



PADEN CITY BUSINESS PARK

Office Storage & Warehouse Space

A former industrial site, this flexible structure located along the Ohio River and CSX Railroad encompasses nearly nine acres and features approximately 150,000 square feet of space under roof.

The 8.6-acre Business Park has been transformed through strategic investment and environmental stewardship. Formerly home to Corning Glass Works and Paden City Pottery, the site benefited from an EPA Brownfields Cleanup Grant that supported the removal of two kilns and comprehensive site improvements. New roofing and upgraded lighting enhance both functionality and efficiency.

The complex's sturdy construction is currently leased as a secure space for camper/boat storage, office space and a 50,000-square-foot laydown yard.

Its location near several major natural gas facilities makes the Paden City Business Park an ideal site for any manufacturing and production business, as well as businesses supporting the ever-expanding oil and gas industry in the region.



ADDRESS	SQUARE FOOTAGE	ACREAGE
330 S 1st Ave Paden City, WV 26159	150,000	8.6

RENTER BENEFITS



Construction & Space
Modification Support



Flexible Lease
Terms



Low Cost per
Square Foot



24-Hour Local
Law Enforcement



Ready for Individual
Wi-Fi up to 5 Gigs
(Limited Public Wi-Fi
Access Available)



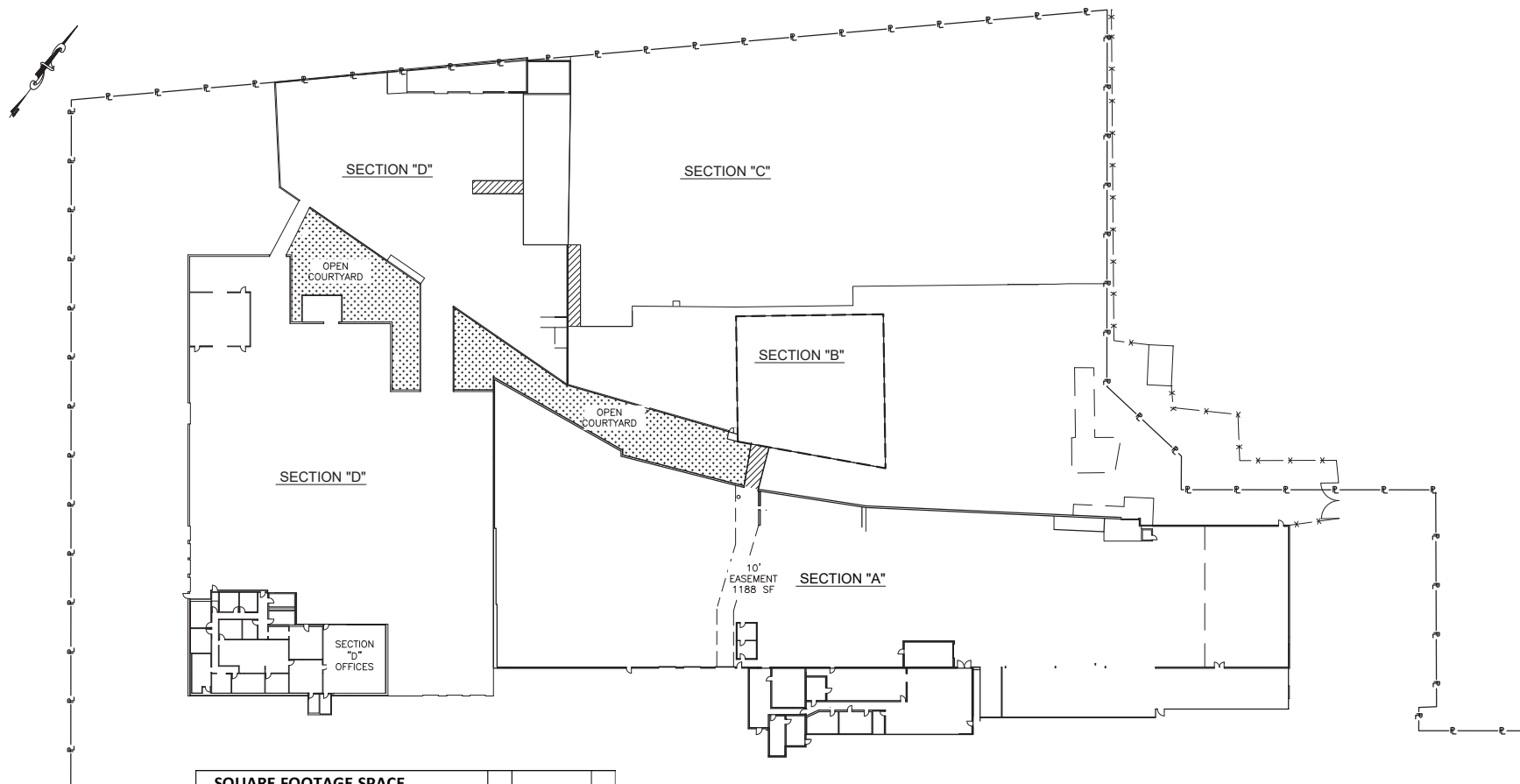
Cell Tower
Within
City Limits

FOR MORE
INFORMATION
VISIT OUR
WEBSITE



See floor plans and
schematics of the
Paden City Business
Park on side two.

PADEN CITY BUSINESS PARK SCHEMATICS



SQUARE FOOTAGE SPACE					
	WAREHOUSE		OFFICE		TOTAL
A	54,502 SF		5,782 SF		60,284 SF
B	35,392 SF				35,392 SF
C	50,862 SF				50,862 SF
D	57,504 SF		6,049 SF		63,553 SF
TOTAL	198,260 SF		11,831 SF		210,091 SF

X2	02/19/2026	DLR	FOR OWNER REVIEW
X1	02/12/2026	DLR	FOR OWNER REVIEW
REV.	DATE:	BY	DESC.

DRAWINGS FORMATTED FOR "D" SIZE
("22"x34") PRINTS. REDUCED SIZE
PRINTS WILL NOT BE TO SCALE.

AUTOCAD CIVIL3D 2026 FILE NAME: PCDBS BUILDING PLOT DATE: 2/19/2026

SWISS VALLEY ASSOCIATES, INC.
P.O. BOX 39
HANNIBAL, OH 43931

FOR:
PADEN CITY BUSINESS PARK

TITLE: OVERALL

DWG BY: DLR

JOB NO: 248-26-01-3402

CHK BY: MAB

SCALE: 1/32" = 1'

DWG NO.

1

REV.

X2





THE CORNERSTONE

Former Paden City High School

The Development Authority acquired the Paden City High School property from the Wetzel County Board of Education in August 2025. Situated on over 5 acres, the buildings offer more than 50,000 square feet of space, with many rooms already renovated for offices ranging from 250 to 900 square feet. Unique features include an Arts Room with a fully functioning kiln and a band room with practice areas for individuals or groups.

Centrally located, this solid brick building – rebuilt in 1978 – offers versatile space for offices, recreation, businesses, organizations, and community events. Multiple enclosed offices are available for lease, equipped with modern technology, central heating and cooling, abundant natural light, accessibility features, and an elevator.

Easily accessible from the main roadway, the property includes ample parking and outdoor spaces suitable for lease.



ADDRESS	SQUARE FOOTAGE	ACREAGE
201 N 4th Ave Paden City, WV 26159	50,000	5

RENTER BENEFITS



Construction & Space
Modification Support



Flexible Lease
Terms



Low Cost per
Square Foot



24-Hour Local
Law Enforcement



Ready for Individual
Wi-Fi up to 5 Gigs
*(Limited Public Wi-Fi
Access Available)*



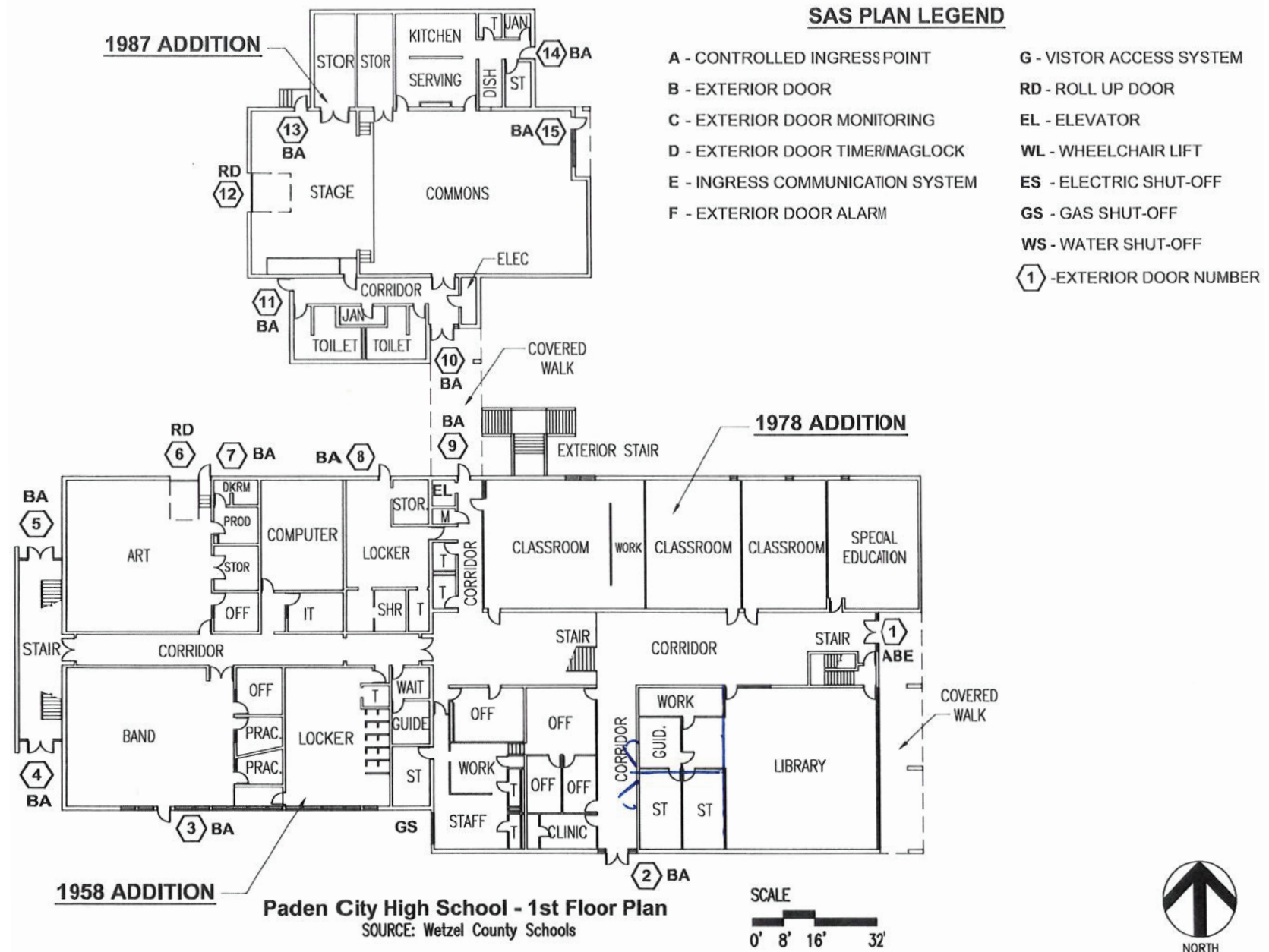
Cell Tower
Within
City Limits

FOR MORE
INFORMATION
**VISIT OUR
WEBSITE**



See floor plans and
schematics of The
Cornerstone
on side two.

THE CORNERSTONE SCHEMATICS





PADEN CITY BUSINESS & COMMUNITY CENTER

This 21,000-square-foot, all-brick structure, built in 1950, houses the Paden City Development Authority offices and sits on 2.1 acres. Wi-Fi ready, this well-maintained building offers central gas heating and air conditioning – and all three main roofs have been replaced in the last decade.

Most recently the building was renovated to accommodate the modern office spaces of Youth Services System, Inc., and the Northern Panhandle Head Start. Each office has its own 70k–120k BTU heating and air conditioning unit. All utilities are included in the lease, except internet. Renovation cost-sharing is available to customize the space to tenant needs.

Additionally, the property offers a gymnasium for rent for recreation, as well as open spaces for business, organization and association meetings and conferences. Safe and secure, the Paden City Business and Community Center is easily accessed from Route 2 and offers ample parking spaces for meeting and event attendees.



ADDRESS	SQUARE FOOTAGE	ACREAGE
425 S 4th Ave Paden City, WV 26159	20,000	2.1

RENTER BENEFITS



Construction & Space
Modification Support



Flexible Lease
Terms



Low Cost per
Square Foot



24-Hour Local
Law Enforcement



Ready for Individual
Wi-Fi up to 5 Gigs
(Limited Public Wi-Fi
Access Available)



Cell Tower
Within
City Limits

FOR MORE
INFORMATION
VISIT OUR
WEBSITE



See floor plans and
schematics of The
Paden City Business
& Community Center
on side two.

