



WEST VIRGINIA DEVELOPMENT OFFICE
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AVAILABLE SPACE UPPER TRACT INDUSTRIAL PARK SHELL BUILDING 1



UPPER TRACT, WEST VIRGINIA

LOCATION

Building Address - 28 Industrial Park Road
 Upper Tract, WV 26866
Located in City Limits - No
Zoning - None
County - Pendleton
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 20,000
Total Available Sq. Ft. - 20,000
Total Leased Sq. Ft. - 0
Acres - 4.71
Available Manufacturing/Warehouse Sq. Ft. - 18,175
Available Office Sq. Ft. - 1,825

CEILING HEIGHT

Manufacturing/Warehouse Space - 12'-4" at eaves and 16'-2" at center, measurements taken under steel beams

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded -
Is There Additional Land Available - Yes
Number of Additional Acres - 14
Date of Construction - 1994, renovated in 2008

Dates of Expansion - None
Date Vacated - April 2011
Floor Thickness and Composition - Concrete
Wall Composition - Industrial grade metal
Wall Insulation (Thickness & Type) - 6" blown
Roof Composition - Metal
Roof Insulation (Thickness & Type) -
Column Spacing - Clear span
Type of Sprinkler System (What Spaces Served) - Wet system serves entire building
HVAC - Four propane gas Trane heating and air conditioning units
Type of Lighting in Manufacturing/Warehouse Space - Metal Halide
Number and Capacity of Overhead Cranes - None
Number of Truck Docks - Three
Number and Size of Drive-Through Bay Doors - Three 12' x 12'
Number of Parking Spaces - 80
Previous use of the Building - Fulfillment center for Softrac

TRANSPORTATION

Interstate/4 Lane Highway - 32 miles to WV Route 55
Commercial Airport - 67 miles to Shenandoah Valley Regional Airport
Railroad - None
Railroad Siding - None
Navigable Waterway - None
On-Site Barge Facility - None



THREE 12' X 12' DRIVE-THRU BAY DOORS ARE LOCATED AT REAR OF THE BUILDING

UTILITIES

Electricity - Mon Power
Voltage - 480
Phase - 3

Gas - Matheson Valley Gas
Size of Service Line -
Gas Pressure -

Water - Pendleton County PSD
Size of Service Line - 5/8" line feeding from 6" main
Static Pressure - 98 psi
Residual Pressure - 40 psi
Excess Capacity of Treatment Plant (GPD) - 46,000

Sewer - Development Authority Package Plant
Size of Service Line - 6"
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier
Switching - Digital
Broadband Service - Yes

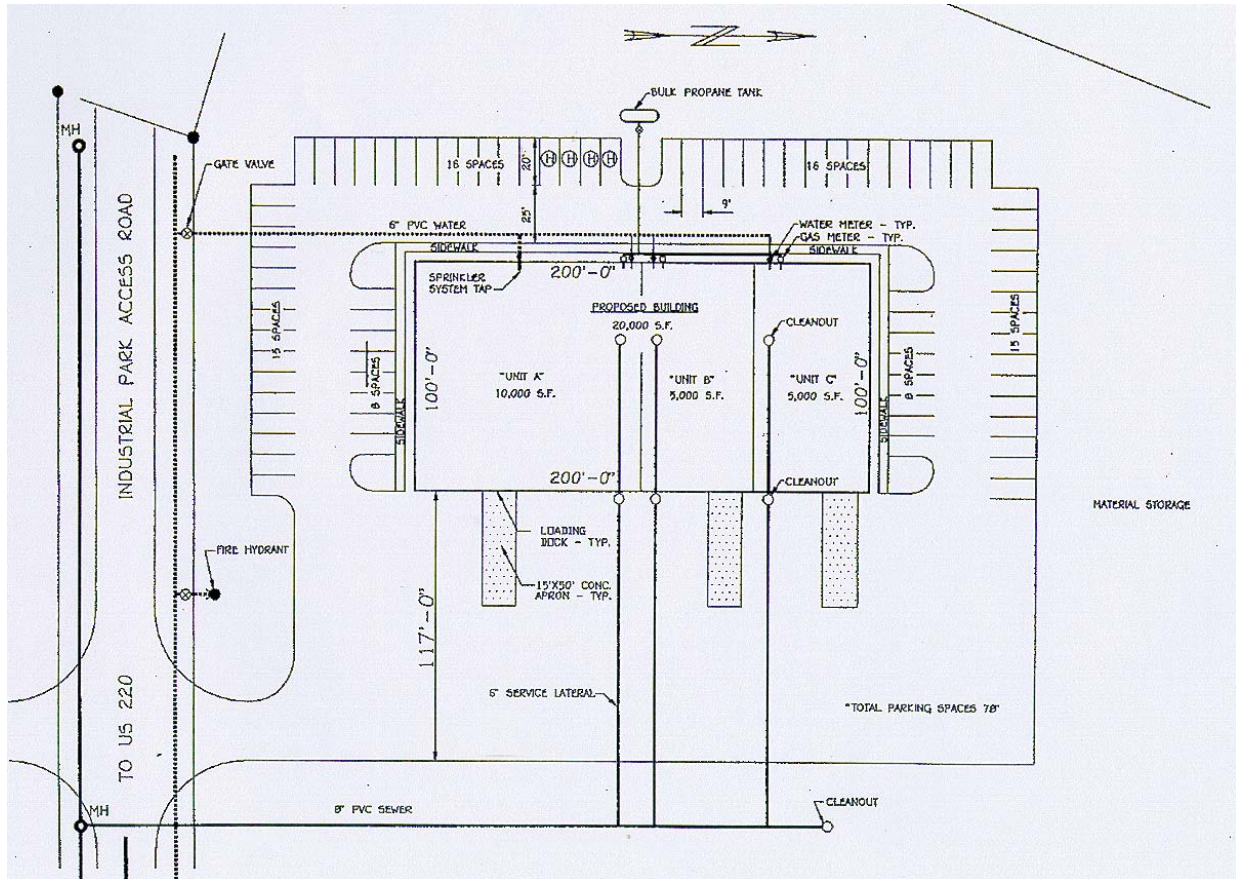
SALE/LEASE

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

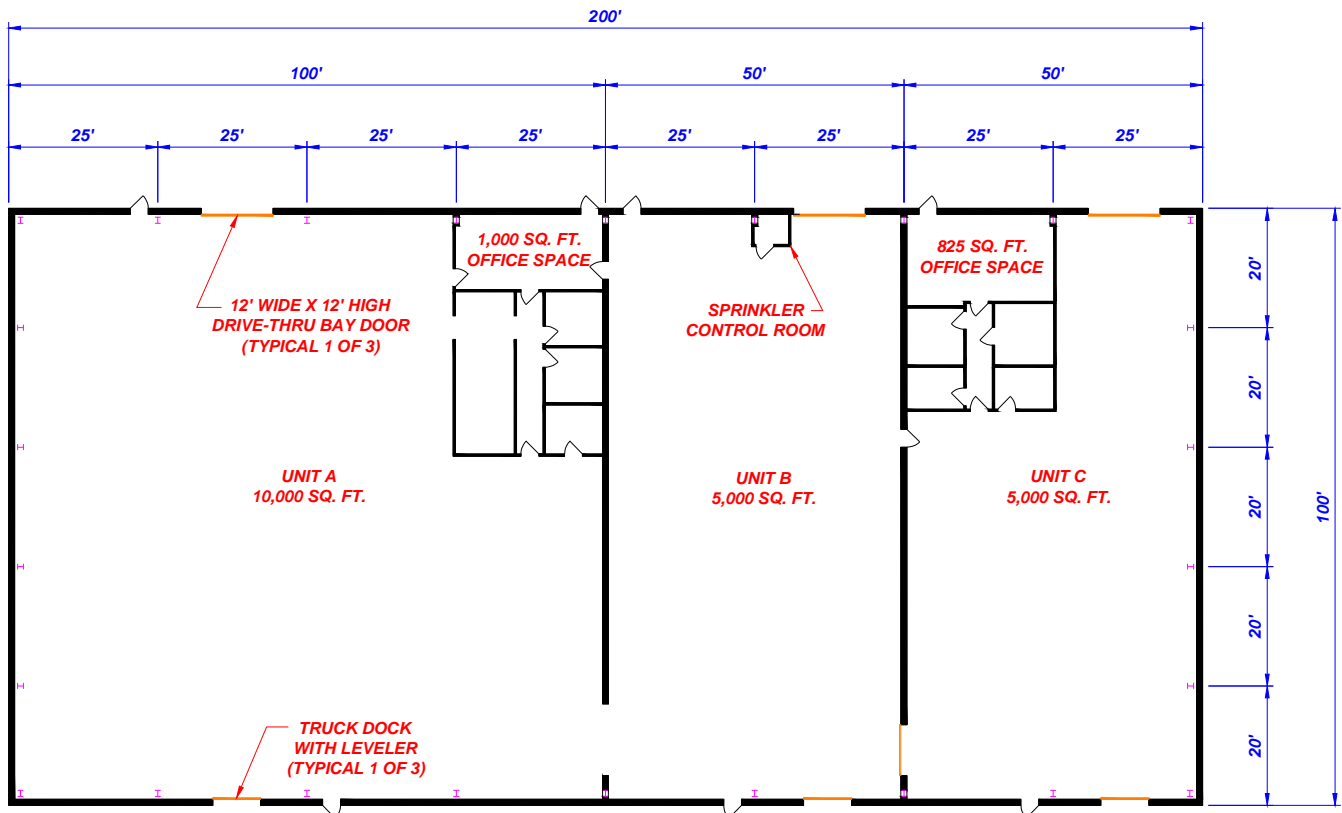
FOR FURTHER INFORMATION CONTACT

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SITE PLAN (NOT TO SCALE)



FLOOR PLAN (NOT TO SCALE)