

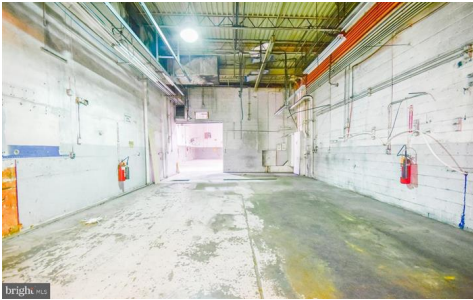
Agent Full

215 S College St #WAREHOUSE #1,
Martinsburg, WV 25401

Active

Commercial Lease

\$1,425.00



MLS #: WVBE2051434
Tax ID #: NO TAX RECORD
Unit Entry Floor: 1
Sub Type: Industrial
Waterfront: No

Leasable SQFT: 7,500
Price / Sq Ft: 0.19
Business Use: Big Box Retail, Warehouse
Year Built: 1984

Location

County: Berkeley, WV
In City Limits: Yes
Subdiv / Neigh: CITY OF MARTINSBURG

School District: Berkeley County Schools

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Zoning: COMMERCIAL

Commercial Lease Information

Date Available: 05/29/26 Security Deposit: \$1,425.00
Business Type: Big Box Retail, Warehouse Current Use: Warehouse
Leasable SQFT: 7,500

Building Info

Construction Materials: Brick, Concrete
Flooring Type: Concrete
Roof: Rubber
Total Loading Docks: 1
Total Levelers: 0
Total Drive In Doors: 0

Lot

Location Type: Downtown Road: Paved / City/County

Parking

Car Parking Spaces: 5 Features: Parking Lot, Paved Parking, Private
Total Parking Spaces: 5

Interior Features

Interior Features: Accessibility Features: None

Utilities

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

Agent: Set up in Showingtime. Property Manager must accompany all showings.

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 Office

List Team Name: [The Lopez Team](#)
Listing Agent: [Jamie Lopez](#) (3033052) (Lic# WV0026922) (304) 671-1555
Listing Agent Email: realtor.jvl@gmail.com
Broker of Record: [Suzette Neff](#) (3359918) [Click for License](#)
Listing Office: [ERA Liberty Realty](#) (ELIB2) (Lic# 002085-00)
1018 Jefferson Ave, Charles Town, WV 25414-1249
Office Manager: Amy Parrish (3301403)
Office Phone: (304) 728-2000 Office Fax: (304) 728-2002
Office Email: suzette.neff@oakcrestrealty.com

Showing

Appointment Phone: (304) 671-1555

- [Schedule a showing](#)

Showing Contact:
Contact Name:
Showing Requirements:

Agent
Jamie Lopez
Lister Must Accompany, Schedule
Online, Vacant
In-Person Only

Showing Provider:
Lock Box Type:

ShowingTime
Combo

Showing Method:
Directions:

In-Person Only
From Interstate 81 take exit 13 and turn east on King Street. Drive toward downtown to the former Journal building.

Listing Details

Original Price:	\$1,425.00	Owner Name:	BabaIT LLC
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	57 / 57
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	05/27/27
Listing Term Begins:	05/29/2026	Seller Concessions:	Yes
Listing Entry Date:	05/29/2026		