

Goldman Associates, Inc.

Commercial and Industrial Real Estate

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Listing Agreement

Property Address:	112 Carbide Drive, Belle, Kanawha County, WV 25015	Type Property:	Two Light Industrial Style Buildings
Tax District:	Cabin Creek	Tax Map/Parcel:	26/32 (Part)
Annual Taxes:	\$17,253.72 (2019)	Deed Book/Page:	2410/615 (Part)
Building Size:	31,600 Square Feet 1,500 Square Feet	Lot Size:	4 Acres

Site Description: The property is a 4 acre tract that is improved with two light industrial buildings. It has a long and narrow configuration and the improvements have been configured to accommodate this design. A large percentage of the site is usable with access to all public utilities and is not subject to zoning. It has high visibility from US Route 60 (Midland Trail). This site will require subdivision and only includes part of parcel 32 and shared access easements with other properties owned by Walker Machinery.

Improvement Description:

The improvements on the site consist of a truck repair shop that contains 31,600 square feet and a paint booth containing 1,500 square feet. The truck repair shop has a large segment of office space that contains 16,800 square feet. It is also equipped with 13 half ton jib cranes, one 5 ton traveling crane and one 1 ton jib crane, as well as an air compressor system. Three phase power with 800 amperes services this building, as well as 15 overhead doors in the shop area that are 14' x 14' and electrically operated. The paint booth is a clear span structure with overhead door that is electrically operated. It is a very basic structure. These are traditional pre-engineered metal light industrial style buildings on concrete slabs. The buildings are in average condition.

Listing Agent: Todd Goldman

Sale Price: \$1,215,000.00



Truck Repair Facility



Paint Booth