



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL BUILDING

1606 Glass Avenue

Fairmont, WV 26554



Jeff Stenger

Senior Associate / Salesperson

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1606 Glass Avenue Fairmont, WV 26554

LEASE RATE	\$15.50 / Sq Ft / Year
LEASE STRUCTURE	NNN
BUILDING SIZE	6,000 SQ FT
LOT SIZE	1.5 ACRES
CEILING HEIGHT AT CENTER OF BUILDING	21 FT
DISTANCE TO INTERSTATE	1 Mile From I-79, Exit 137

INDUSTRIAL BUILDING DETAILS

Situated on 1.5 acres, this property features a brand-new 6,000 (+/-) square foot industrial building. The facility includes two 14' x 14' overhead doors, one loading dock with a 9' x 10' overhead door, and an interior height of 19' at the sidewalls and 21' at the center, making it ideal for manufacturing, distribution, or service operations. Inside, the layout offers a small office area with two restrooms, a breakroom, and storage, complemented by a mezzanine for additional space. With its strategic location in a well-established business park, Speedway Business Park, and easy access to major routes, 1606 Glass Avenue offers both convenience and adaptability for your next industrial venture.



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