



WEST VIRGINIA DEVELOPMENT OFFICE  
 1900 Kanawha Boulevard East  
 Charleston, WV 25305-0311  
 Toll free: (800) 982-3386  
 Office: (304) 558-2234 • WVDO.org

## AVAILABLE SPACE SIZE MORE BUILDING



### BLUEFIELD, WEST VIRGINIA

#### LOCATION

**Building Address** - John Nash Boulevard  
 Bluefield, WV 24701  
**Located in City Limits** - No  
**County** - Mercer  
**Located in Business/Industrial Park** - No  
**Can the Building be Multi-Tenant** - No

#### SIZE

**Total Sq. Ft.** - 6,500  
**Total Available Sq. Ft.** - 6,500  
**Total Leased Sq. Ft.** - 0  
**Acres** - 11  
**Available Manufacturing Sq. Ft.** - 5,000  
**Available Office Sq. Ft.** - 1,500

#### CEILING HEIGHT

**Manufacturing Space** - 14'  
**Office Space** - 10'

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes  
**Number of Additional Sq. Ft. Building can be Expanded** -  
**Is There Additional Land Available** - Yes  
**Number of Additional Acres** - 11+  
**Date of Construction** - 1978  
**Dates of Expansion** - None  
**Date Vacated** - 2002

**Floor Thickness and Composition** - 6" reinforced concrete  
**Wall Composition** - Block & brick  
**Wall Insulation (Thickness & Type)** - 3"  
**Roof Composition** - Metal  
**Roof Insulation (Thickness & Type)** - 3"  
**Column Spacing** - Clear span  
**Type of Sprinkler System (What Spaces Served)** - Wet system serves entire building  
**Office HVAC** - Electric central air  
**Manufacturing HVAC** - Gas infrared heating  
**Type of Lighting in Manufacturing Space** - Fluorescent  
**Number and Capacity of Overhead Cranes** - 0  
**Number of Truck Docks** - 0  
**Number and Size of Drive-Through Bay Doors** - 0  
**Number of Parking Spaces** - 10  
**Previous use of the Building** - Kennel

#### TRANSPORTATION

**Interstate/4 Lane Highway** - Located adjacent to US Route 52 (John Nash Boulevard)  
**Commercial Airport** - 47.6 miles to Raleigh County Memorial Airport  
**Railroad** - None  
**Railroad Siding** - None  
**Navigable Waterway** - None  
**On-Site Barge Facility** - None



#### **UTILITIES**

Electricity - Appalachian Power Company  
Voltage - 220  
Phase - Single

Gas - Bluefield Gas Company (Propane)  
Size of Service Line -  
Gas Pressure -

Water - West Virginia American Water  
Size of Service Line - 12" main  
Static Pressure -  
Residual Pressure -  
Excess Capacity of Treatment Plant (GPD) - 50,000

Sewer - Bluefield Sanitary Board  
Size of Service Line - Not available yet  
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier  
Switching - Analogue  
Broadband Service - No

#### **SALE/LEASE**

Sale Price - \$850,000  
Sale Terms - Negotiable  
Lease Price - Negotiable  
Lease Terms - Negotiable  
Available Purchase or Lease Date - Immediately

#### **FOR FURTHER INFORMATION CONTACT**

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Development Authority of Mercer County  
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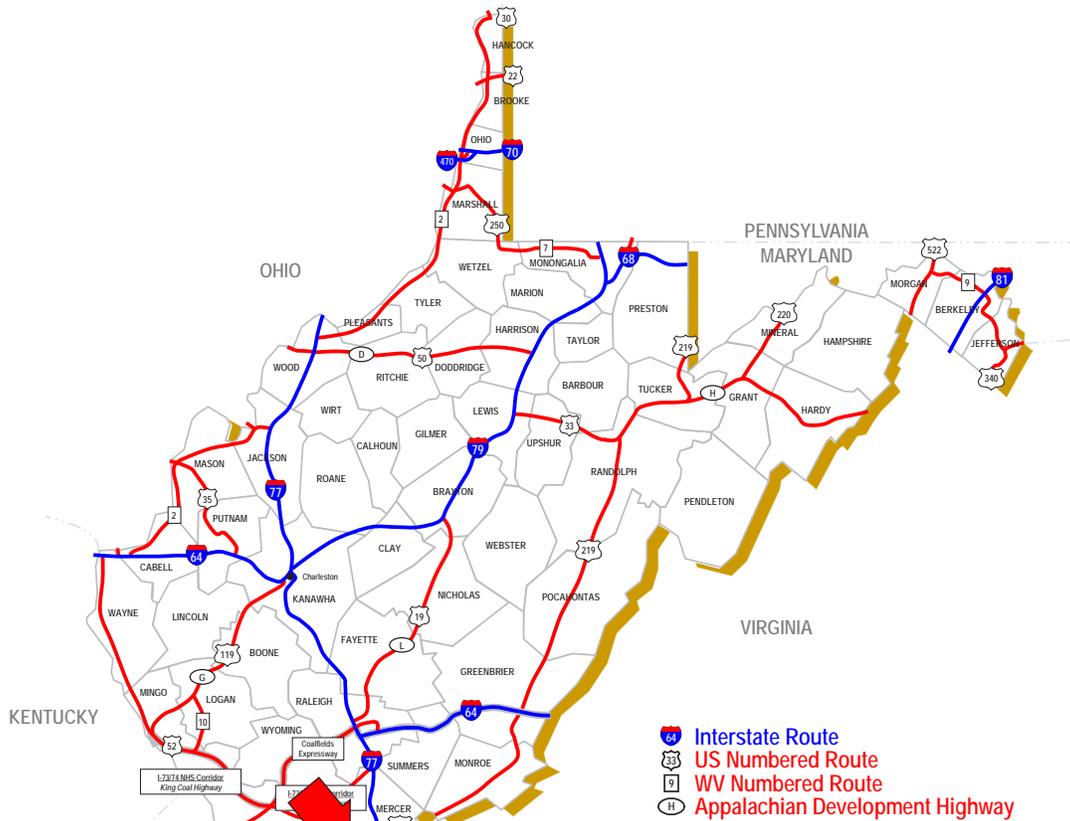
#### **REMARKS**

The 11+ additional acres has been core drilled.  
Property is easily accessible from I-77 and US Route 460.  
Two story six room house.  
Adjacent two story garage building.

**Disclaimer:** The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



**250 & 500 MILE RADIUS FROM BLUEFIELD, WEST VIRGINIA**



**BLUEFIELD, WEST VIRGINIA**