



WEST VIRGINIA DEVELOPMENT OFFICE
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AVAILABLE SPACE UPPER TRACT INDUSTRIAL PARK SHELL BUILDING 2



UPPER TRACT, WEST VIRGINIA

LOCATION

Building Address - 29 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. - 40,000

Total Available Sq. Ft. - 22,500

Total Leased Sq. Ft. - 17,500

Acres - 5.53

Available Manufacturing/Warehouse Sq. Ft. - 21,747

Other Sq. Ft. - 753 (Rest Rooms, Sprinkler and Fuel Tank Room)

CEILING HEIGHT

Manufacturing/Warehouse Space - 25'-5" at eaves and 28'-4" at center

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded - 10,000

Is There Additional Land Available - Yes

Number of Additional Acres - 14

Date of Construction - May 2003

Dates of Expansion - None

Date Vacated - Partly occupied on a month to month lease

Floor Thickness and Composition - 6" reinforced concrete

Wall Composition - Metal

Wall Insulation (Thickness & Type) - 4" fiberglass with vinyl backing

Roof Composition - Metal

Roof Insulation (Thickness & Type) - 6" fiberglass with vinyl backing

Column Spacing - 25' x 50'

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 - 0

Number of Truck Docks - Three

Number and Size of Drive-Through Bay Doors - One 12'w x 14'h

Number of Parking Spaces - 130

Previous use of the Building -

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



REAR OF BUILDING AND SPRINKLER SYSTEM WATER TANK

UTILITIES

Electricity - Mon Power
Voltage - 480, 1200 amp service
Phase - 3

Gas - Matheson Valley Gas
Size of Service Line - 2"
Gas Pressure -

Water - Pendleton County PSD
Size of Service Line - 1" running into 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

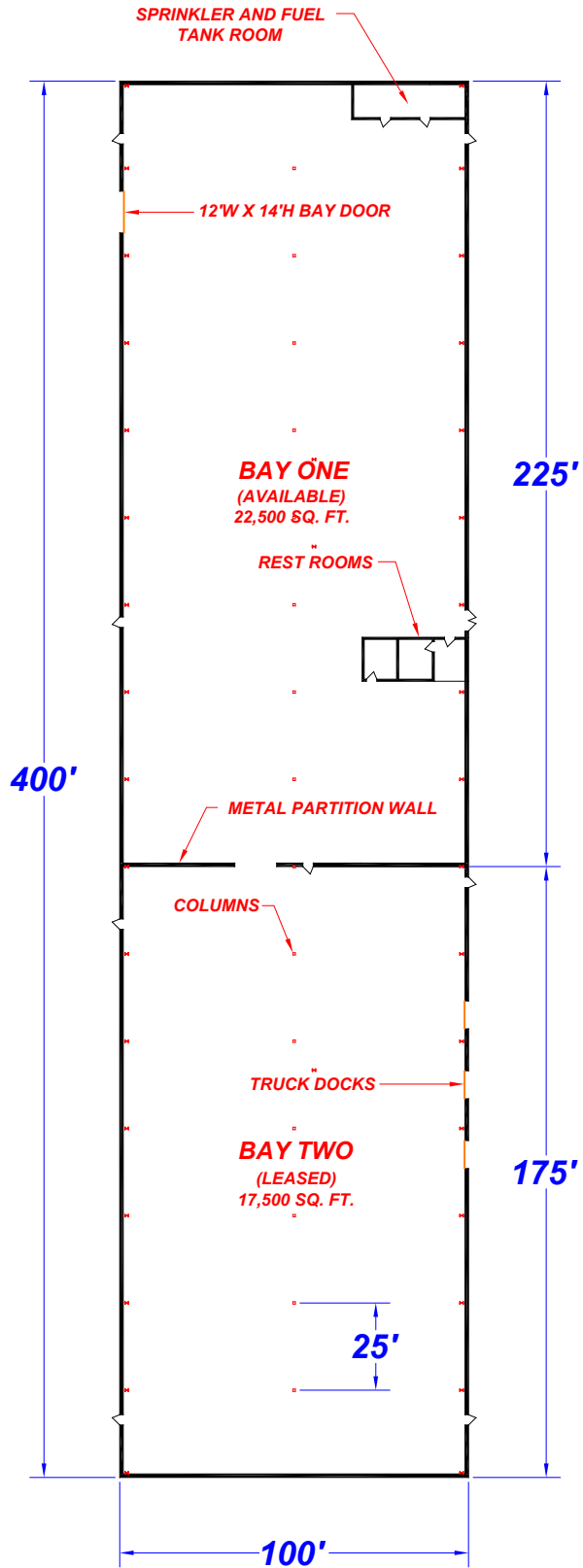
SALE/LEASE

Sale Price - For lease only
Sale Terms - For lease only
Lease Price - Negotiable
Lease Terms - Negotiable
Available Purchase or Lease Date - 60 days

FOR FURTHER INFORMATION CONTACT

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FLOOR PLAN (NOT TO SCALE)