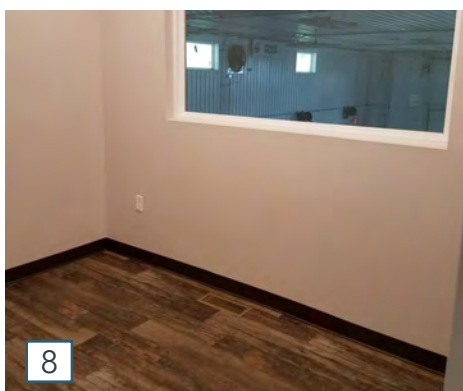
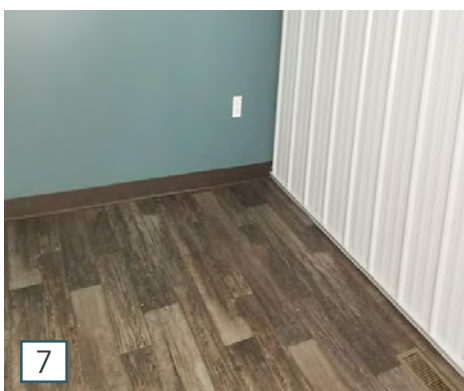
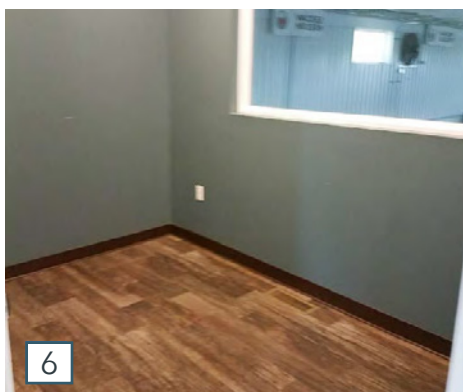
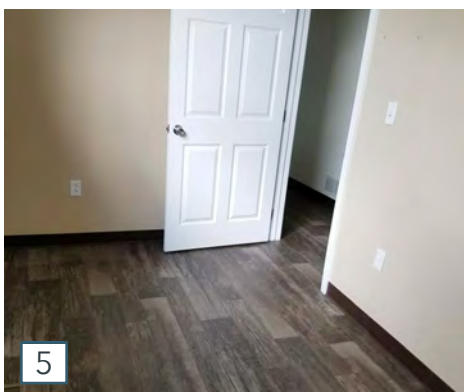
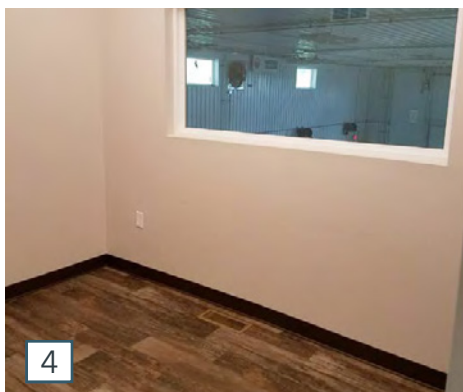
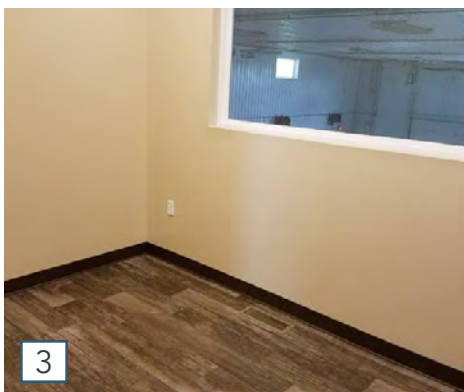


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FOR MORE INFORMATION

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