

1129 Collins Memorial Dr

1129 Collins Memorial Dr Chester, West Virginia 26034

OFFERING SUMMARY	
Sale Price	\$2,375,000
Lot Size	32.0 Acres
Total Building Size	116,700 SF
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Property Description

Active terminal at mile marker 42.2.

~32+ acres of land along the Ohio River with 350 foot barge dock, 6 buildings and scales.

Excellent location in the Northern Panhandle for bulk offloading. Steel, coal, coke, bauxite, scrap, fertilizer, dry bulk, magnesium oxide.

Investors: Excellent potential income producing property *Equipment available, sold separately (Sennebogen, Doosan loader, ect.)

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

For more information

Bryce Custer

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Parcel Map













BUILDINGS	
Square Feet	
16,500	Building
17,000	Building
10,000	Office & Scale
3,200	Building
3,000	Building
70,000	Building
116,700	Total









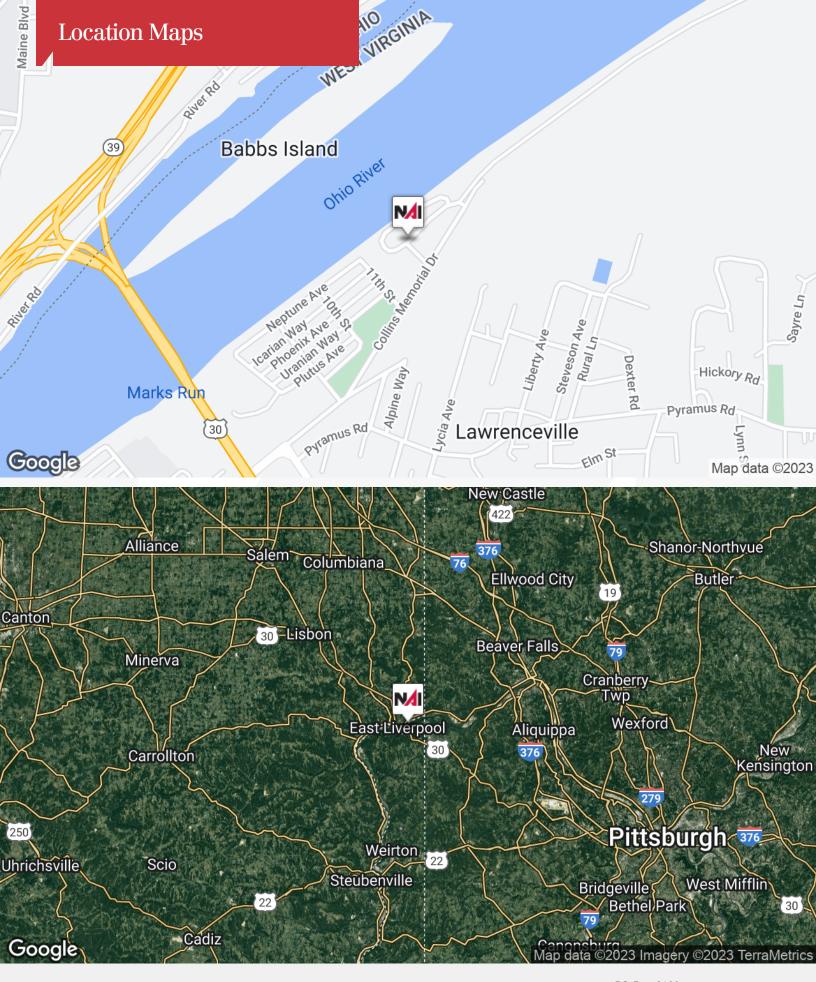
















Agent Profile



Bryce Custer

Broker, SIOR, COIM

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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 acquisition, disposition and development



