

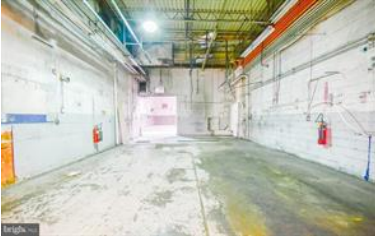
## Client One-Page

**215 S College St #WAREHOUSE #2,  
Martinsburg, WV 25401**

**Coming Soon**

**Commercial Lease**

**\$1,500.00**



MLS #:	WVBE2039520	Price / Sq Ft:	\$0.20
Leasable SQFT:	7,500	Date Available:	05/01/25
Business Use:	Big Box Retail, Warehouse	Unit Entry Floor:	1
Tax ID #:	NO TAX RECORD	Concessions:	<a href="#">See Concessions</a>
County:	Berkeley, WV		
Subdiv / Neigh:	CITY OF MARTINSBURG		
Year Built:	1984		

**Expected On Market Date: 07/01/25**

### Taxes, Assessment, Fees

### Association / Community Info

### Commercial Lease Information

Current Use: Warehouse

Security Deposit: \$1,500.00

### Building Info

Flooring Type: Concrete

### Features

Interior Features:	Accessibility Features: None
Parking:	0 Truck Trailer Spaces; 5 Car Parking Spaces
Utilities:	Electric Available; No Cooling; Electric Service: 200+ Amp Service; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: None; Sewer: No Sewer System

### Remarks

Public: Downtown 7500 square foot warehouse. Includes warehouse & loading doc. Concrete floors, no water service, private parking lot on side of building. Includes loading dock. 3 year lease with 5% inflationary increases in year 2 and 3 preferred. Tenant is responsible for sidewalk maintenance in front of the building, including keeping it free of debris and snow removal.

### Listing Details

Listing Term Begins:	04/22/2025	Expected On Market Date:	07/01/25	DOM:	0
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