

INVESTMENT OPPORTUNITY
37,500 (+/-) SF WAREHOUSE ON 4.5 (+/-) ACRES
CLARKSBURG, WV



Located in Clarksburg, Harrison, West Virginia
Property is located outside city limits; no B&O tax.

Property includes 37,596 total square feet:
20,200sf manufacturing/warehouse space
13,212sf warehouse/storage space
4,275sf office space with kitchen and restrooms
* Floor plan will be provided upon request *

Property sits on 4.58 (+/-) acres.
There is an additional 60 acres available, contiguous.

Building was constructed in 1989.
Open, clear-span construction.
16' ceiling at the eaves.
1 drive-in, overhead door with 14' clearance.
Wet-type sprinkler system throughout building.

Within 4 miles of Route 50, Within 7 miles of I-79.

Priced to Sell at \$995,000
Lease Price is negotiable, 5-year minimum term

For more information, contact:

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PETROPLUS

LANE LLC

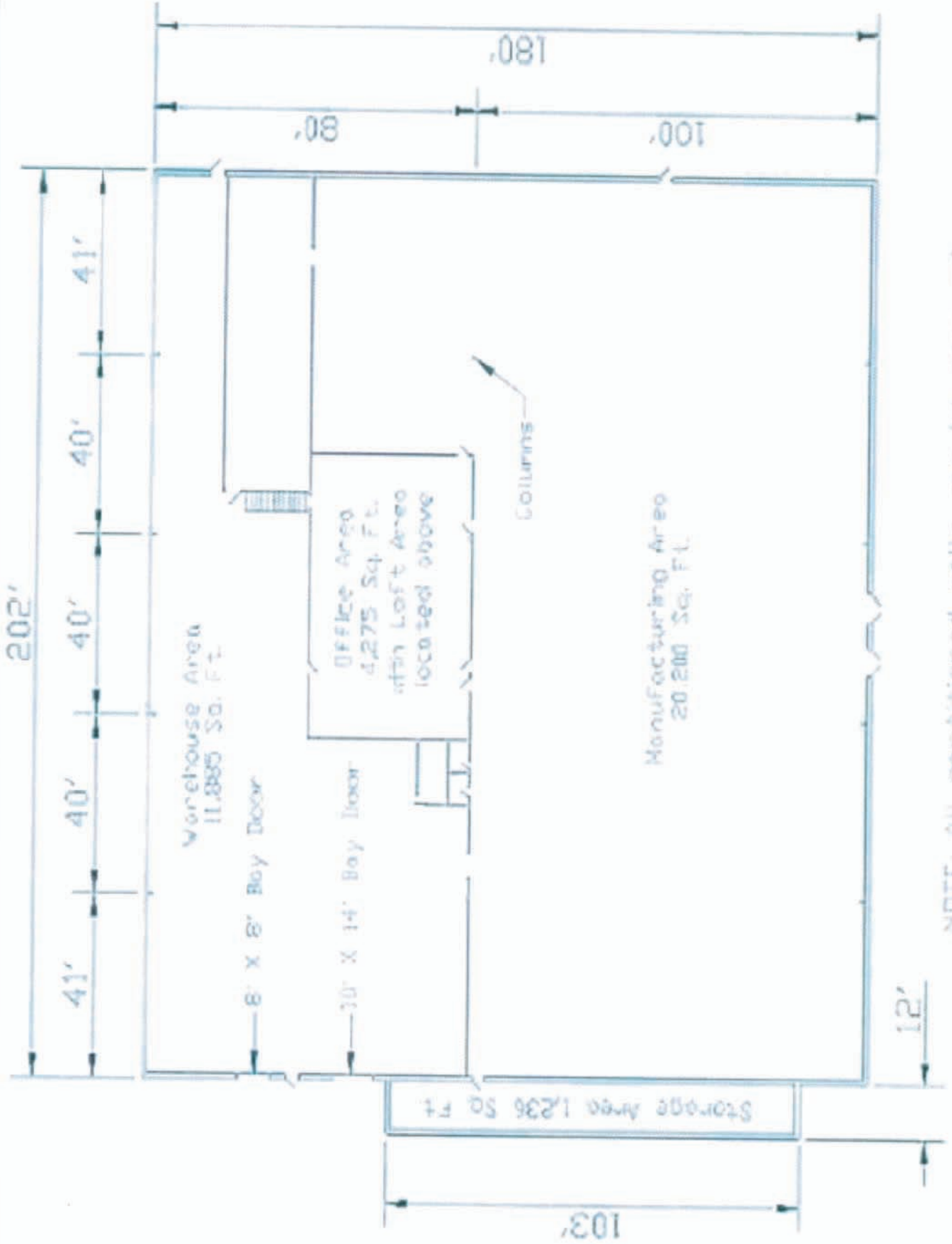
Parry G. Petroplus, Broker

* All information believed to be accurate but not guaranteed. More information is available upon request. *

FLOOR PLAN

DiMaria Warehouse

Route 119 South in Clarksburg, WV



NOTE: All partitioned walls can be removed