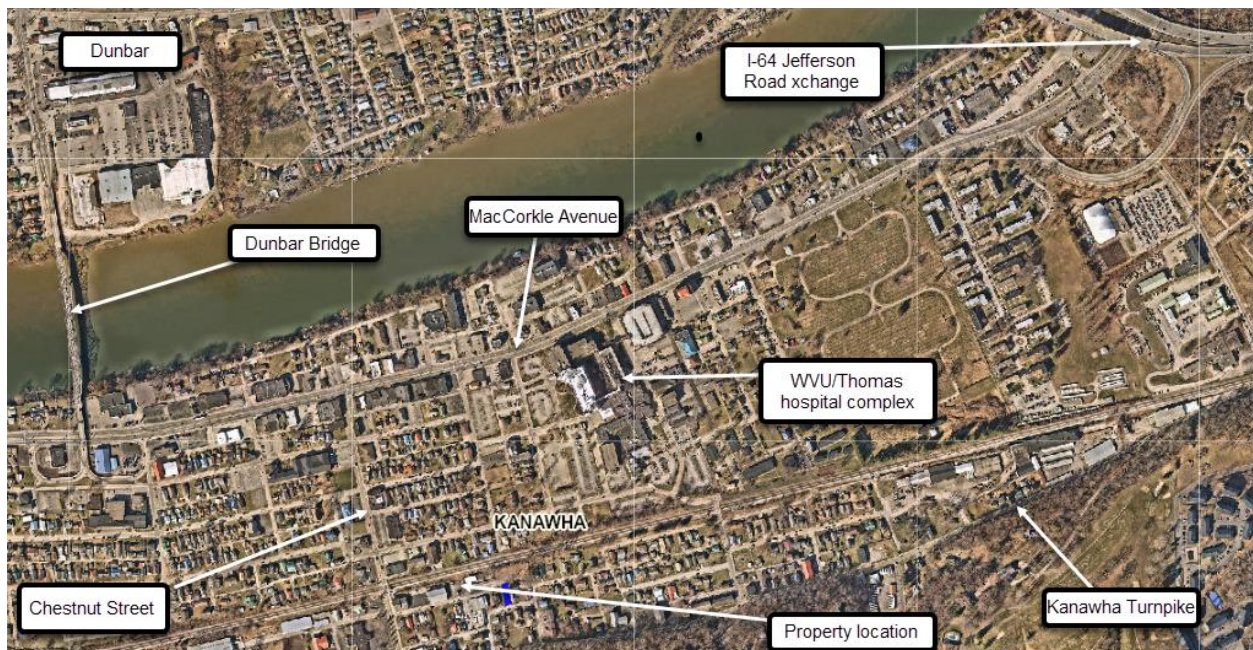


# Industrial Vacant Land for Lease

4818 McClung Street  
South Charleston, WV 25309

This land, comprising approximately 9200 sf, is located a block off Chestnut Street parallel to the CSX railroad right-of-way in the Spring Hill section of South Charleston. Formerly the employee parking lot for West Virginia Water and Waste Supply, it for several years was the parking lot for the trucks that served Krispy Kreme donuts to retailers around the state. They moved out and now it is vacant, waiting for a new tenant to take advantage of the location, the easy entrance/exit, and most importantly, the commercial/industrial zoning which permits a wide variety of uses. Here are a series of maps and photos:

Location:

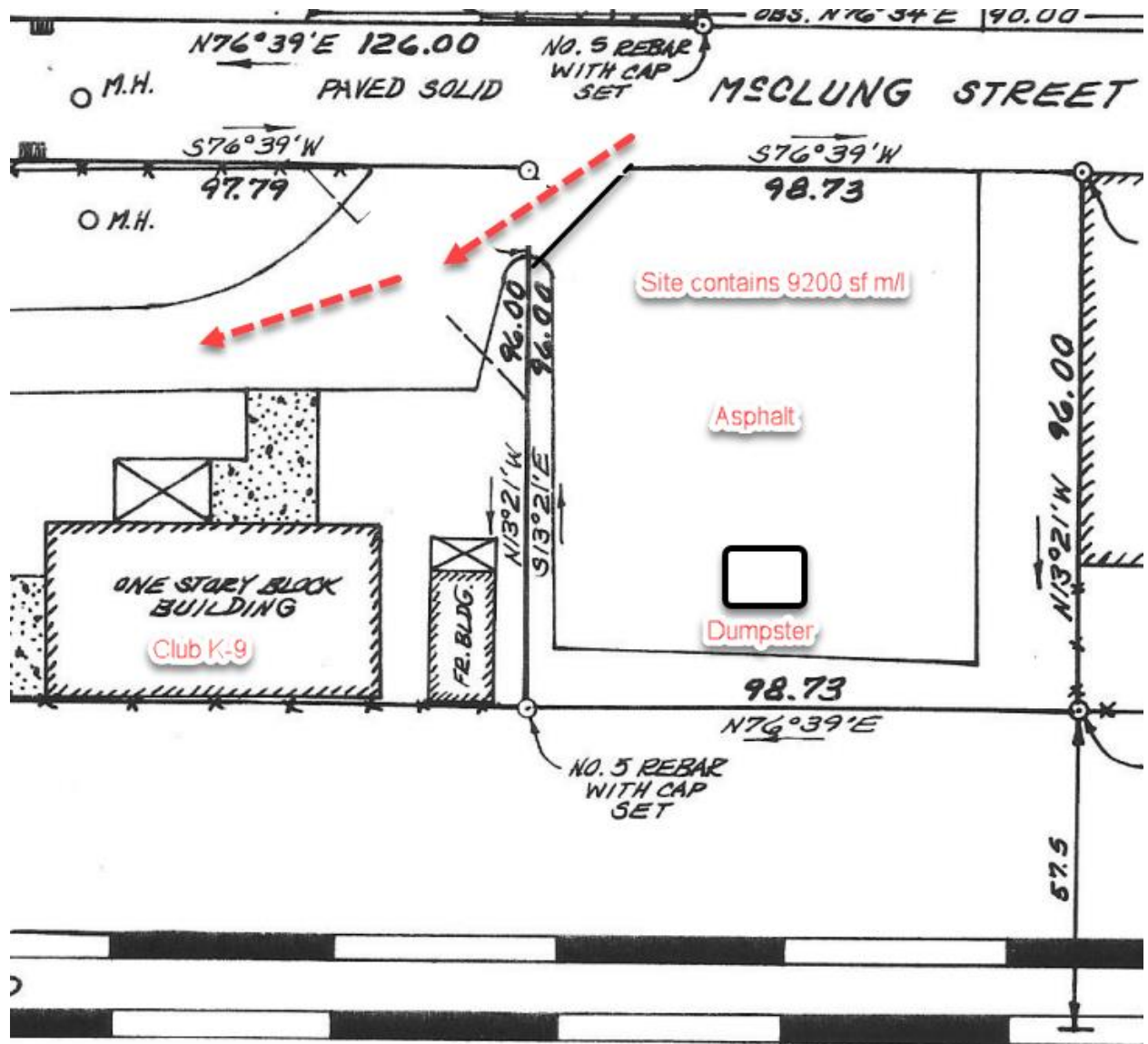


Access is easy from all directions. It is tight, but 53' trucks can navigate at the site.

The price for the land lease is \$750.00 per month. A fairly long term lease is required (3-5 years).

The owners will consider constructing a building to suit the needs of the tenant. Price and terms can be negotiated.







View looking toward Chestnut Street from the dead end of McClung Street



Left side of the property. An auto aftermarket supplier is in the building adjacent.



Straight on view of the property. Club K-9 doggie day care is adjacent.



View showing the end of McClung Street



A dual dumpster fenced area (It can be removed if not needed.)



View looking from the back of the property



Similar