

1445 Edwin Miller Blvd., Martinsburg, WV

www.huntingtonrealty.net
(304)-525-5910



Sale = \$1.25M
Rent = \$11,000/ mo. NNN 5yr. Term



Huntington Realty Corporation

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For Sale or Lease

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Martinsburg, WV



Former Nationwide Insurance Office Building

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Gross building area: 8,419 square feet

Land: 1 Acre

Framing: Closely spaced wood studs. Open-span trusses, no load bearing walls.

Exterior Walls: Face brick with wood accent trim.

Roof: Pitched with composition shingle cover. Aluminum gutters, downspouts and attachments.

Windows: Aluminum (bronze) frame with double-glazed glass.

Doors: Interior are wood (cherry stained) in hollow metal frames.

Floors: Concrete slab with carpeting, composition vinyl tile and ceramic tile coverings.

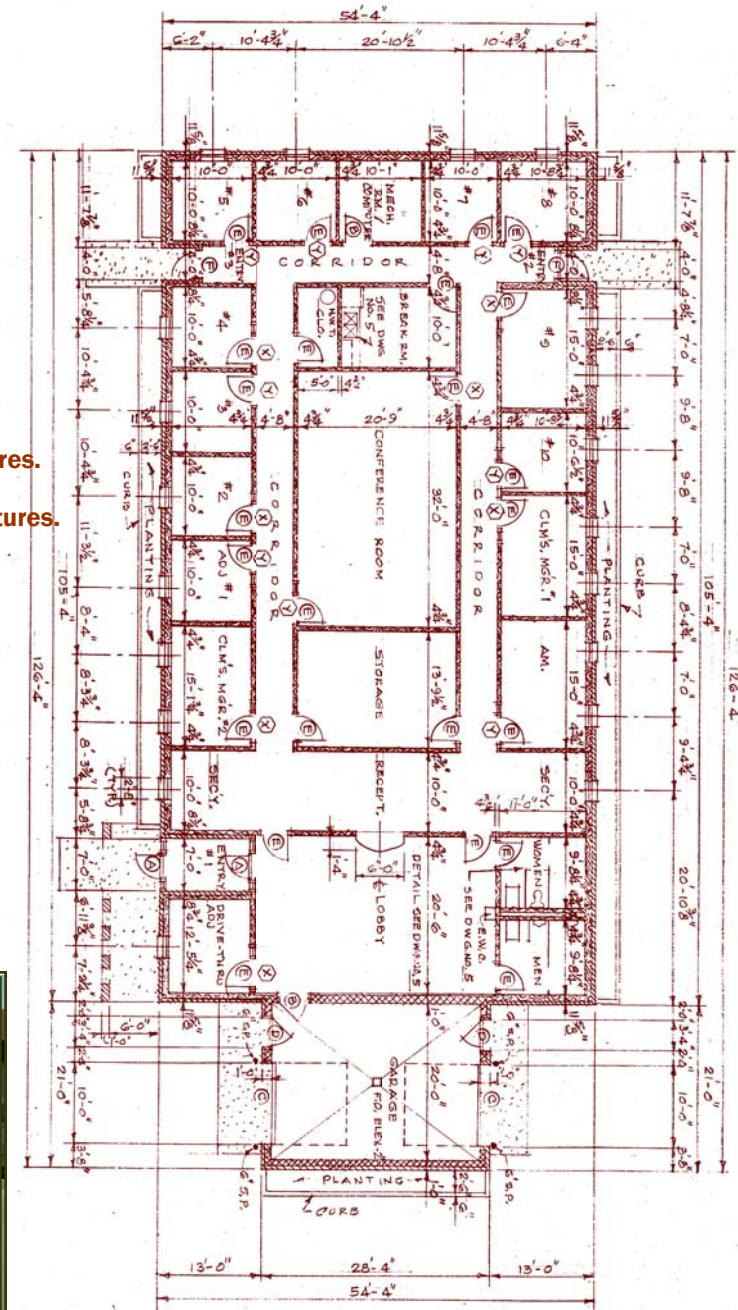
Interior walls: Painted gypsum board with some wall coverings. Restrooms have ceramic tile around fixtures.

Ceilings: Suspended metal grid system with lay-in acoustical tiles and recessed fluorescent light fixtures.

HVAC: Electric: Two central heating and air-conditioning units (heat pump).
Power (800-amps) seems adequate for intended use; three-phase, 4-wire, 208/120 volts with all wiring in conduit.

Plumbing: PVC supply and disposal lines. Men and women restrooms are ADA accessible with porcelain fixtures.

Site Improvements: Asphalt paved parking area (38 parking spaces), concrete sidewalk and curbs, and landscaping.



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