

OFFERING MEMORANDUM



CedarOne™
Realty

All your needs under one tree

15,000 SF AVAILABLE!!!



FOR LEASE • MANUFACTURING/WAREHOUSE SPACE WITH STORAGE YARD

200 8TH ST. CHESTER, WV 26034

PROPERTY DETAILS



Located in Chester, WV with convenient access to regional highway system and Tri-State area and comes with First-time Occupancy Opportunity with Tax & Financial Incentives. This building is only 1 year old, minutes from the highway and has access off of W Carolina Ave. This property includes a 1 inch water line, and a sprinkler system. There is 6 inches of concrete also on the property and two docks with access to bay doors if needed.

PRICING

\$7.95/SF/NN

***No property tax and minimal insurance charges*

BUILDING AND LAND DATA

Gross SF: 30,000
Available SF: 15,000
Floors: 1
Lot Size: 7.6 AC Total (0.35 AC laydown yard for tenant)
Ind. Intended Use: Manufacturing/Warehouse
Year Built: 2017
Construction: Metal
Frontage: 150 deep by 110 wide

BUILDING DETAILS

Truck Height: 2
Ceiling: 30' Clearance
Column Spacing: 26' X 72'
Sprinklers: Y

UTILITIES

Heat in Warehouse: Reznor
Lighting Type: LED
Electric Company: Mon Power (480 3 phase electric)
Gas Company: Mountaineer Gas Co.
Sewer Company: City of Chester
Water Company: City of Chester

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.

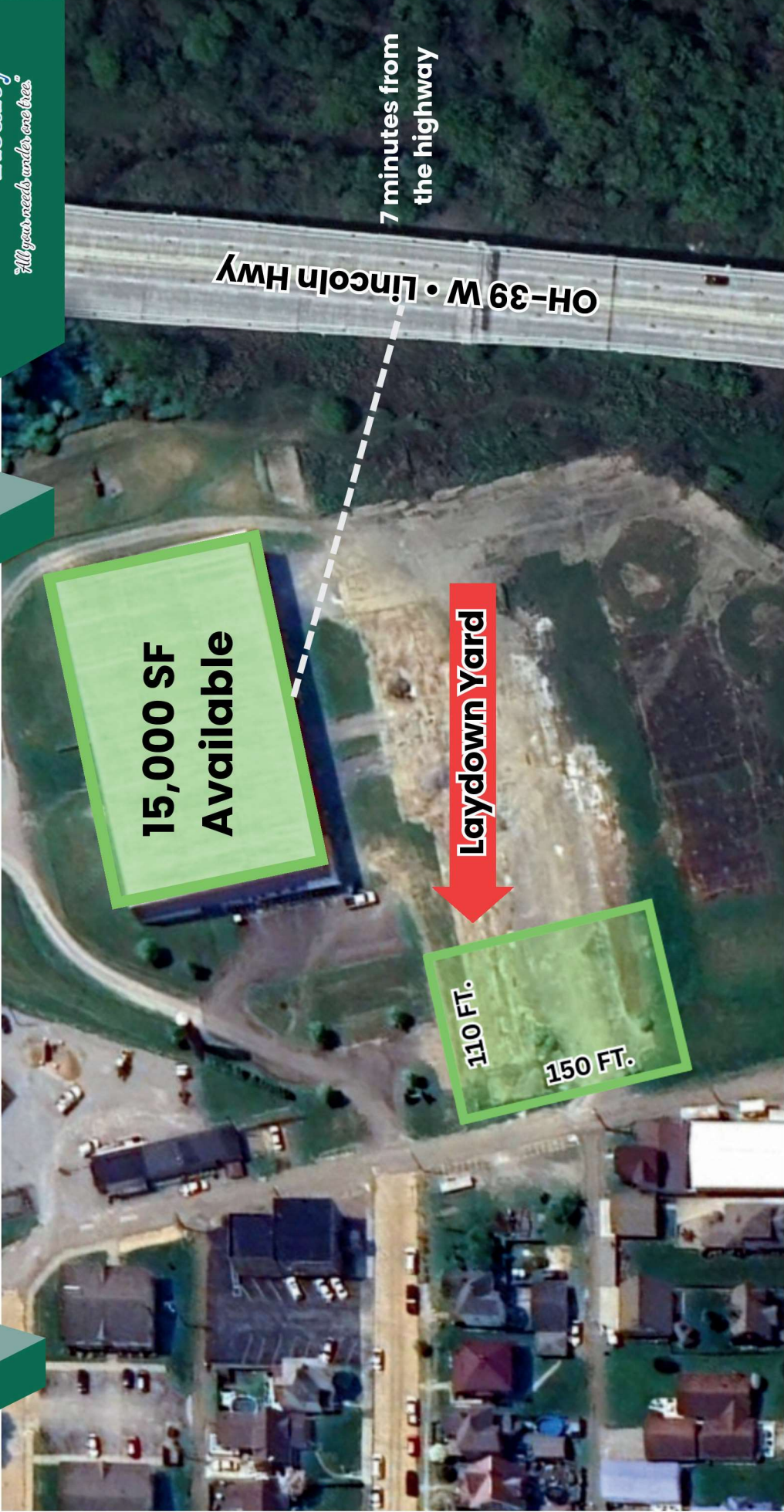
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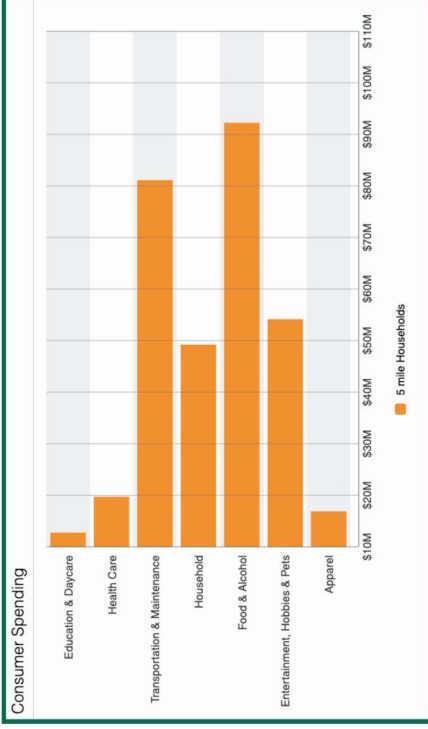
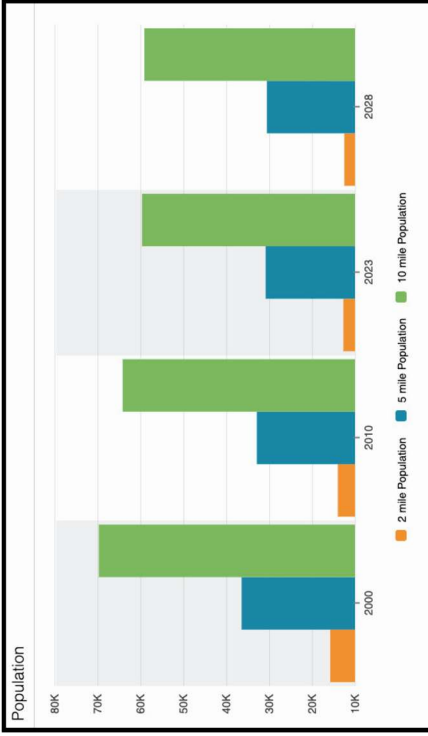


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DEMOGRAPHICS



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 30	Carolina Ave SE	17,969	2022	0.08 mi
Carolina Ave	Old US Hwy 30 NE	12,858	2018	0.14 mi
Not Available	Not Available No	4,557	2020	0.21 mi
US Hwy 30	Carolina Ave NW	6,968	2022	0.24 mi
Not Available	-	2,077	2015	0.25 mi
Carolina Ave	5th St SW	13,028	2018	0.36 mi
River Rd	Walnut St SW	5,279	2022	0.40 mi
LOU HOLTZ MEMORIAL HWY	Walnut St SW	4,584	2020	0.40 mi
Carolina Ave	5th St NE	13,500	2016	0.41 mi
RAMP FROM US30 TO SR39 EB	Walnut St SW	1,392	2020	0.41 mi

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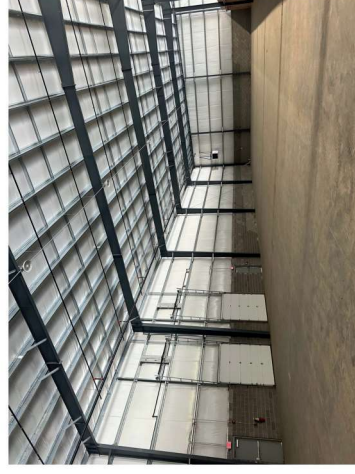
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PHOTOS



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CONTACT



Cedar One is a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding, and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volumes of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."

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