



WEST VIRGINIA DEVELOPMENT OFFICE  
 1900 Kanawha Boulevard East  
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## AVAILABLE SPACE PENDLETON BUSINESS CENTER (FORMERLY HANOVER SHOE BUILDING)



### FRANKLIN, WEST VIRGINIA

#### LOCATION

**Building Address** - 100 Thorn Creek Road  
 Franklin, WV 26807  
**Located in City Limits** - No  
**Zoning** - None  
**County** - Pendleton  
**Located in Business/Industrial Park** - No  
**Can the Building be Multi-Tenant** - Yes  
**Flood Hazard Zone** - Zone A (100%)

#### SIZE

**Total Sq. Ft.** - 97,122  
**Total Available Sq. Ft.** - 76,607  
**Total Leased Sq. Ft.** - 20,515  
**Acres** - 33.7  
**Total Manufacturing/Warehouse Sq. Ft.** - 74,137  
**Available Manufacturing/Warehouse Sq. Ft.** - 66,937  
**Total Office Sq. Ft.** - 22,985  
**Available Office Sq. Ft.** - 9,670

#### CEILING HEIGHT

**Manufacturing/Warehouse Space** - 9'-9 1/2"  
**Office Space** -

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes  
**Number of Additional Sq. Ft. Building can be Expanded** -  
**Is There Additional Land Available** - No  
**Number of Additional Acres** - N/A  
**Date of Construction** - 1968  
**Dates of Expansion** - 5/96 added 2,625 sq. ft. at dock area  
**Date Vacated** - Partially occupied  
**Floor Thickness and Composition** - 6" concrete  
**Wall Composition** - 8" CMU filled with Zonilite  
**Wall Insulation (Thickness & Type)** - 4" Butler Mono panels  
**Roof Composition** - Original Butler F103, re-roofed in 1997 overtop with Butler MF24  
**Roof Insulation (Thickness & Type)** - 1 1/2" to 3"  
**Column Spacing** - 48' x 60'  
**Type of Sprinkler System (What Spaces Served)** - Wet system serves industrial space  
**HVAC** - Boiler heating serves industrial space  
**Type of Lighting in Manufacturing/Warehouse Space** - Fluorescent strip  
**Number and Capacity of Overhead Cranes** - 0  
**Number of Truck Docks** - Three  
**Number and Size of Drive-Through Bay Doors** - One 16'w x 10'h  
**Number of Parking Spaces** - 412  
**Previous use of the Building** -



## TRUCK DOCKS LOCATED AT REAR OF BUILDING

### TRANSPORTATION

**Interstate/4 Lane Highway** - 45 miles to I-81 Interchange  
**Commercial Airport** - 60 miles to Shenandoah Valley Regional Airport  
**Railroad** - None  
**Railroad Siding** - None  
**Navigable Waterway** - None  
**On-Site Barge Facility** - None

### UTILITIES

**Electricity** - Mon Power  
**Voltage** - 480  
**Phase** - 3

**Gas** - None  
**Size of Service Line** -  
**Gas Pressure** -

**Water** - Town of Franklin  
**Size of Service Line** - 10"  
**Static Pressure** - 80 lbs.  
**Residual Pressure** - 70 lbs.  
**Excess Capacity of Treatment Plant (GPD)** - 46,000

**Sewer** - Lagoon (leasee operated)  
**Size of Service Line** -  
**Excess Capacity of Treatment Plant (GPD)** - 20,000

**Telephone Supplier** - Frontier  
**Switching** - Digital  
**Broadband Service** - Yes

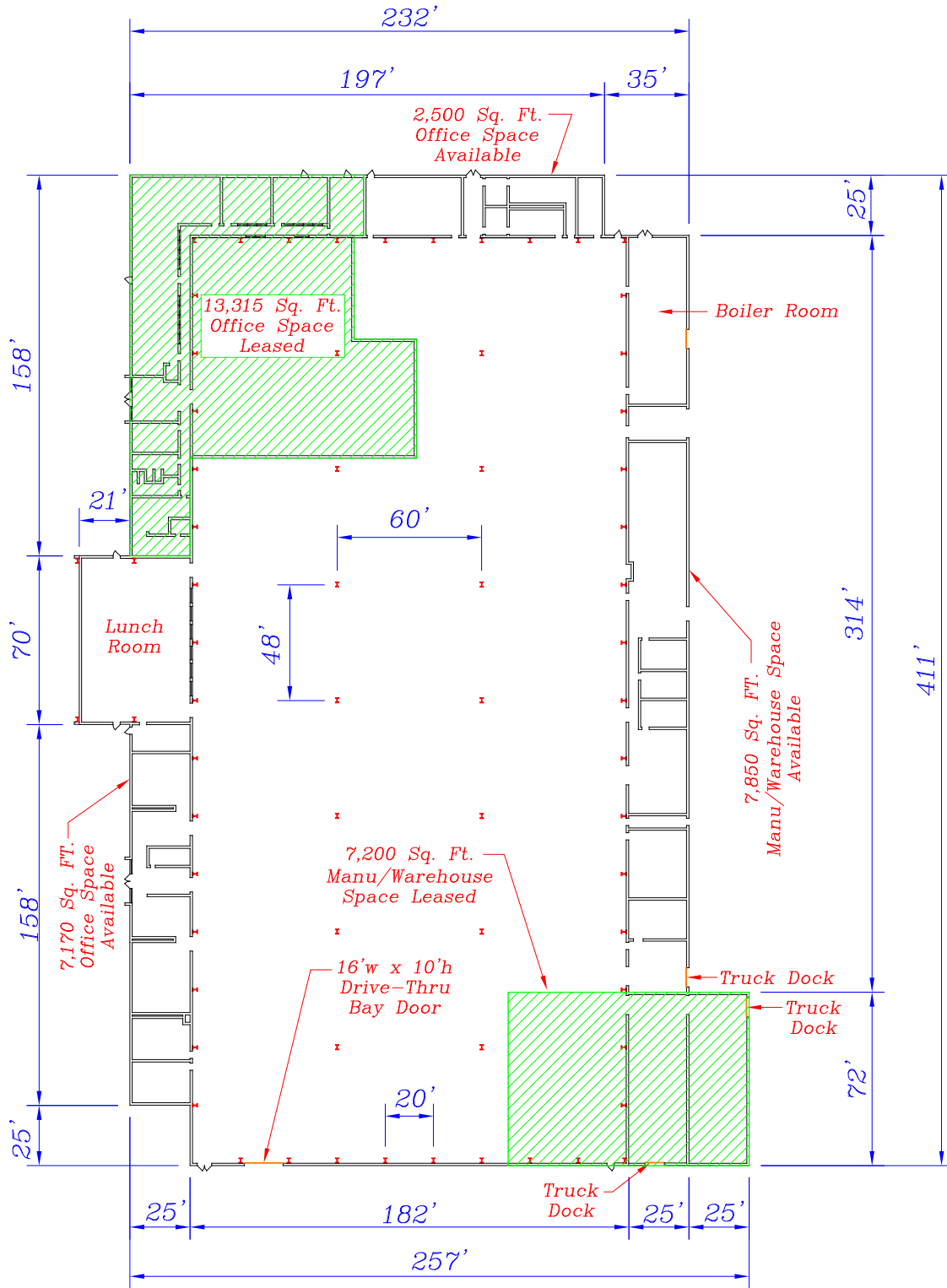
### SALE/LEASE

**Sale Price** - For lease only  
**Sale Terms** - For lease only  
**Lease Price** - Negotiable  
**Lease Terms** - Negotiable  
**Available Purchase or Lease Date** - Immediately

### FOR FURTHER INFORMATION CONTACT

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**FLOOR PLAN (NOT TO SCALE)**