

For Sale
Land
7.8 Acres



94 Kennedy Park Marina Road

94 Kennedy Park Marina Rd
Newell, West Virginia 26050

OFFERING SUMMARY

Sale Price	\$1,400,000
Lot Size	7.8 Acres

Property Description

Ohio River frontage off Rt2 Newell, Hancock County, West Virginia.
~390' barge dock for offloading bulk material (13,000sqft of dock area) Over 2 acres for laydown / storage

Income producing property (Current offloading for local bulk materials)

Norfolk Southern rail next to property

Bryce Custer, SIOR, CCIM, MRICS is licensed in the state of West Virginia under JJ Guida Airport Realty, Jamie Guida Broker WV.0030448

For more information

Bryce Custer

O: 330 418 9287 | C: 330 418 9287
bryce@naispring.com | OH #BRKM.2017004455

~7.8 Acres With Barge Dock





PROPERTY HIGHLIGHTS

- Excellent Ohio River location in the center of Utica/Marcellus Shale area
- Loading and offloading of bulk materials
- Current Income producing property
- On-Site offloading/loading capabilities by third party contractor
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Additional Photos



Location Maps





Bryce Custer

Broker, SIOR, CCIM

330.418.9287 tel
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bryce@naispring.com

Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties
Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In there spare time they enjoy boating on the Great Lakes from there home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acauisition. disposition and development