

**AVAILABLE SPACE**  
**Newbrough Building**  
**Weirton, WV**



**LOCATION**

Building Address – 3242 Main Street  
Weirton, WV  
Located in City Limits – Yes  
County - Hancock  
Located in Business/Industrial Park – No  
Can the Building be Multi-Tenant – Yes

**SIZE**

Total Sq. Ft. – 1200  
Total Available Sq. Ft. –  
Total Leased Sq. Ft. – 2400 (w/ basement)  
Acres –  
Total Manufacturing Sq. Ft. –  
Available Manufacturing Sq. Ft. –  
Total Warehouse Sq. Ft. –  
Available Warehouse Sq. Ft. –  
Total Office Sq. Ft. –  
Available Office Sq. Ft. –  
Total Other Sq. Ft. -  
Available Other Sq. Ft. -  
Ceiling height -  
Manufacturing Space –  
Warehouse Space –  
Office Space -  
Other Space -

**SPECIFICATIONS**

Can the Building be Expanded – No  
Number of Additional Sq. Ft. Building can be Expanded -  
Is There Additional Land Available –  
Number of Additional Acres -  
Date of Construction -  
Dates of Expansion -  
Date Vacated –  
Floor Thickness and Composition - Concrete  
Wall Composition – Block  
Wall Insulation (Thickness & Type) –  
Roof Composition – Flat Roof  
Roof Insulation (Thickness & Type) –  
Column Spacing -  
Type of Sprinkler System (What Spaces Served) - No  
Office HVAC - Yes  
Manufacturing HVAC  
Warehouse HVAC -  
Type of Lighting in Manufacturing Space -  
Type of Lighting in Warehouse Space -  
Number and Capacity of Overhead Cranes -  
Number of Truck Docks -  
Number and Size of Drive-Through Bay Doors -  
Number of Parking Spaces –  
Previous use of the Building –  
Building use is Best Suited for –

## **TRANSPORTATION**

Interstate/4 Lane Highway – Less than 1 mile to US 22  
Commercial Airport – 25 miles  
Railroad -  
Railroad Siding -  
Navigable Waterway -  
On-Site Barge Facility -

## **UTILITIES**

Electricity – Mon Power  
Voltage -  
Phase –  
Gas – Mon Gas  
Size of Service  
Line –  
Gas Pressure -  
Water – City of Weirton  
Size of Service Line -  
Static Pressure -  
Residual Pressure -  
Excess Capacity of Treatment Plant (GPD) -  
Sewer –  
Size of Service Line -  
Excess Capacity of Treatment Plant (GPD) -  
Telephone Supplier -  
Switching - Broadband Service –  
  
Sale Price -  
Sale Terms -  
Lease Price - \$600/month  
Lease Terms -  
Available Purchase or Lease Date –

## **FOR FURTHER INFORMATION CONTACT**

David or John Newbrough  
3226 Main Street  
Weirton, WV 26062  
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304.670.6536  
[john@newbroughphoto.com](mailto:john@newbroughphoto.com)

**AVAILABLE SPACE**  
**Newbrough Building**  
**Weirton, WV**



**LOCATION**

Building Address – 3244 Main St,  
Weirton, WV  
Located in City Limits – Yes  
County - Hancock  
Located in Business/Industrial Park – No  
Can the Building be Multi-Tenant –

**SIZE**

Total Sq. Ft. – 900  
Total Available Sq. Ft. – 1800 (inc basement)  
Total Leased Sq. Ft. – 1800  
Acres –  
Total Manufacturing Sq. Ft. –  
Available Manufacturing Sq. Ft. –  
Total Warehouse Sq. Ft. –  
Available Warehouse Sq. Ft. –  
Total Office Sq. Ft. –  
Available Office Sq. Ft. –  
Total Other Sq. Ft. -  
Available Other Sq. Ft. -  
Ceiling height -  
Manufacturing Space –  
Warehouse Space –  
Office Space -  
Other Space -

**SPECIFICATIONS**

Can the Building be Expanded – No  
Number of Additional Sq. Ft. Building can be Expanded -  
Is There Additional Land Available –  
Number of Additional Acres -  
Date of Construction -  
Dates of Expansion -  
Date Vacated –  
Floor Thickness and Composition - Concrete  
Wall Composition – Block  
Wall Insulation (Thickness & Type) –  
Roof Composition – Flat  
Roof Insulation (Thickness & Type) –  
Column Spacing -  
Type of Sprinkler System (What Spaces Served) -  
Office HVAC - Yes  
Manufacturing HVAC  
Warehouse HVAC -  
Type of Lighting in Manufacturing Space -  
Type of Lighting in Warehouse Space -  
Number and Capacity of Overhead Cranes -  
Number of Truck Docks -  
Number and Size of Drive-Through Bay Doors -  
Number of Parking Spaces –  
Previous use of the Building –  
Building use is Best Suited for –

## **TRANSPORTATION**

Interstate/4 Lane Highway – less than 1 mile  
Commercial Airport – 25 miles  
Railroad -  
Railroad Siding -  
Navigable Waterway -  
On-Site Barge Facility -

## **UTILITIES**

Electricity – MonPower  
Voltage -  
Phase –  
Gas – Mon Gas  
Size of Service  
Line –  
Gas Pressure -  
Water – City of Weirton  
Size of Service Line -  
Static Pressure -  
Residual Pressure -  
Excess Capacity of Treatment Plant (GPD) -  
Sewer –  
Size of Service Line -  
Excess Capacity of Treatment Plant (GPD) -  
Telephone Supplier -  
Switching - Broadband Service –  
  
Sale Price -  
Sale Terms -  
Lease Price - \$500/month  
Lease Terms -  
Available Purchase or Lease Date - ASAP

## **FOR FURTHER INFORMATION CONTACT**

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