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~32  
~350  
6 Bu  
A~16  
B~17  
C~10  
D~3  
E~3  
F~70

For Sale

# Barge/Intermodal

116,700 SF

## Legend

- ~18 acres buffer
- ~18 acres flat with buildings
- ~6 acres flat off Liberty
- 1129 Collins Memorial Dr



## 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

## 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**

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



# Parcel Map



# Buildings



## 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



## Additional Photos





## Location Maps







## Bryce Custer

Broker, SIOR, CCIM

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330.418.9287 cell  
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