

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road - P. O. Box 271
Charleston, West Virginia 25321

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Listing Agreement

Property Address: 254-256 Industrial Drive, Oak Hill
Fayette County, West Virginia

Type Property: Office Building

Tax District: Plateau

Tax Map/Parcel: 14B/118

Legal Description: Lot 4 Fayette Plateau Industrial
Park Wolf Creek

Deed Book/Page: 514/121

Building Size: 26,900 ± Square Feet

Lot Size: 2 ± Acres

Site Description: The property is located on the south side of Industrial Drive and has a gentle downward slope from north to south. It is served with public water, natural gas, electric, telephone and an onsite package sewer system that is part of the industrial park. The property is zoned Light Industrial and is not located within a high risk flood hazard area. Measurements from the Fayette County Assessor's maps indicate site dimensions of 240' x 318' x 290' x 325'.

Improvement Description:

The improvement is a large pre-engineered building with wood frame interior build-out on a concrete slab. It was originally designed as a warehouse, converted to office space around 1990 and a second floor was added in 2003. It was previously occupied by the WV DEP. The improvements are considered to be in average condition.

Listing Agent: Jay Goldman

Sale Price: \$1,000,000.00

