

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



PROPERTY FEATURES

**UP TO 270,000 SF
AVAILABLE FOR LEASE**

- Crane Served Space
- Dock and Drive In Loading
- Office Space Available
- Good ceiling height
- 2,000 SF of office
- Recently Renovated Warehouse
- Heavy Power/Utilities
- Outside Storage Available

Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



Building Information

Total Building Size	450,000 SF
Available Square Footage	70-270,000 SF
Office Square Footage	2,000 SF; Ability to expand
Ceiling Height	25-37'
Structure:	Corrugated Steel
Roof:	Corrugated Steel w/EPDM Membrane

Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



Utility and Systems

Electric Provider:	Mon Power (First Energy)
Transmission Lines:	12.7kV & 34.5kV
3 Phase Power:	Yes
Power in building:	1,600 Amp Main; Five (5) 400 Amp 120/240 panels; 240/480 step up available
Gas Provider:	Mountaineer Gas Co.
Water Provider:	Village of Beech Bottom
Water Service:	8 in
Sewer Provider:	Brooke County PSD
Sprinkler:	None

Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



Additional Features

Cranes Available	Two (2) 10-ton cranes
Dock Loading	Yes
Drive In Loading	Yes
Drive Thru Capability	Yes
Outside Storage	Yes; Multiple Options
Barge Service	Not currently but possible

Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



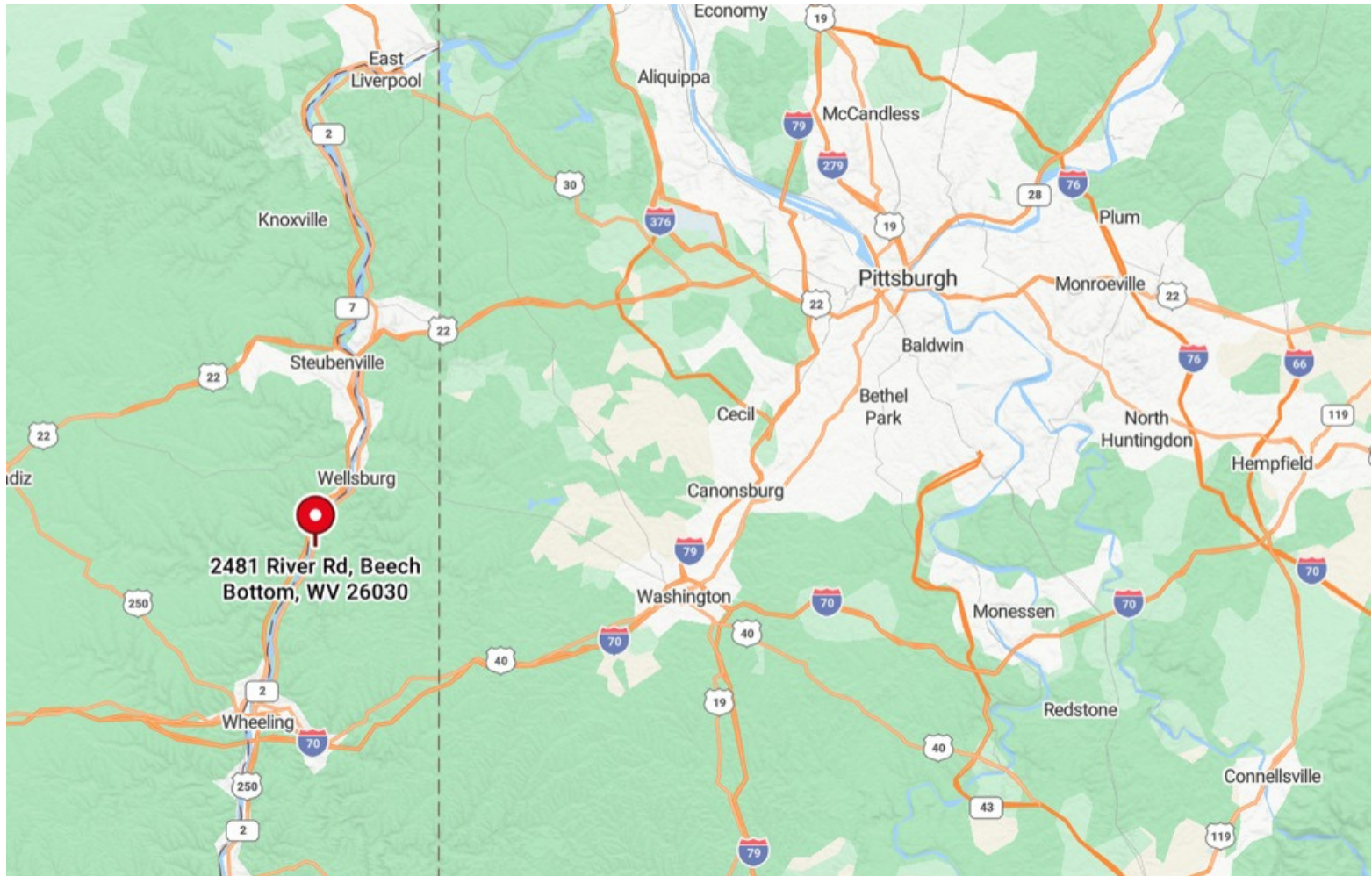
info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



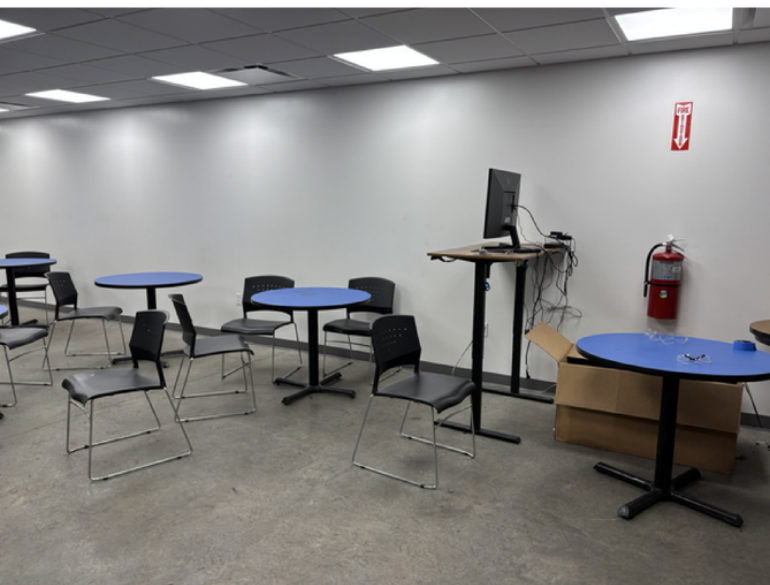
info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003

Warehouse for Lease

2481 River Rd, Beech Bottom, WV 26030



Adam Weidner

aweidner@century-realty.com
304.232.5411

John Aderholt, Broker

jdaderholt@centuryequities.com
304.232.5411



304.232.5411



century-realty.com



info@century-realty.com



CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003