



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 HEALTH & REC BUILDING



LOCATION

Address: 425 South 4th Ave.
Paden City, WV 26159
Located in City Limits: Yes
Zoning: None
County: Tyler
Flood Hazard Zone: None

SIZE

Total Square Feet: 18,985 (1st Floor: 13,442; 2nd Floor: 5,543)
Total Available Square Feet: 7,245 (1st Floor: 3,060; 2nd Floor: 4,185)
Number of Floors: Two
Will Owner Subdivide Space: Yes
Acreage:

SPECIFICATIONS

Former Use of the Building: Paden City Middle School
If Former Call Center, how many Work Stations: N/A
Broadband Service Available: Yes (Suddenlink)
Proximity to Point of Presence (POP): 150 feet
Number of Parking Spaces: 65
Redundant Power Supply: None
Redundant Telephone Service: Yes (Suddenlink)
Security System Installed: No
Sprinkler System Installed: No

Date of Construction: 1950 with a later addition in the late 70s
Elevators: None
ADA Compliant Restrooms: 1st floor only
HVAC System: New heating/AC units in all rooms
Build-Out Required: Yes, 2nd floor
Ceiling Height: 10'
Annual Taxes: Exempt

UTILITIES

Electricity: Mon Power
Gas: Dominion
Water: Town of Paden City
Sewer: Town of Paden City
Telephone: Frontier or Suddenlink

FOR SALE/LEASE

Sale Price: N/A
Lease Rate: Negotiable
Availability: 1st floor immediately, 2nd floor needs build-out

FOR FURTHER INFORMATION CONTACT

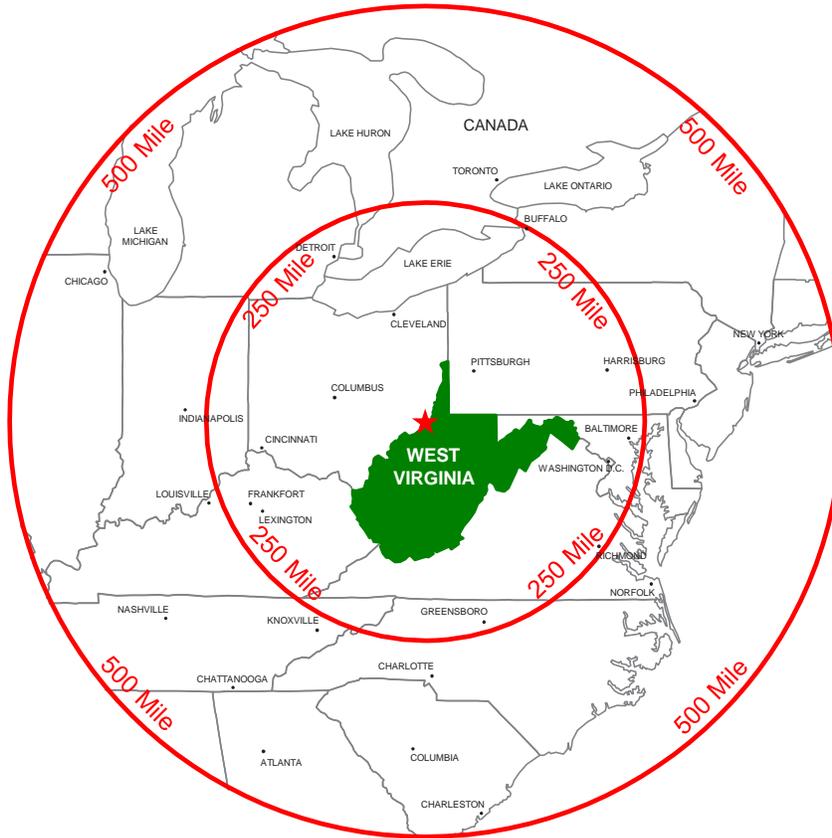
Jim Bowen, President
Paden City Development Authority
PO Box 196
Paden City, WV 26159
Phone: (304) 337-2796
Fax: (304) 337-2796
Email: pcdevelopmentauthority@gmail.com

REMARKS

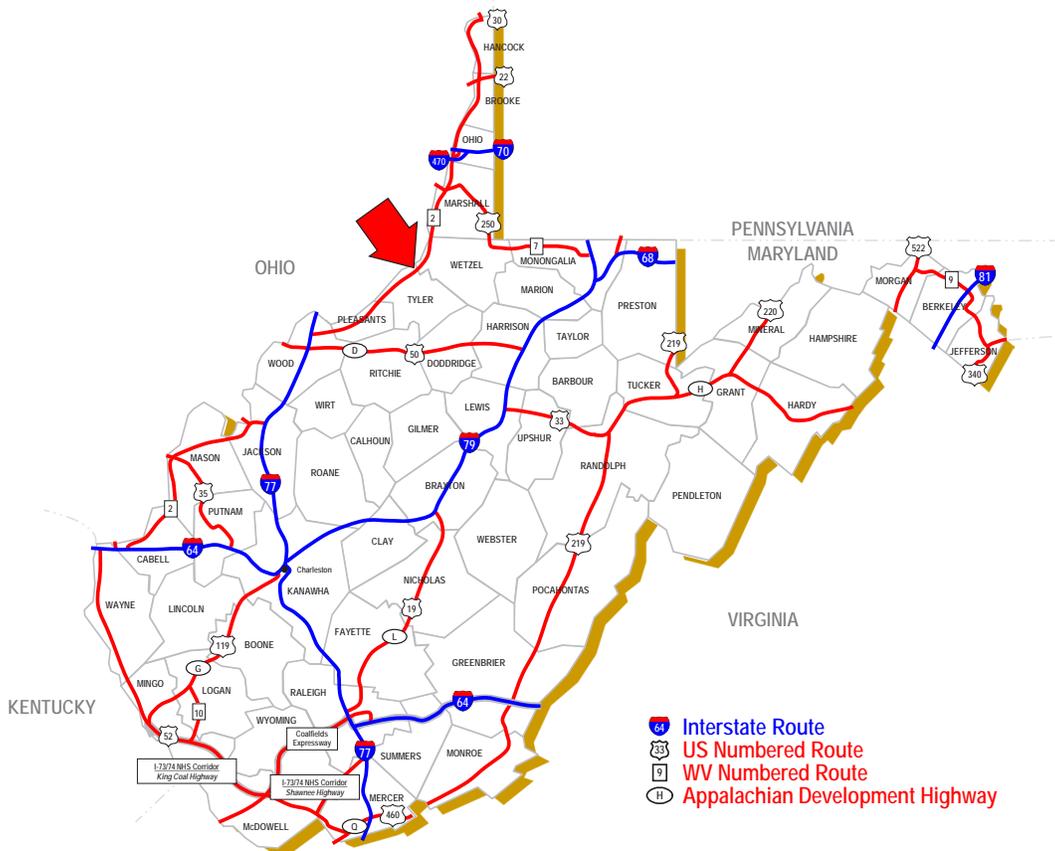
New windows are being installed.

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.





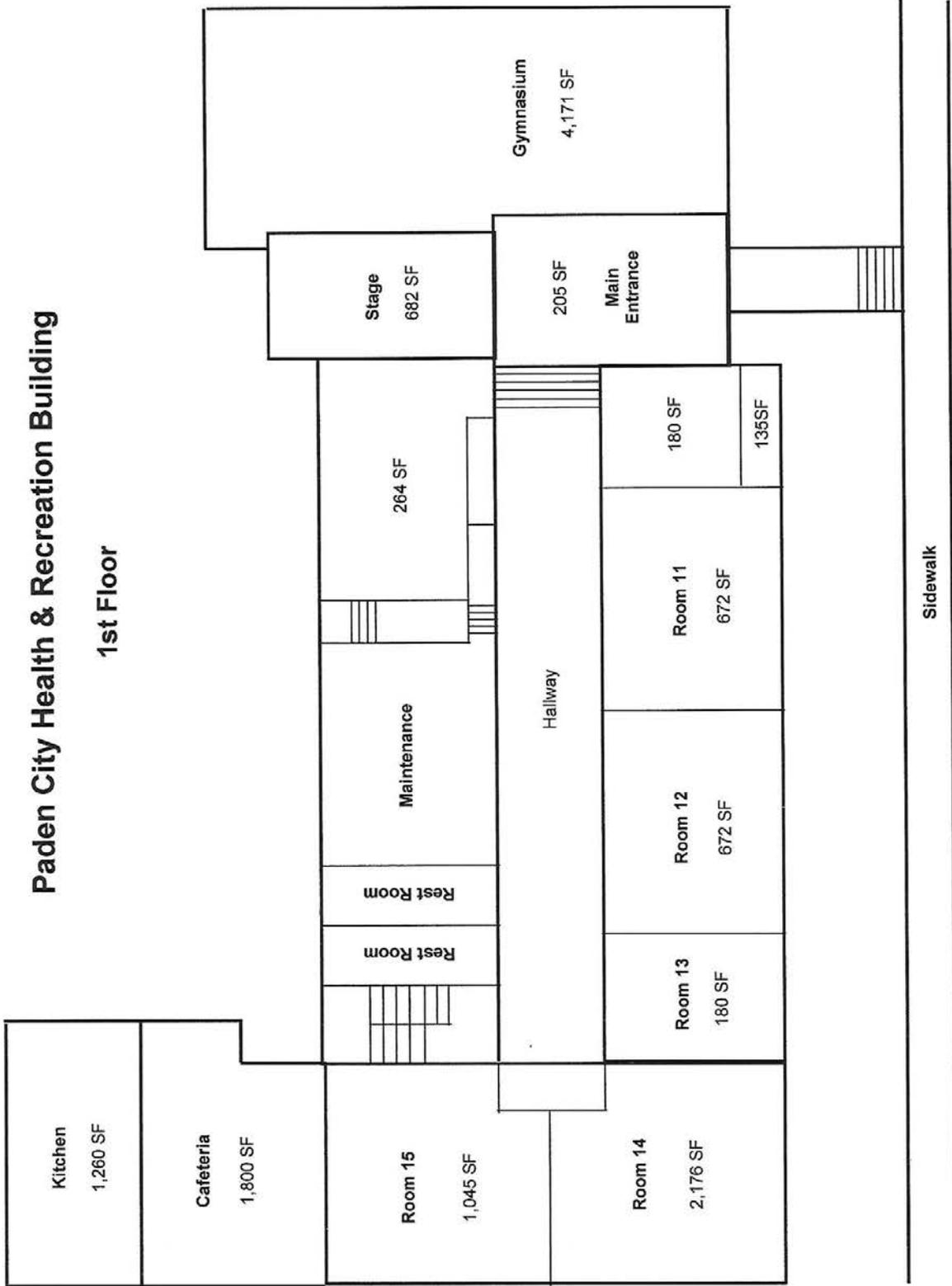
250 & 500 MILE RADIUS FROM PADEN CITY, WEST VIRGINIA



PADEN CITY, WEST VIRGINIA

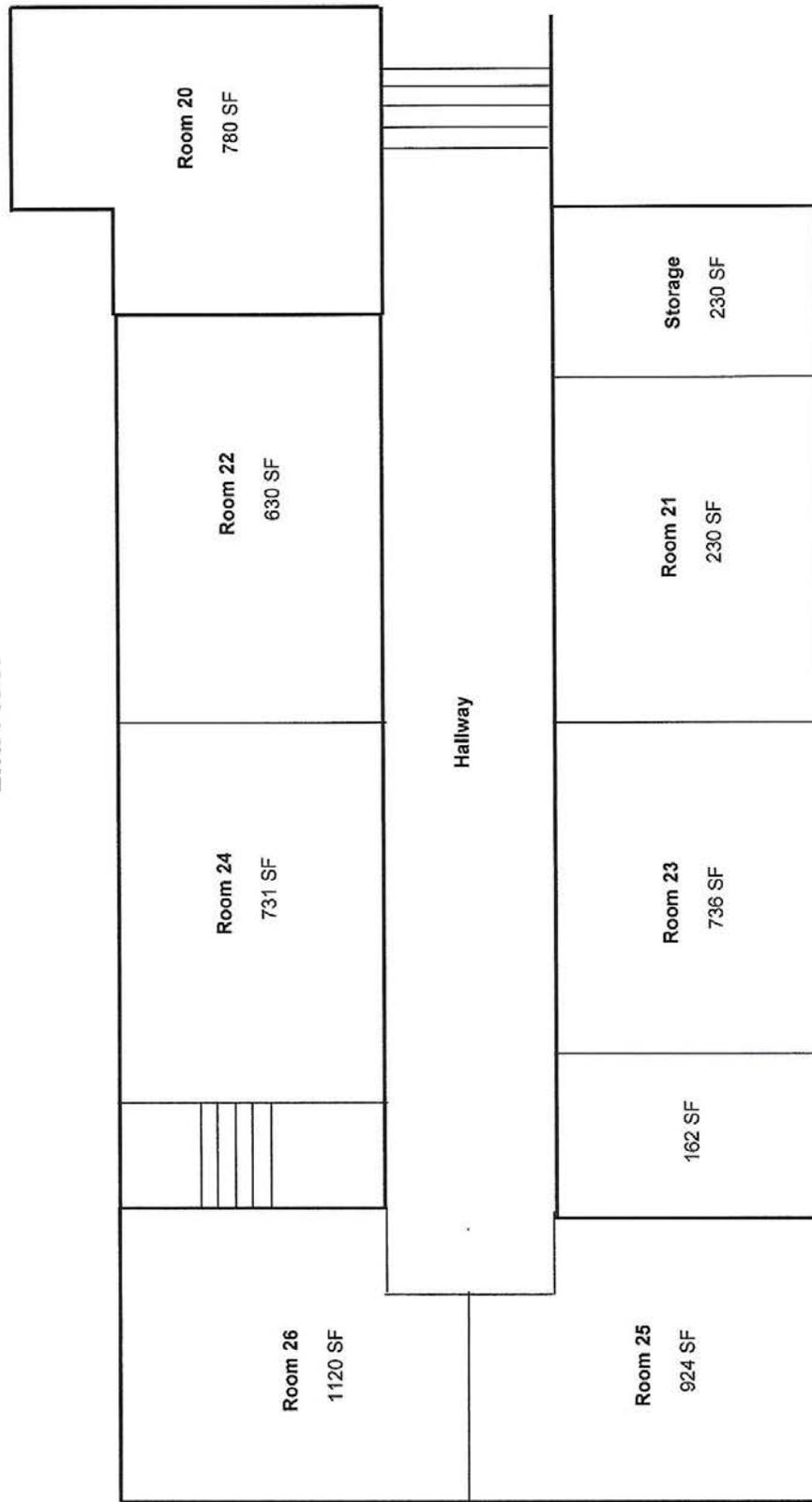
Paden City Health & Recreation Building

1st Floor



Paden City Health & Recreation Building

2nd Floor





PARKING AREA



1ST FLOOR SPACE (1,800 SQ. FT.)



1ST FLOOR KITCHEN (1,260 SQ. FT.)



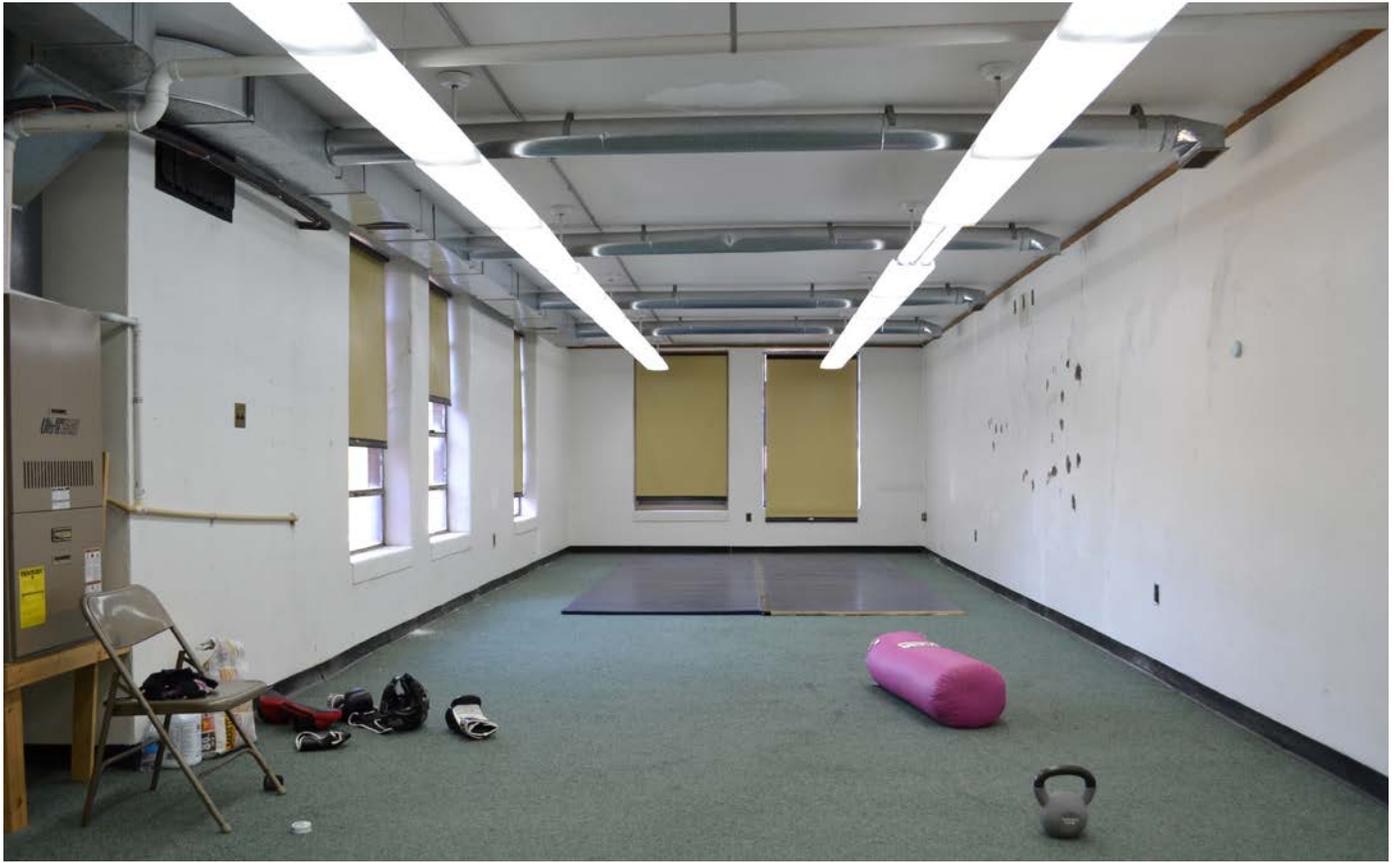
1ST FLOOR ROOM 11 (887 SQ. FT.)



1ST FLOOR RESCARE (264 SQ. FT.)



2ND FLOOR CORRIDOR



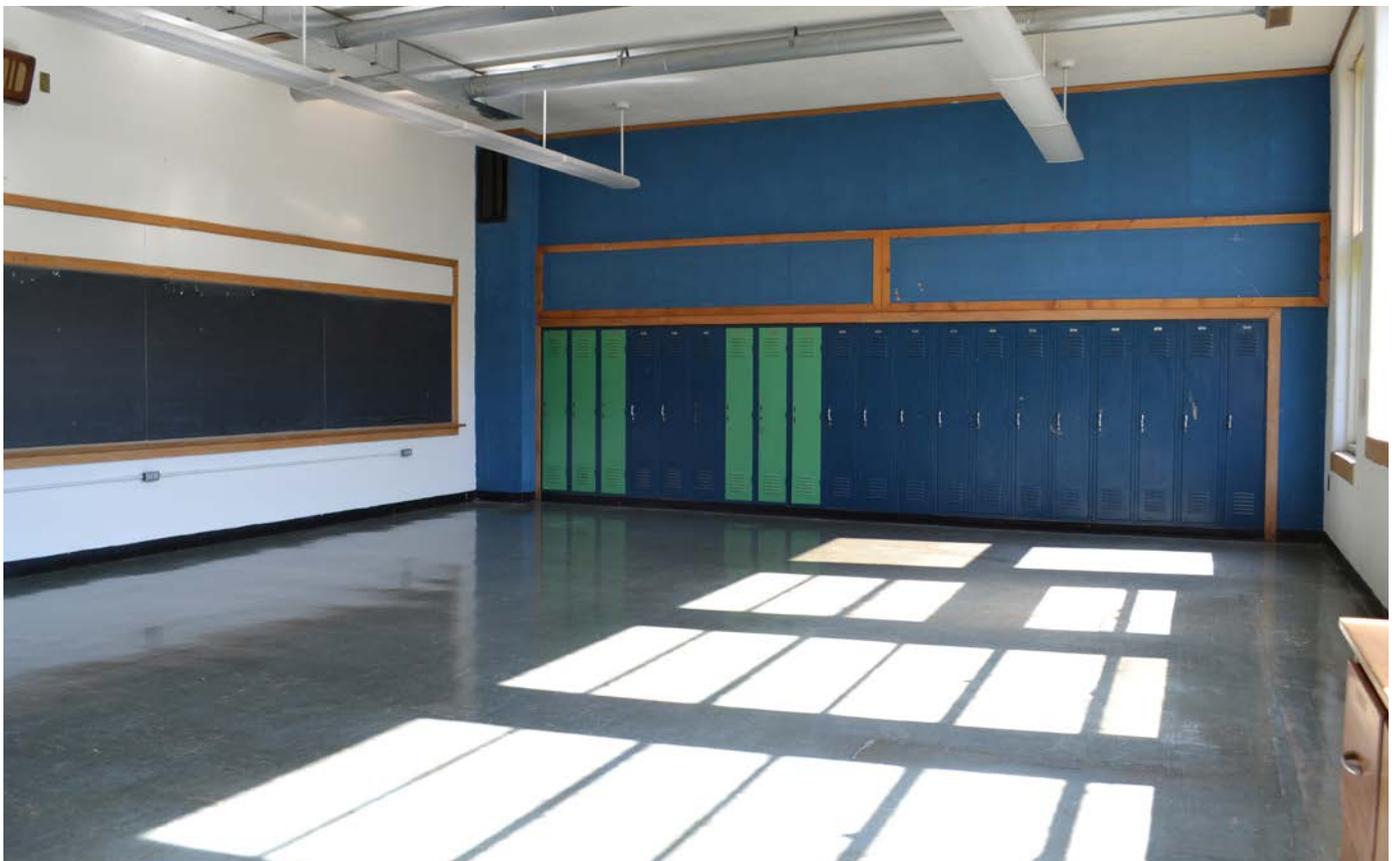
2ND FLOOR ROOM 20 (780 SQ. FT.)



2ND FLOOR ROOM 21 (230 SQ. FT.)



2ND FLOOR ROOM 22 (630 SQ. FT.)



2ND FLOOR ROOM 23 (736 SQ. FT.)



2ND FLOOR ROOM 24 (731 SQ. FT.)



2ND FLOOR ROOM 25 (924 SQ. FT.)