



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



153 PAPER DRIVE
WASHINGTON, WV 26181

DOWNTOWN PARKERSBURG

50

50

50

THE CHEMOURS COMPANY

DUPONT ROAD

DHL SUPPLY CHAIN

153 PAPER DRIVE



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LAND / DEVELOPMENT FOR SALE

153 PAPER DRIVE WASHINGTON, WV 26181

SALE PRICE / \$3,576,000

GROSS BUILDING SIZE / 6,272 (+/-) SQ FT

GROSS LOT SIZE / 58.62 (+/-) ACRES

OHIO RIVER FRONTAGE / 1,538' (1/4+ MILE)

ZONING / NO ZONING RESTRICTIONS

**PROPERTY DESCRIPTION / MULTIMODAL
TRANSPORTATION ACCESS, RAIL SPUR (CAN
BE REACTIVATED), AMPLE PARKING, OFFICE
BUILDING, STORAGE/WAREHOUSE BUILD-
ING, GRADED LAND, FUEL TANKS, SCALES,
THREE-PHASE ELECTRIC**

153 Paper Drive in Washington, West Virginia presents a rare industrial investment and development opportunity centered around exceptional multimodal transportation access and expansive usable acreage. Situated on 58.62 (+/-) acres, the property offers a combination of approximately 44.78 acres of mostly flat, developable upland area ideal for laydown yard use, office building, storage/warehouse building, along with approximately 1,538 liner feet of frontage along the Ohio River. Its strategic location and site layout make it especially attractive for users requiring outdoor storage, bulk material handling, distribution operations, or heavy industrial support functions.

Large industrial sites with direct rail siding access and substantial Ohio River frontage are increasingly rare, making 153 Paper Drive a compelling opportunity for investors, owner-users, and developers seeking a high-potential industrial property with long-term upside.

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PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The property is currently improved with four structures totaling approximately 6,272 (+/-) square feet of gross building area, serving a variety of industrial and operational needs. Improvements include a 1,800 (+/-) square foot single-story ranch-style office building featuring a brick and vinyl siding exterior, along with four metal-framed outbuildings with metal siding that provide warehouse and storage space. Additional site infrastructure includes dedicated railroad loading facilities with concrete platforms and safety equipment, further supporting industrial use and logistics operations.

TRANSPORTATION INFRASTRUCTURE

A defining feature of the property is its highly desirable transportation infrastructure. The site includes direct rail access through an on-site railroad siding connected to the Ohio River Railroad, allowing efficient inbound and outbound shipment of bulk goods and materials. Complementing this is approximately 1,538 linear feet of frontage along the Ohio River, creating additional opportunities for barge access and bulk commodity transport. This combination of rail and river access significantly enhances the site's value for industrial users seeking efficient multimodal transportation solutions and positions the property as a premium asset within the regional market.

The location also benefits from strong highway connectivity, with Interstate 77 located approximately five miles east of the property via U.S. Route 50. Interstate 77 serves as a major north-south freight corridor connecting the region to Charleston, West Virginia to the south and crossing into Ohio at Williamstown, providing direct access to Marietta, Columbus, Cleveland, and broader Midwest markets. This regional and national connectivity strengthens the property's appeal for manufacturing, warehousing, and distribution users requiring reliable transportation access across multiple shipping channels.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	Hope Gas
Water	Washington City
Sewer	Washington City
Trash	Multiple Providers
Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

- Located outside the city limits of Washington, WV
- Situated in the Lubeck District of Wood County
- Property consists of one irregular shaped parcel
- Parcel identification: Lubeck District (3), Map 150, Parcel A2
- Deed Book 1286, Page 168
- No zoning restrictions

INGRESS / EGRESS / PARKING / DIRECTIONS

The property features a single point of ingress and egress from Dupont Road onto Warehouse Drive, providing secure and controlled access to the site. A gated entrance leads to the main portion of the property via a gravel drive, while a separate gravel drive provides direct access to the office building. Ample on-site parking is available near the office, offering convenience for employees, visitors, and daily operations.

LOCATION ANALYSIS

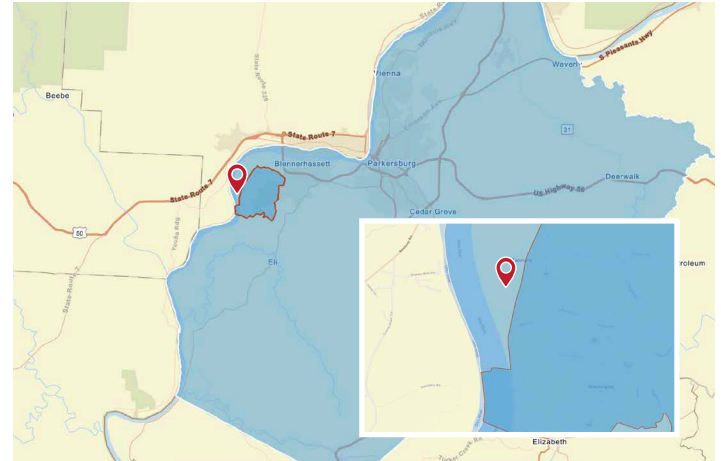
Located at the confluence of the Ohio and Little Kanawha rivers, Parkersburg is centrally situated at the crossroads of Interstate 77 and U.S. Route 50. The City is a short driving distance to major metropolitan areas including Charleston, WV, Pittsburgh, PA, Columbus, OH and Washington D.C.

Parkersburg is the 3rd largest city in the state of West Virginia and is the major population and employment center for more than 160,000 people in the metropolitan area. Since 2015, Parkersburg has seen more than \$140 million in private investment. Additionally, Parkersburg's CBD has seen several revitalization projects in recent years, most notably with the historic Union Trust Building and the Camden Clark Medical Center.

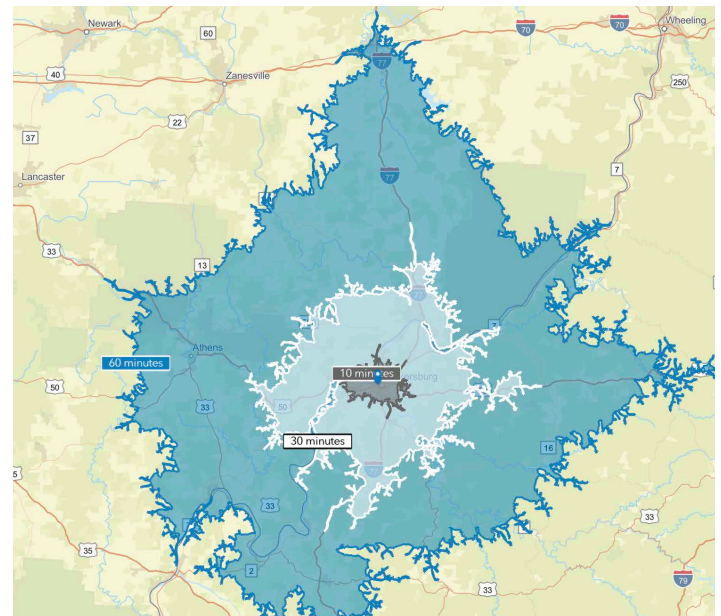
Wood County has a total population of 82,303 and a median household income of \$56,856. Total number of businesses is 2,955.

The **City of Washington** has a total population of 1,111 and a median household income of \$44,358. Total number of businesses is 13.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2026.

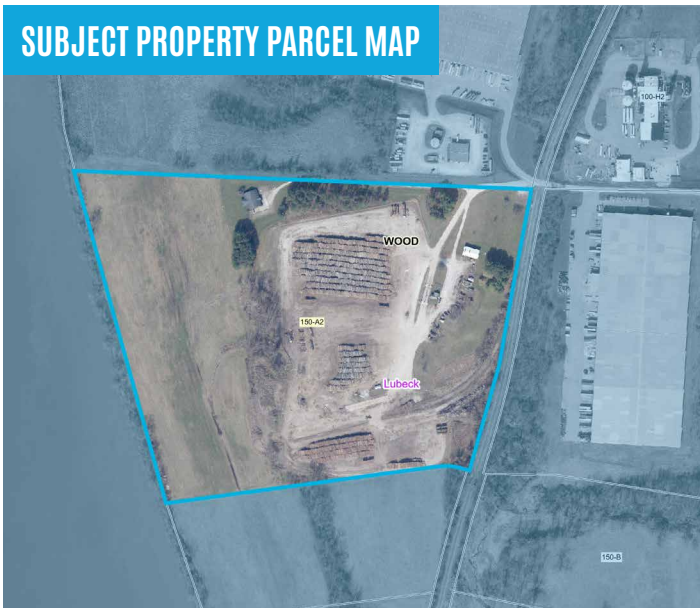


Wood County, WV Washington City Limits Subject Location



Distance to nearby cities: Marietta, OH - 14 miles, Buckhannon, WV - 101 miles, Charleston, WV - 77 miles, Morgantown, WV - 111 miles, Columbus, OH - 111 miles.

SUBJECT PROPERTY PARCEL MAP



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SURROUNDING AMENITIES



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 153 Paper Drive has been referenced with a yellow star.

- 1 Polymer Alliance Services
- 2 DHL Supply Chain
- 3 QXO
- 4 Northwest Pipe Company
- 5 Dupont Washington Warehouse
- 6 Exxon Gas Station
- 7 Post Office
- 8 DHL (AKA Exel) Warehouse
- 9 The Chemours Company
- 10 Blennerhassett Middle School
- 11 Blennerhassett Volunteer Fire Department Inc
- 12 Kraton Corporation
- 13 Kroger
- 14 McDonald's
- 15 Parkersburg South High School
- 16 Downtown Parkersburg

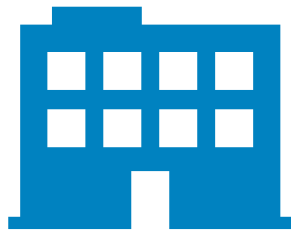
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



5,297

Total Population



81

Businesses



4,659

Daytime Population



\$194,434

Median Home Value



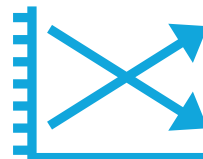
\$41,001

Per Capita Income



\$75,588

Median Household Income



-0.4%

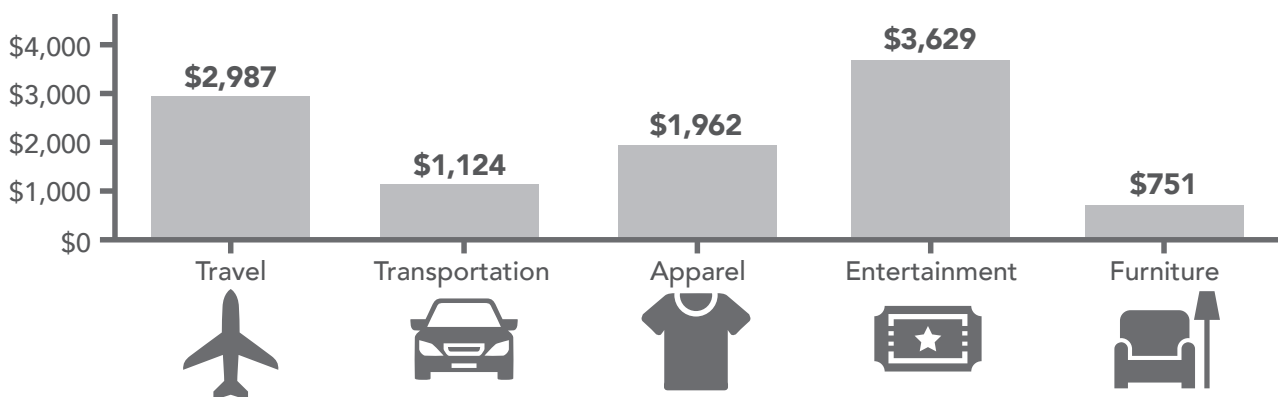
2025-2030 Pop Growth Rate



2,460

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



12,790

Total Population



252

Businesses



10,907

Daytime Population



\$211,891

Median Home Value



\$39,408

Per Capita Income



\$73,158

Median Household Income



-0.4%

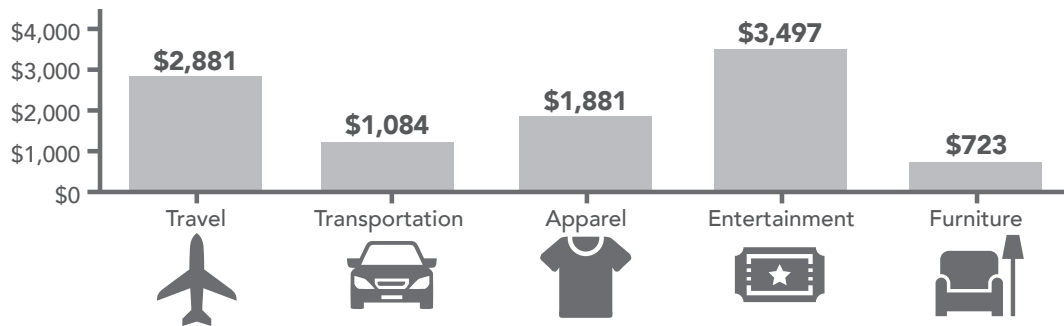
2025-2030 Pop Growth Rate



5,864

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



75,154

Total Population



2,986

Businesses



80,902

Daytime Population



\$162,854

Median Home Value



\$33,064

Per Capita Income



\$55,407

Median Household Income



-0.3%

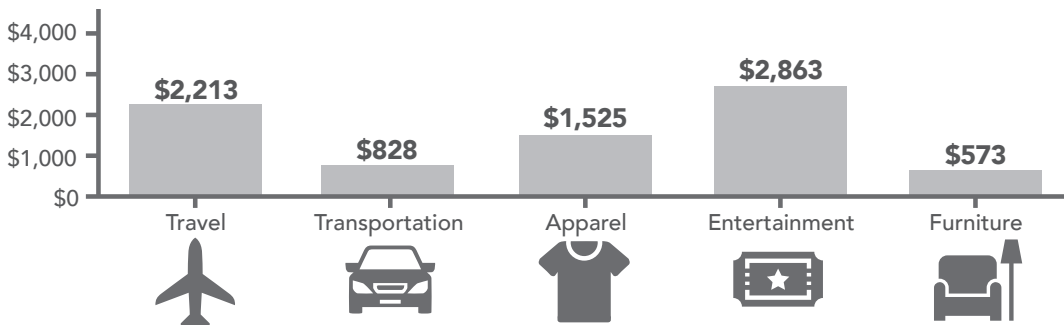
2025-2030 Pop Growth Rate



37,290

Housing Units (2020)

KEY SPENDING FACTS



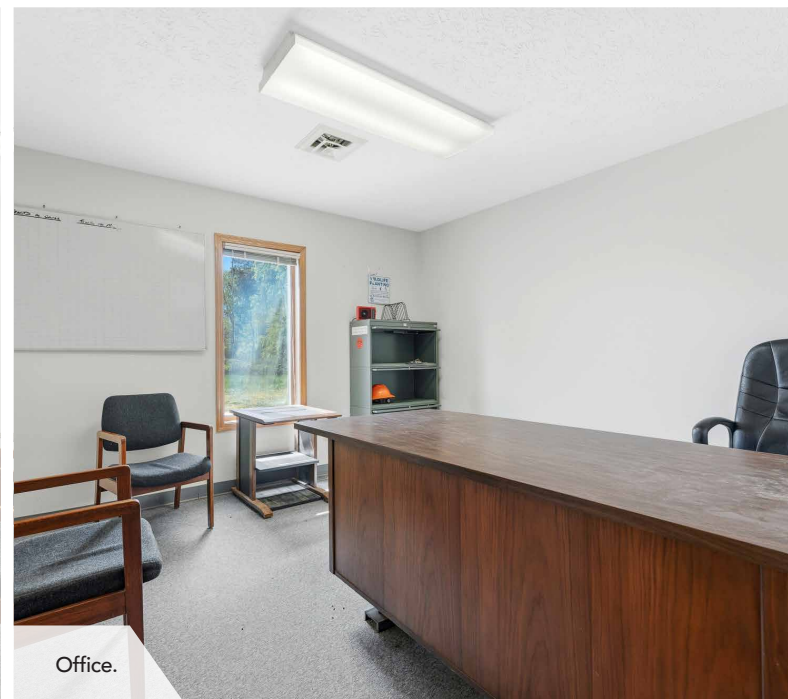
OFFICE BUILDING PHOTOS (INTERIOR)



Main Entrance / Waiting Area.



Main Entrance / Waiting Area.

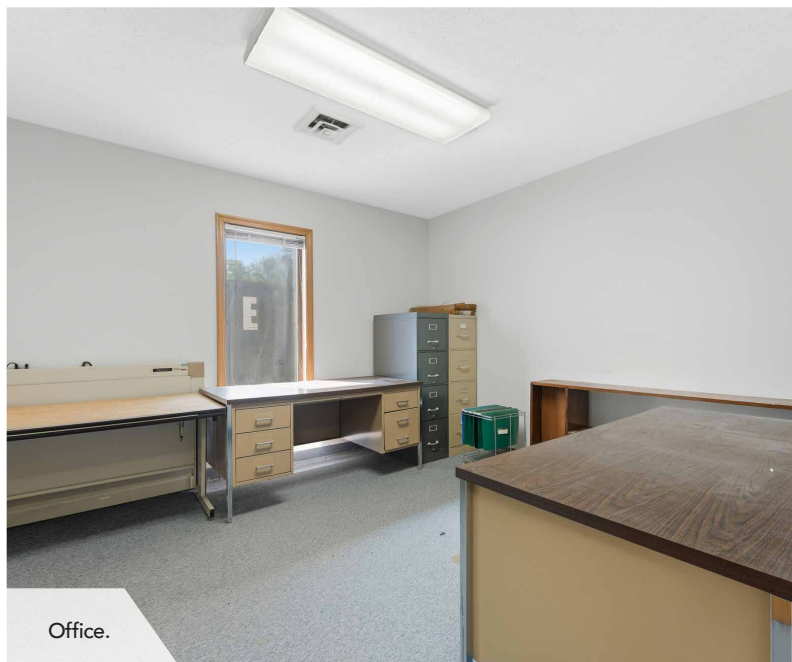


Office.

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Office.



Office.



Office / File Room.

OFFICE BUILDING PHOTOS (INTERIOR)



Conference Room.



Office.

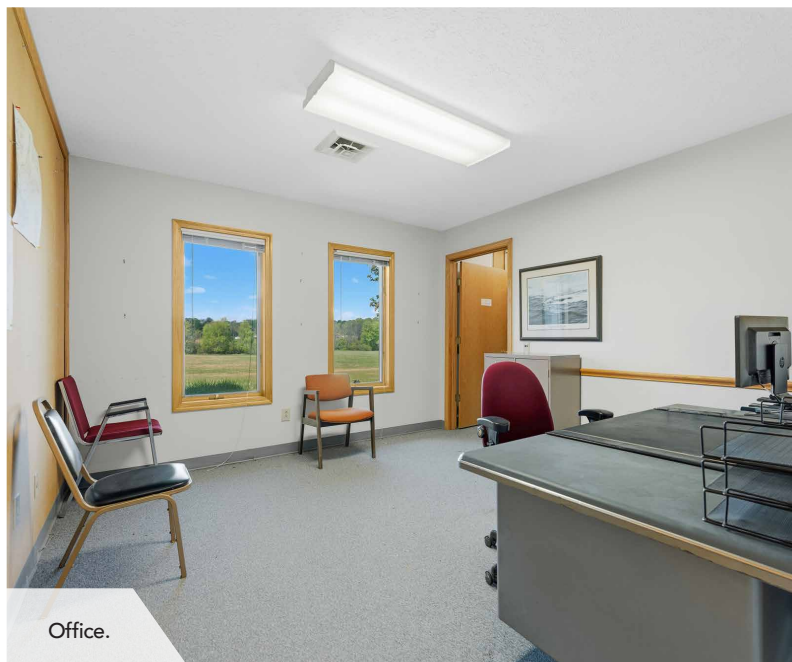


Kitchen / Break Room.

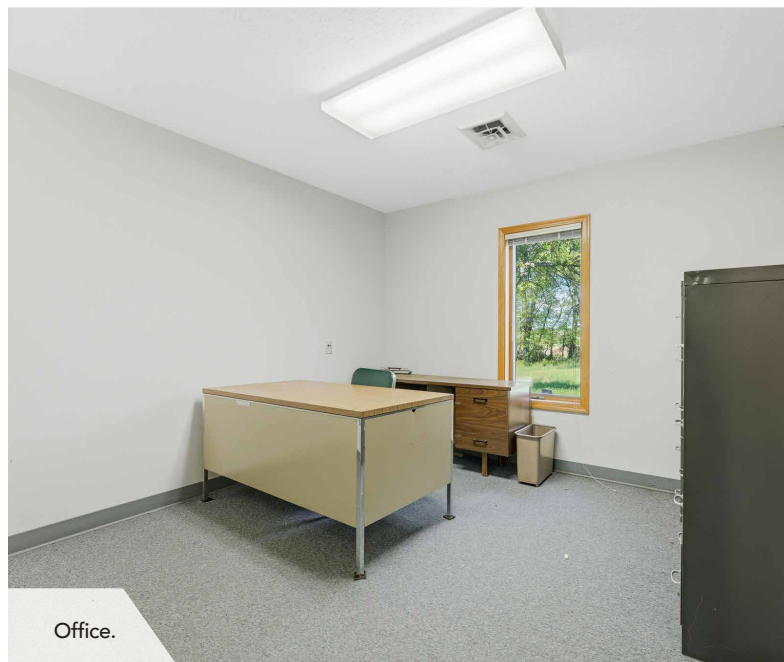
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Office.



Office.



Enclosed Outdoor Porch.

PROPERTY PHOTOS



Office Building.



Office Building.



Office Building.

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Property Entrance.



Fuel Tanks.

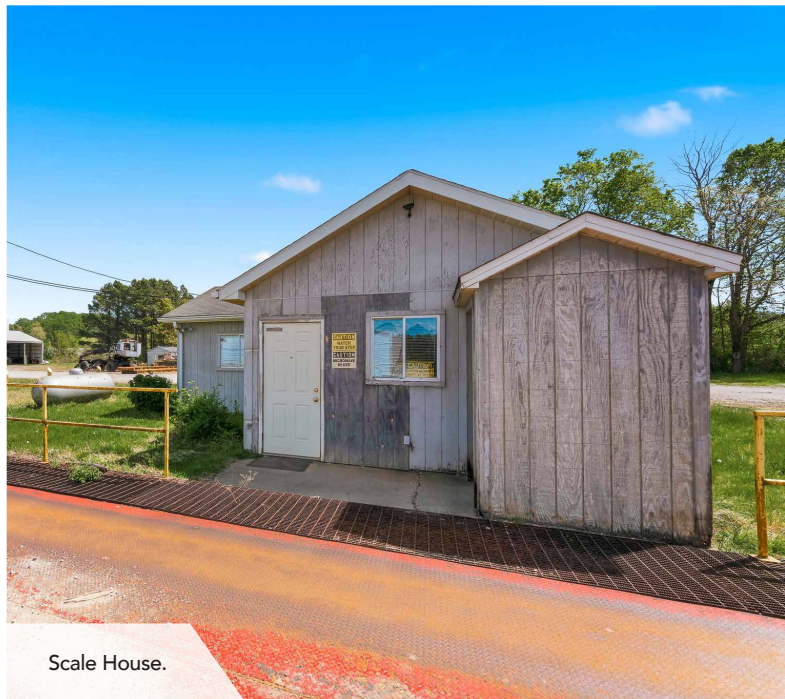


Warehouse / Storage.

PROPERTY PHOTOS



Refrigerated Storage Building.



Scale House.

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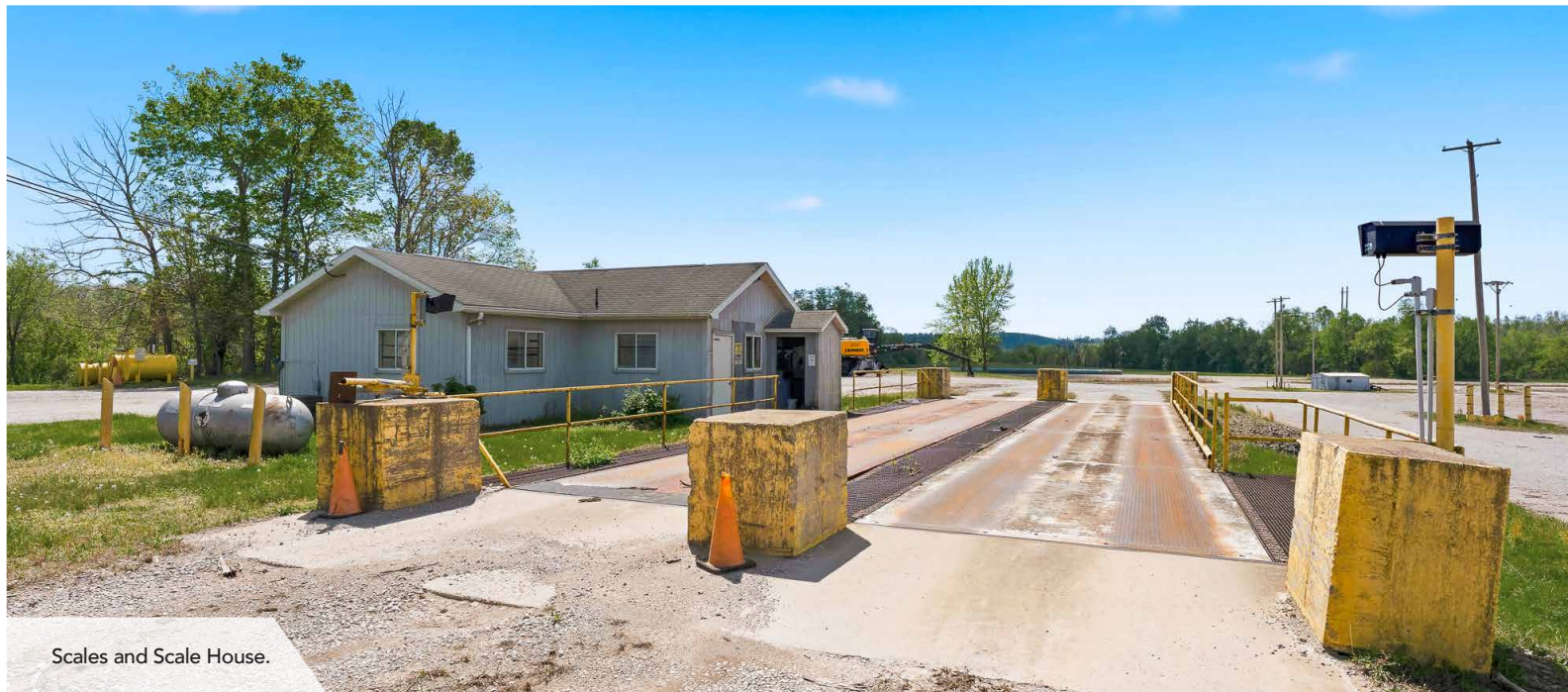
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Scale House.

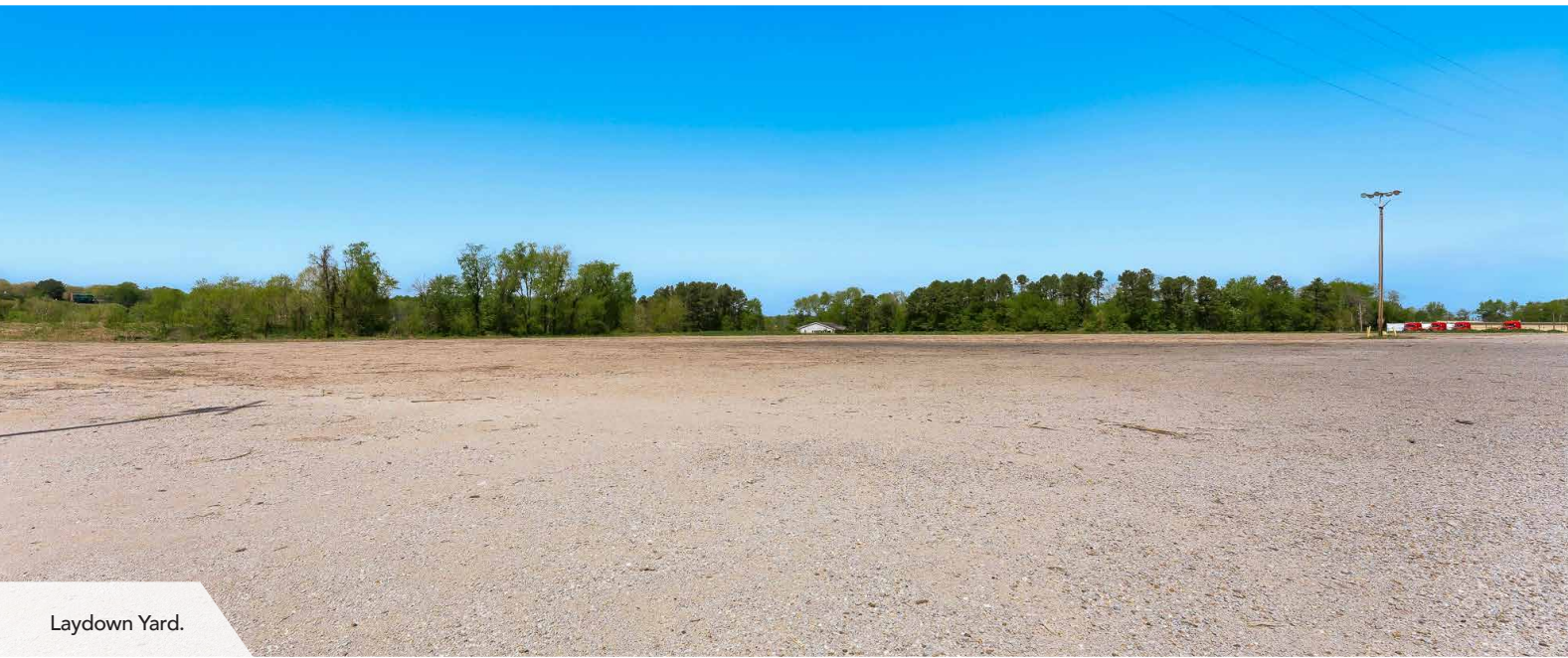


Scale House.



Scales and Scale House.

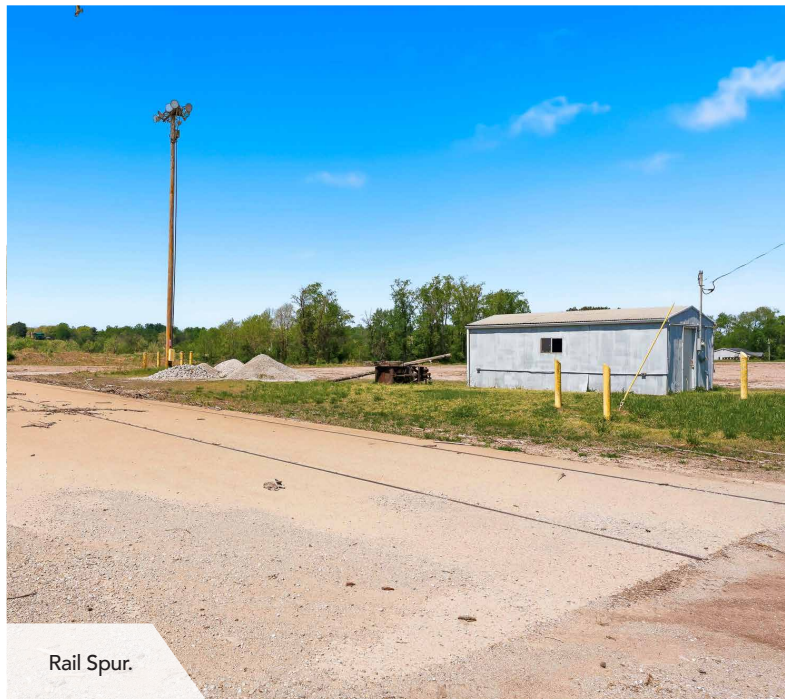
PROPERTY PHOTOS



Laydown Yard.



Rail Spur.



Rail Spur.

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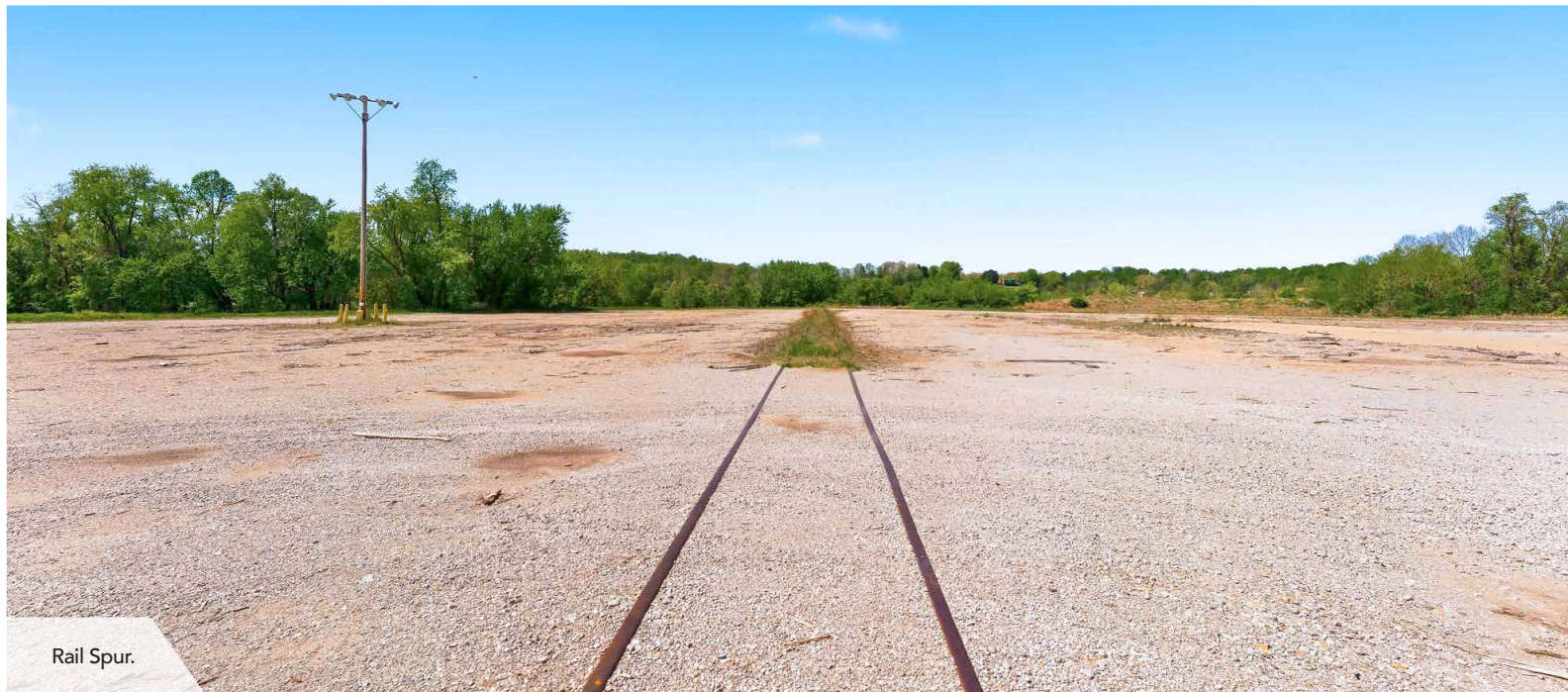
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Rail Spur.



Laydown Yard.



Rail Spur.

AERIALS



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Aerial of the Property Facing East.



Aerial of the Property Facing South.

AERIALS



Rail Spur.



Weigh Station.



Aerial Facing Northeast.

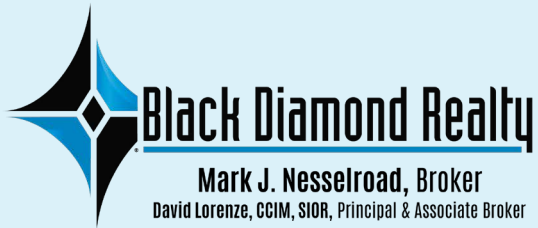
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Aerial Facing Southwest.



CONTACT

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