



Prime Warehouse Opportunity

272 James Burr Blvd. / Kearneysville, WV 25430



FOR SALE OR LEASE | Prime Warehouse Opportunity

Whether you're looking to expand your business, invest in commercial real estate, or secure a strategic distribution location, this warehouse offers exceptional flexibility and value. 6,000 Square Feet, Available for **Sale or Lease**, Ideal for warehousing, distribution, manufacturing, or flex industrial use, Excellent access for trucks and logistics, Spacious layout with endless possibilities for owner-users or investors. This is a rare opportunity to own or lease a versatile industrial property in a strong market. Contact me today for pricing, property details, or to schedule a private tour.

Asking \$799,000 or Lease for \$11.00/SF or \$5,500/Month

Demographic Summary

	10 mile radius	20 mile radius
Population	57,078	206,612
Projected 5 year growth	1.73	1.59
Median Income	\$91,363	\$81,545
Median Age	39.5	40.5

For more information please contact:
OakCrest Commercial Real Estate

Steve Stolipher

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Cell | 304.283.0614

Main | 540.504.0788

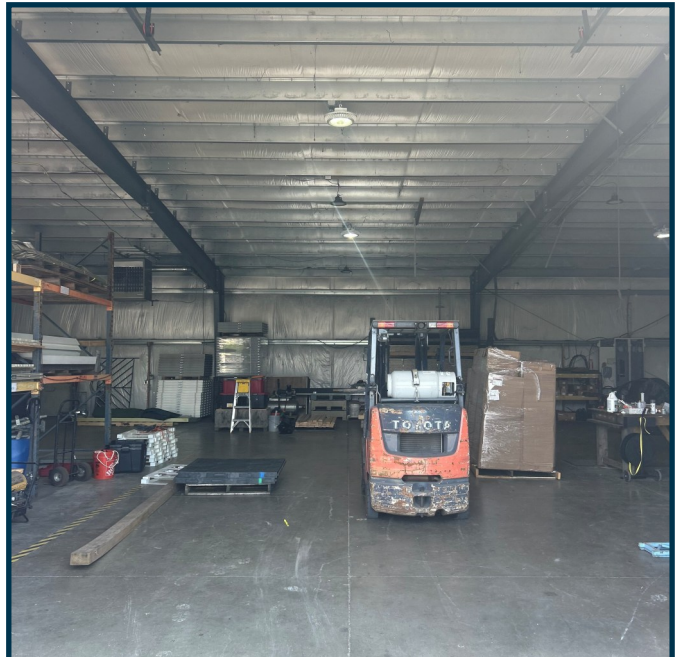
126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

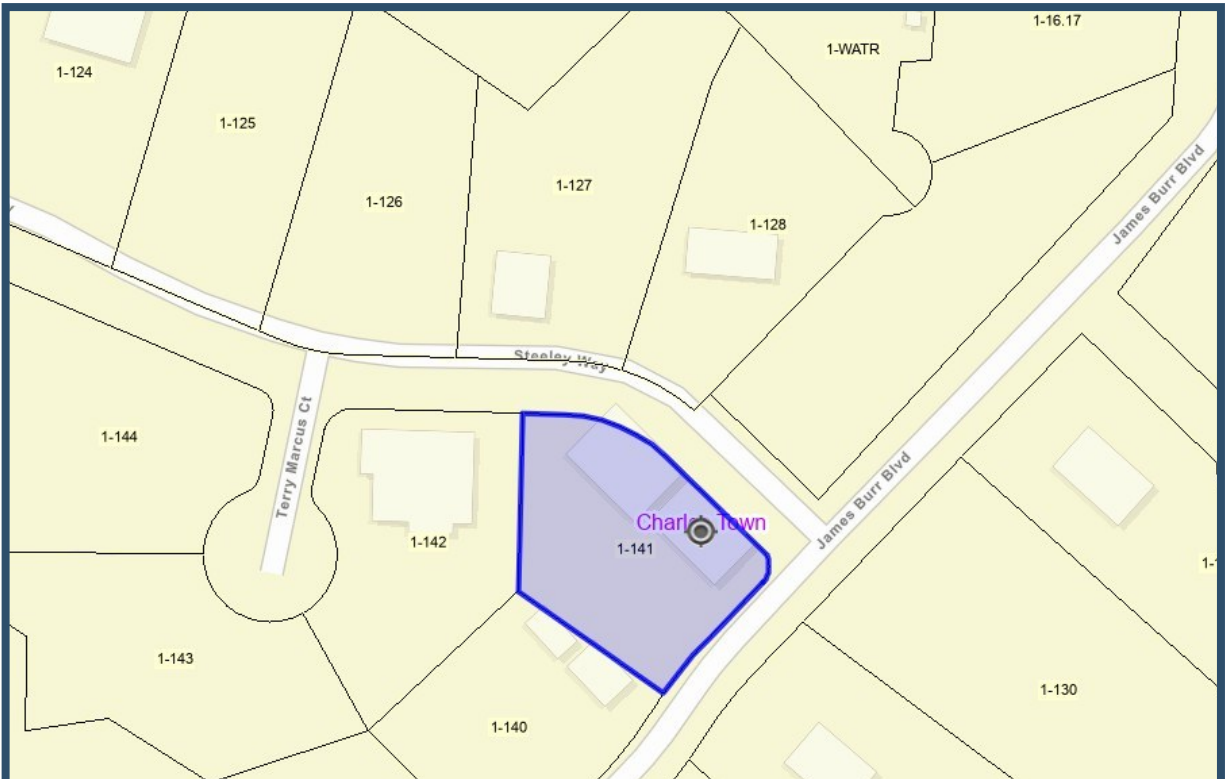
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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