

For Sale

Land

Subject To Offer



Energy Dr & Route 2

Energy Dr & Route 2
Moundsville, West Virginia 26041

Property Description

Excellent opportunity for a location to serve the emerging Petrochemical and Derivatives industry in the Ohio River Corridor

Close to Monaca PA Shell facility, just south of the proposed PTTT Cracker facility

Situated along the Ohio River, ~38 acres of industrial land with an 18,000 SF building to remain

Site has high power, rail and barge

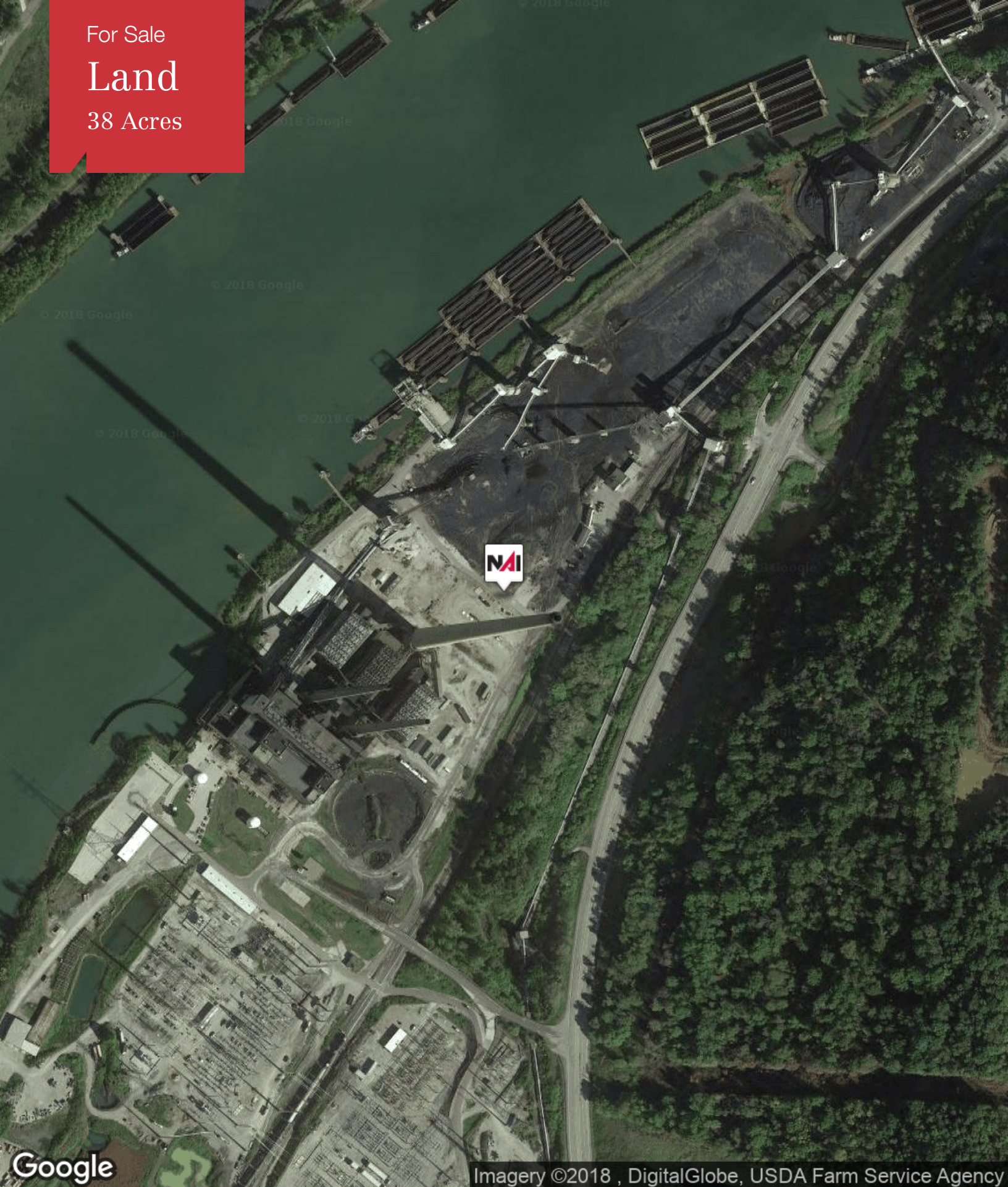
Property Highlights

- Former Kammer Plant to be demolished, some warehouse/office to remain
- 3-Barge Cells
- High power available
- Rail Bed on site

[VIEW PROPERTY VIDEO](#)



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Google

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NAISpring

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330 966 8800
naispring.com

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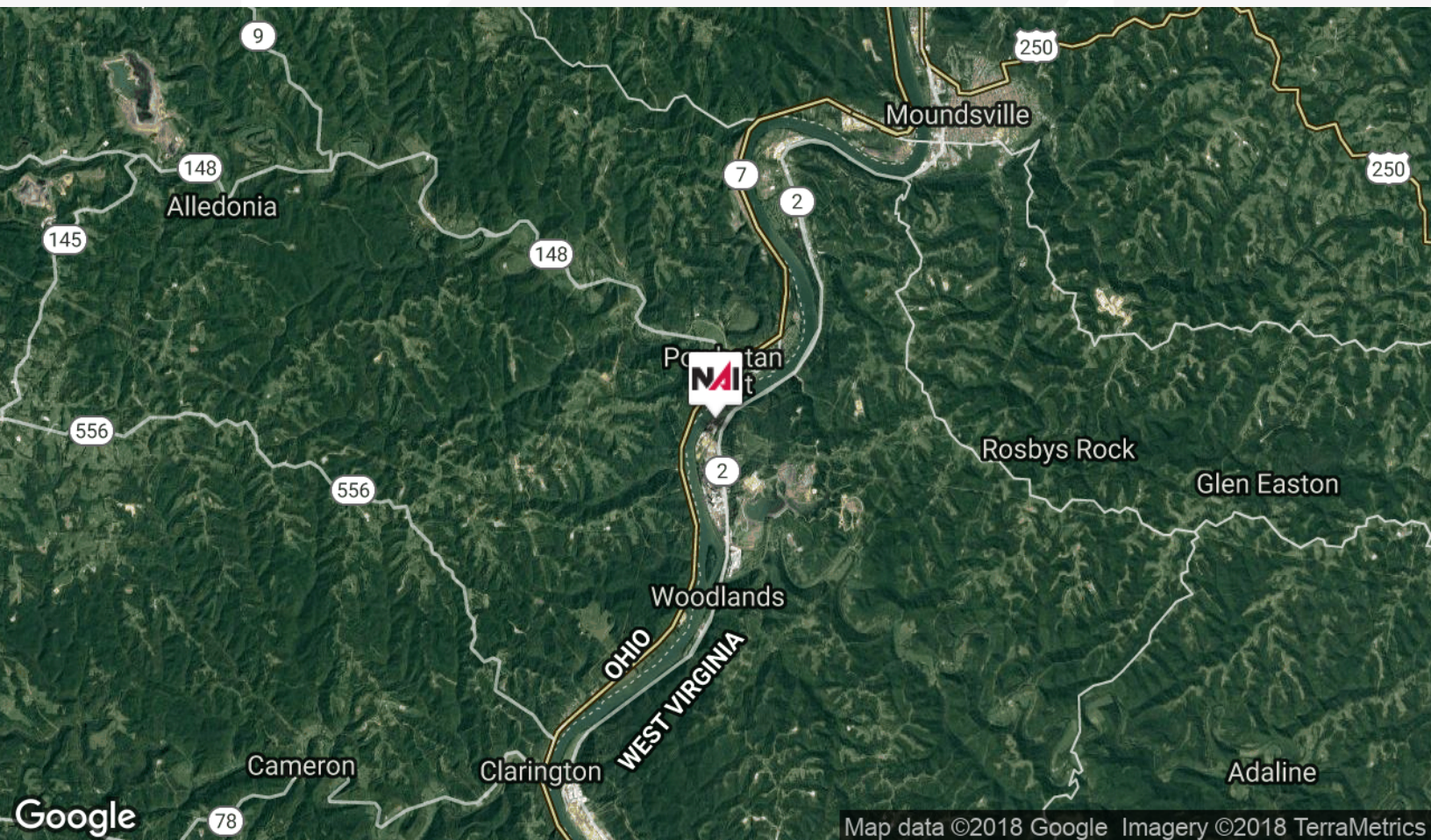


38 ACRES

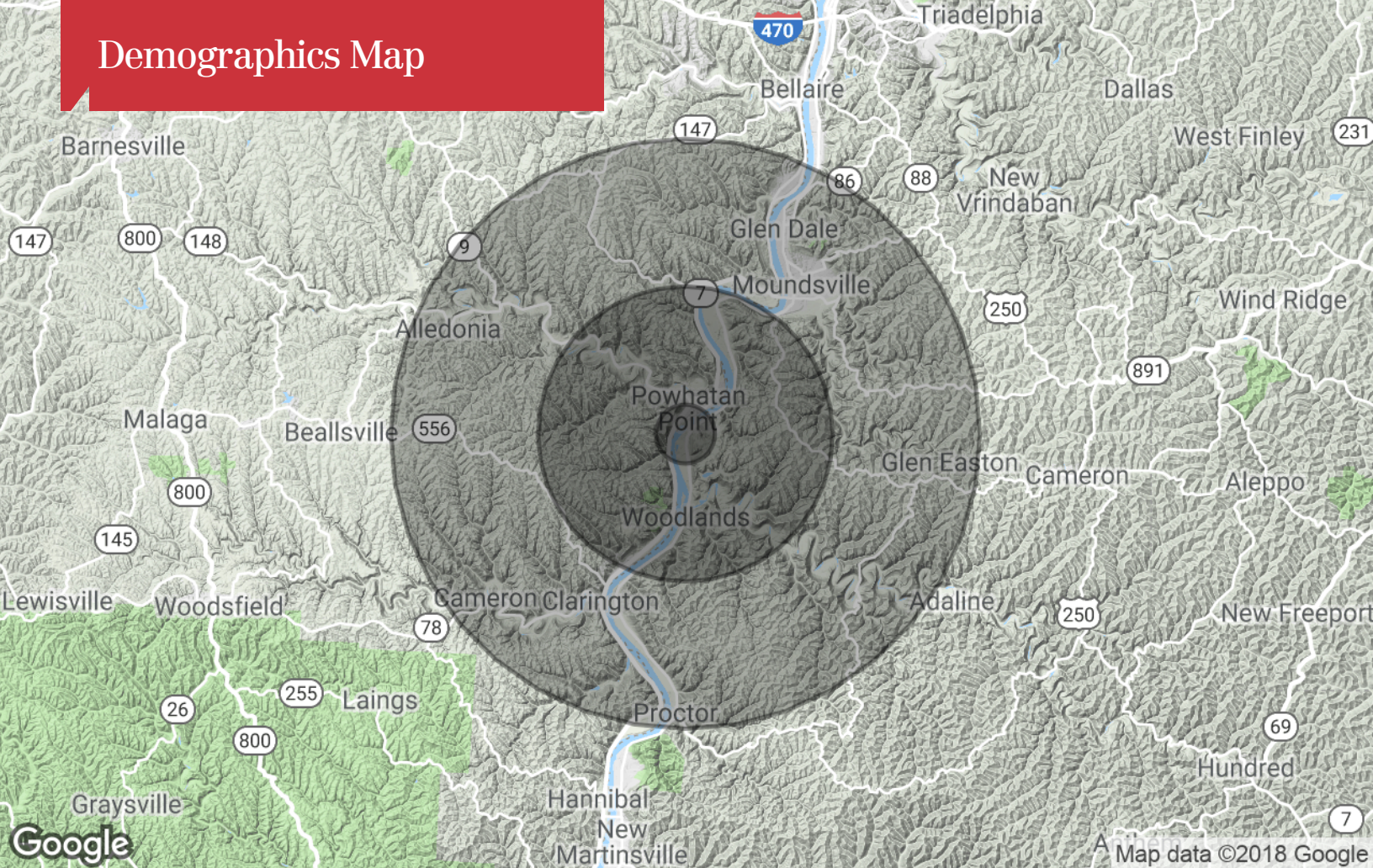


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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	169	3,944	28,587
MEDIAN AGE	43.1	43.2	44.5
MEDIAN AGE (MALE)	41.6	41.7	42.9
MEDIAN AGE (FEMALE)	46.0	45.7	46.2

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	68	1,601	12,080
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$45,240	\$44,942	\$49,165
AVERAGE HOUSE VALUE		\$123,082	\$105,258

* Demographic data derived from 2010 US Census