



INDUSTRIAL BUILDING WITH IOS

4786 WILLIAMSPORT PIKE | MARTINSBURG, WEST VIRGINIA 25404

FOR
SALE



 CENTURY
REALTY

IN PARTNERSHIP WITH:



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 10,000 SF \pm industrial building on 8.29 Acres \pm
- Superior loading (7 oversized drive-ins)
- Large amount of IOS (industrial outdoor storage)
- Great location with easy access to Route 81
- Just south of the Maryland State Line
- Situated in a growing area with nearby amenities
- 1-story residence and small shed also on-site

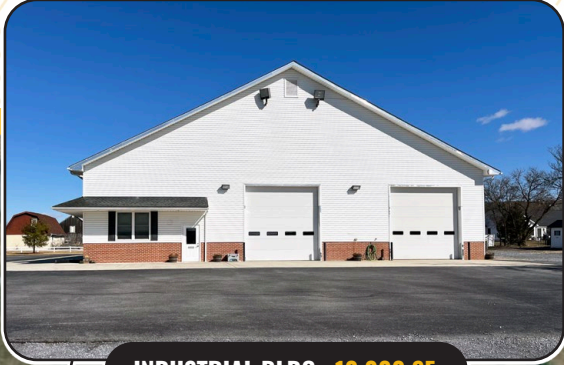
LOT SIZE:	8.29 ACRES \pm
GLA:	13,240 SF \pm (3 BUILDINGS)
INDUSTRIAL BLDG.:	10,000 SF \pm
YEAR BUILT:	2008
DRIVE-INS:	7 (OVERSIZED)
ZONING:	C (COMMERCIAL)
SALE PRICE:	\$3,500,000



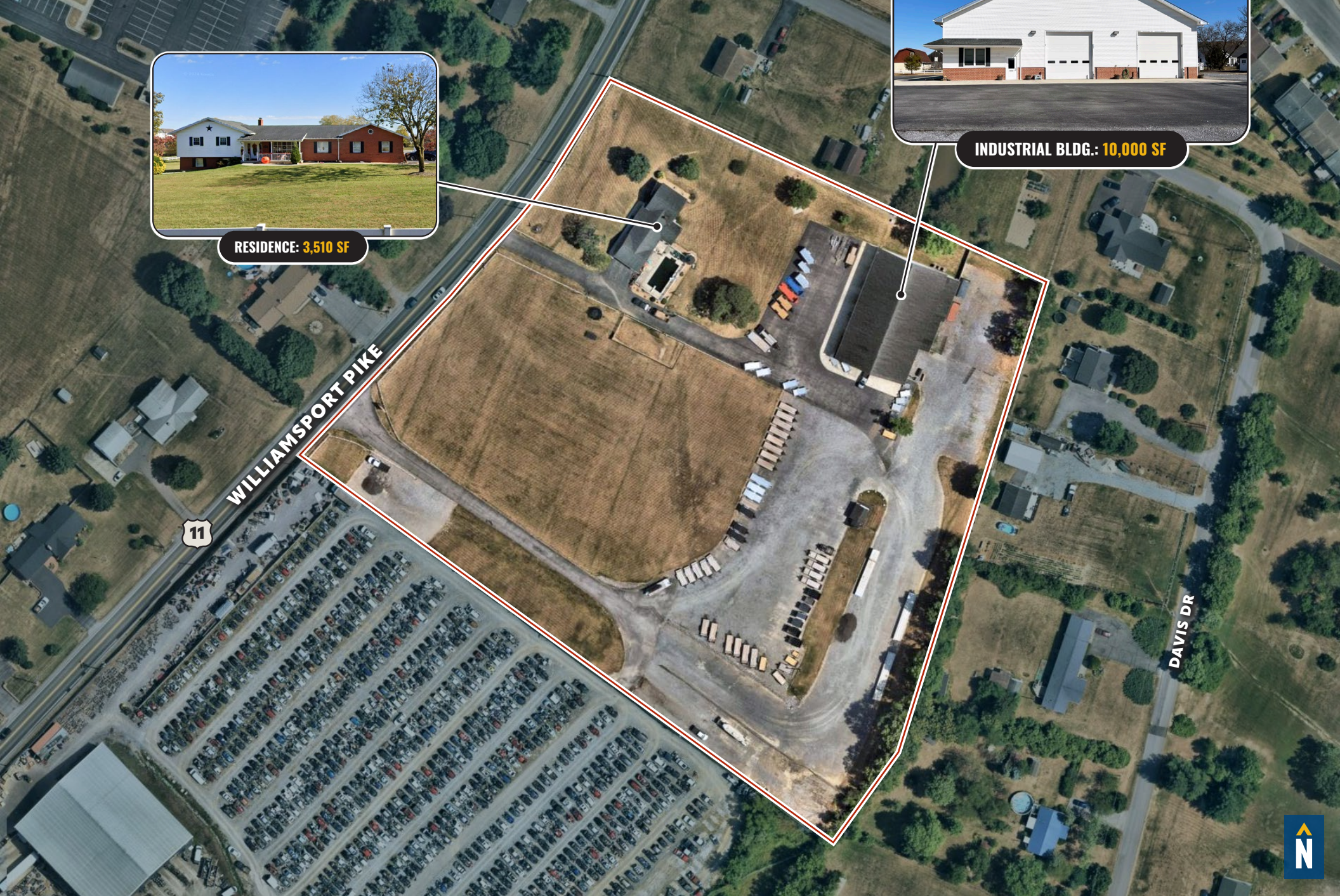
AERIAL



RESIDENCE: 3,510 SF



INDUSTRIAL BLDG.: 10,000 SF



WILLIAMSPORT PIKE



DAVIS DR



ADDITIONAL PHOTOS



LOCAL AERIAL



DUPONT SOCCER COMPLEX



SPRING MILLS MIDDLE SCHOOL



POTOMACK INTERMEDIATE SCHOOL

SPRING MILLS PRIMARY SCHOOL



SPRING MILLS HIGH SCHOOL



Ten Point Prewound Auto Sales



SITE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 81
1.2 MILES
3 MIN. DRIVE

INTERSTATE 70
10.3 MILES
11 MIN. DRIVE

INTERSTATE 270
37.4 MILES
33 MIN. DRIVE

EASTERN WEST VIRGINIA FLY MRB
REGIONAL AIRPORT AUTHORITY
15.8 MILES
18 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
87.0 MILES
1 HR. 15 MIN. DRIVE

BALTIMORE, MD
87.4 MILES
1 HR. 20 MIN.

WASHINGTON, DC
81.0 MILES
1 HR. 28 MIN.

RICHMOND, VA
168.0 MILES
2 HRS. 48 MIN.

PHILADELPHIA, PA
189.0 MILES
2 HRS. 55 MIN.



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