



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL BUILDING

351 Industrial Park Road

Jane Lew, WV 26378



Zach Evans
Associate / Salesperson

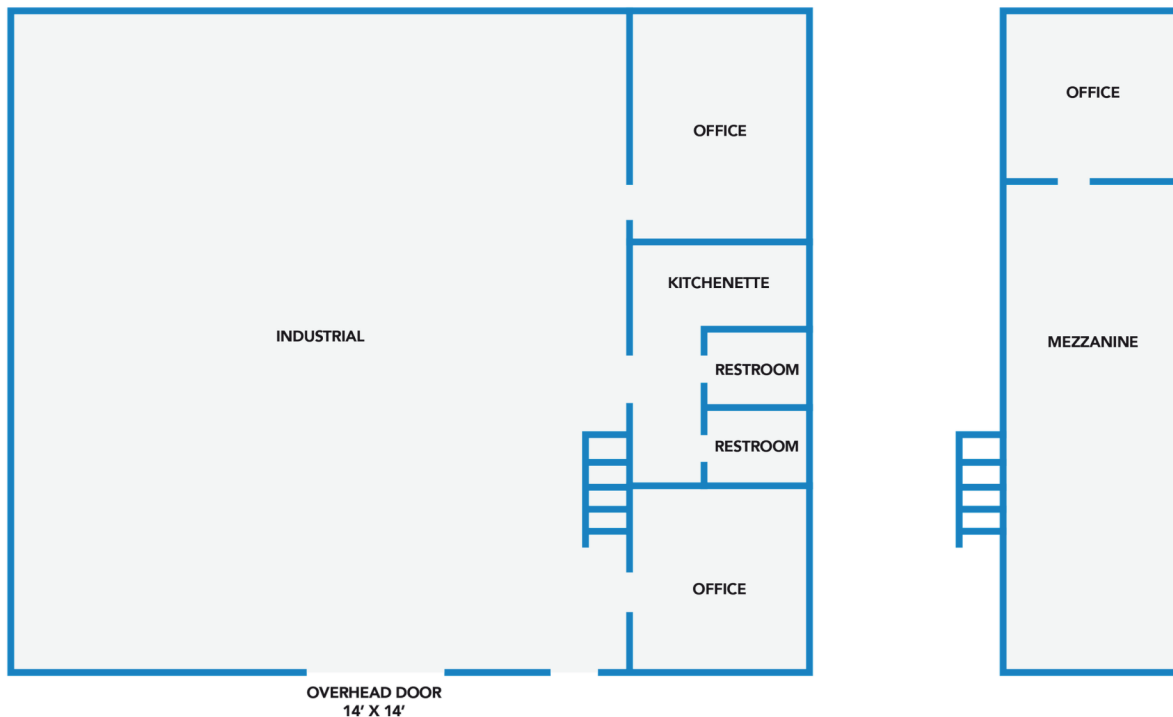
304.413.4350 (Office) | 304.276.8534 (Cell)
zevans@blackdiamondrealty.net

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LEASE RATE	\$14.00 / SQ FT / YEAR
LEASE STRUCTURE	NNN
BUILDING SIZE	3,750 (+/-) SQ FT
ACRES	2.03 (+/-) ACRES
OVERHEAD DOORS	1 Overhead Door - 14' x 14'
DISTANCE TO INTERSTATE	1 Mile from I-79, Exit 105

INDUSTRIAL BUILDING DETAILS

Located on 2.03 (+/-) acres in Jane Lew, West Virginia, 351 Industrial Park Road offers a versatile industrial opportunity designed to support a variety of business operations. The 3,750 (+/-) square foot building features approximately 3,000 (+/-) square feet of open warehouse space, 750 (+/-) square feet of office space, a mezzanine storage area, three private offices, and a breakroom/kitchenette. Functional amenities, including a 14' x 14' drive-in overhead door, dedicated laydown yard potential, and approximately 10-12 on-site parking spaces, provide the flexibility today's industrial users demand. Three existing outbuildings offer additional storage or can be removed to accommodate future site needs. Whether for warehousing, light manufacturing, service operations, or contractor use, this well-positioned property delivers the space and functionality to help your business grow.



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