



WEST VIRGINIA DEVELOPMENT OFFICE
 1900 Kanawha Boulevard East
 Charleston, WV 25305-0311
 Toll free: (800) 982-3386
 Office: (304) 558-2234 • WVDO.org

AVAILABLE SPACE MINERAL COUNTY MULTI-TENANT BUILDING



FORT ASHBY, WEST VIRGINIA

LOCATION

Building Address - Frankfort Drive
 Fort Ashby Business & Technology Park
 Fort Ashby, WV 26719

Located in City Limits - No

County - Mineral

Located in Business/Industrial Park - Yes

Can the Building be Multi-Tenant - Yes, building can be divided into two section 18,000 sq. ft. and 9,000 sq. ft. with fire wall separating the two spaces

SIZE

Total Sq. Ft. - 27,000

Total Available Sq. Ft. - 27,000

Total Leased Sq. Ft. - 0

Acres - 5.85

Available Manufacturing Sq. Ft. - 27,000

Available Office Sq. Ft. - Negotiable between tenant and MCDA

CEILING HEIGHT

Manufacturing Space - 17'-7" at eaves and 30'-4" at center

Office Space - No fit-out, so can vary with structure

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded - Negotiable

Is There Additional Land Available - Yes

Number of Additional Acres - Negotiable

Date of Construction - September 2005

Dates of Expansion - None

Date Vacated - Never been occupied

Floor Thickness and Composition - 6" reinforced concrete

Wall Composition - Metal

Wall Insulation (Thickness & Type) - Fiberglass R-11 with vinyl backing

Roof Composition - Metal

Roof Insulation (Thickness & Type) - Fiberglass R-19 with vinyl backing

Column Spacing - 25' x 49'

Type of Sprinkler System (What Spaces Served) - Sandpipe installed only

Office HVAC - Shell building

Manufacturing HVAC - Unit space heaters

Type of Lighting in Manufacturing Space - Halogen and fluorescent

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - Three

Number and Size of Drive-Through Bay Doors - 0

Number of Parking Spaces -

Previous use of the Building - New construction



REAR VIEW OF BUILDING SHOWING TRUCK DOCKS

TRANSPORTATION

Interstate/4 Lane Highway - 16.5 miles to I-68 Interchange Exit 40

Commercial Airport - 12.4 miles to Greater Cumberland Regional Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None

UTILITIES

Electricity - Potomac Edison

Voltage - 277/480

Phase - 3

Gas - Propane is available

Size of Service Line -

Gas Pressure -

Water - Frankfort PSD

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - Frankfort PSD

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - Negotiable

Sale Terms - Negotiable

Lease Price - Negotiable

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Kevin Clark, Director

Mineral County Economic Development Authority

87 N Main Street - Suite 1

Keyser, WV 26726

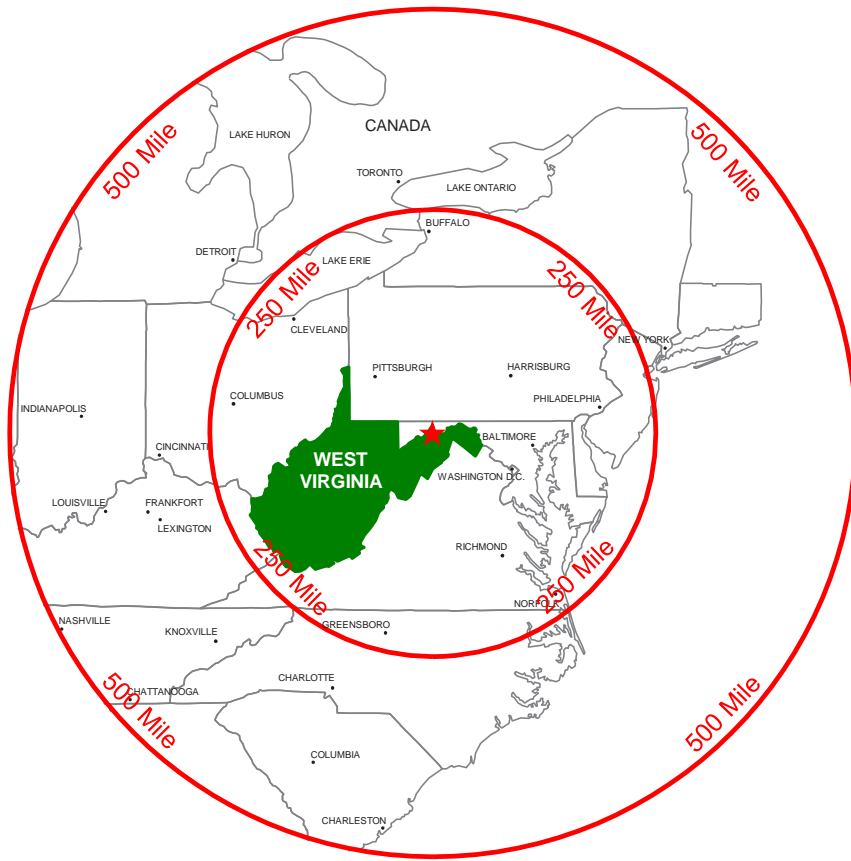
Phone: (304) 788-2233

Fax: (304) 788-2998

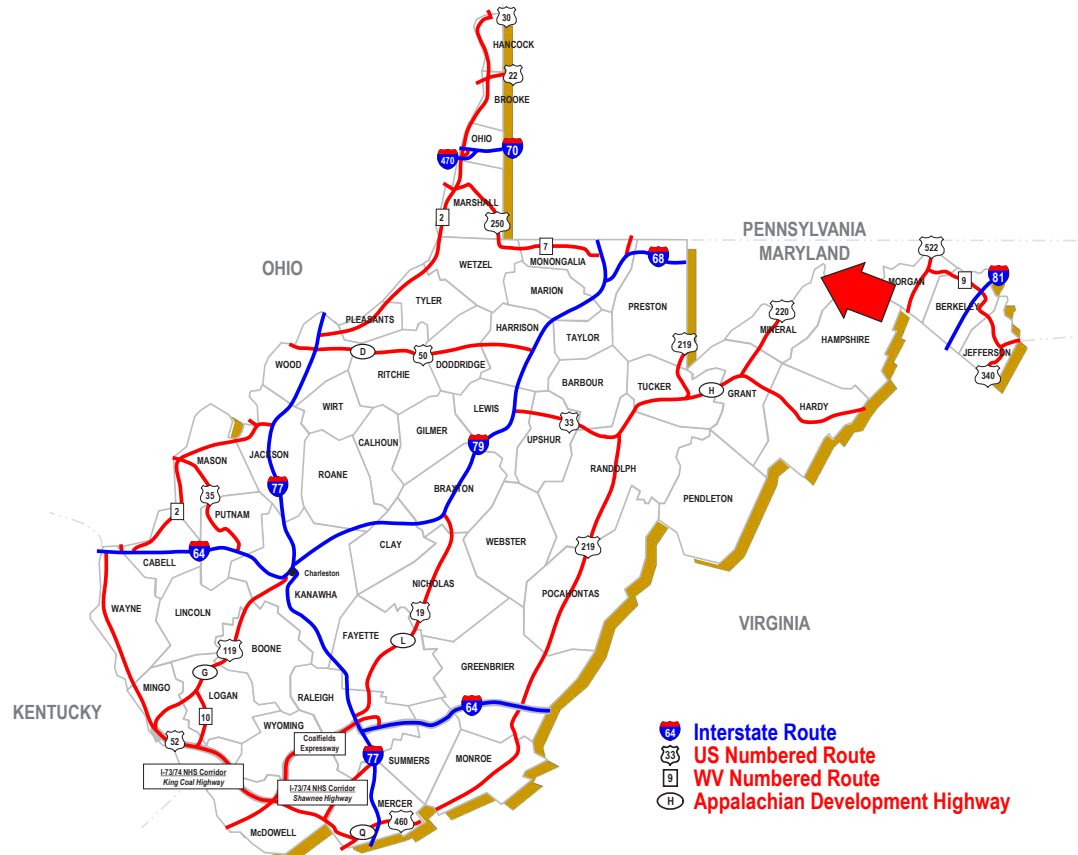
Email: info@wv-mcda.com

Website: www.wv-mcda.com

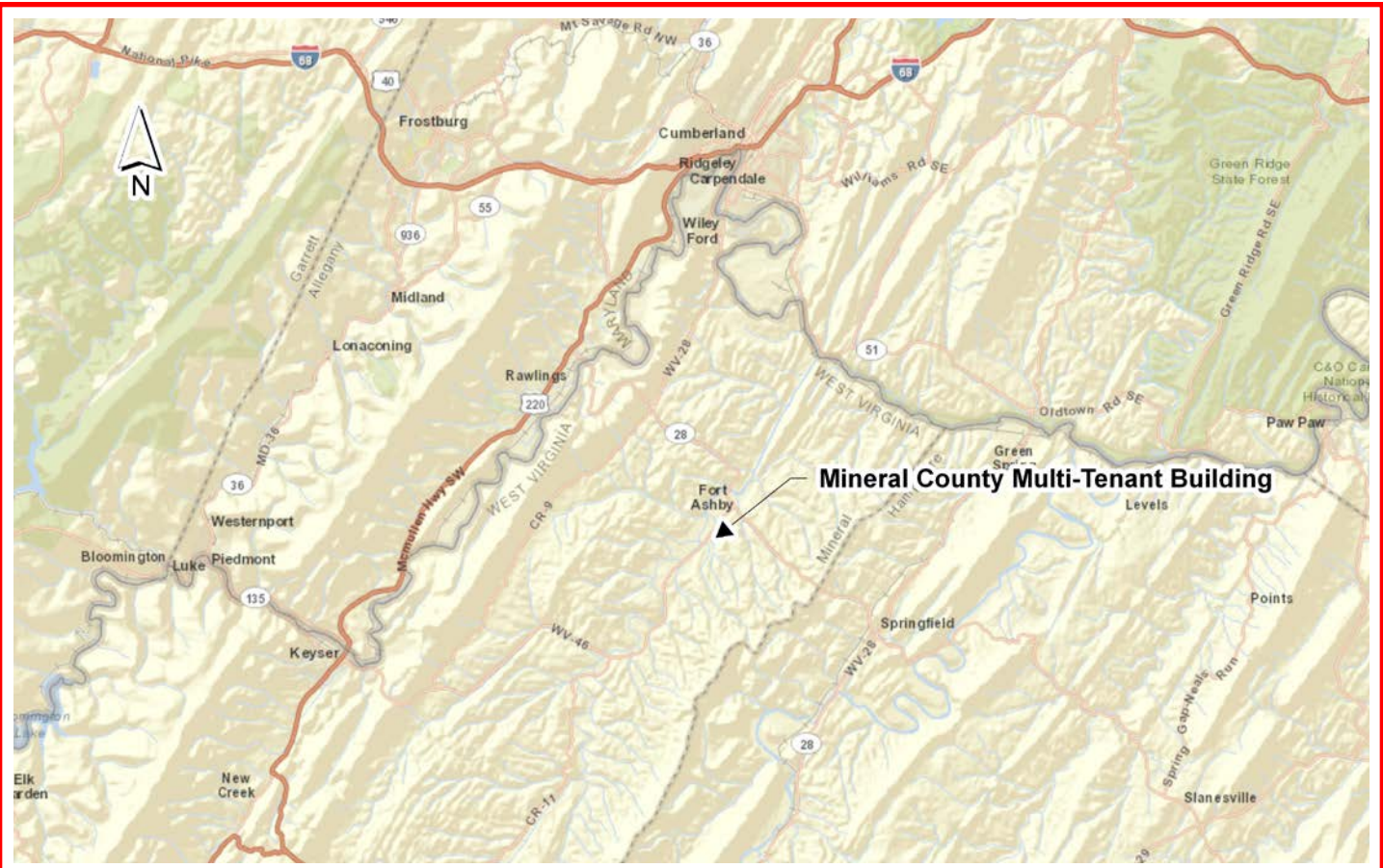
Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



250 & 500 MILE RADIUS FROM FORT ASHBY, WEST VIRGINIA



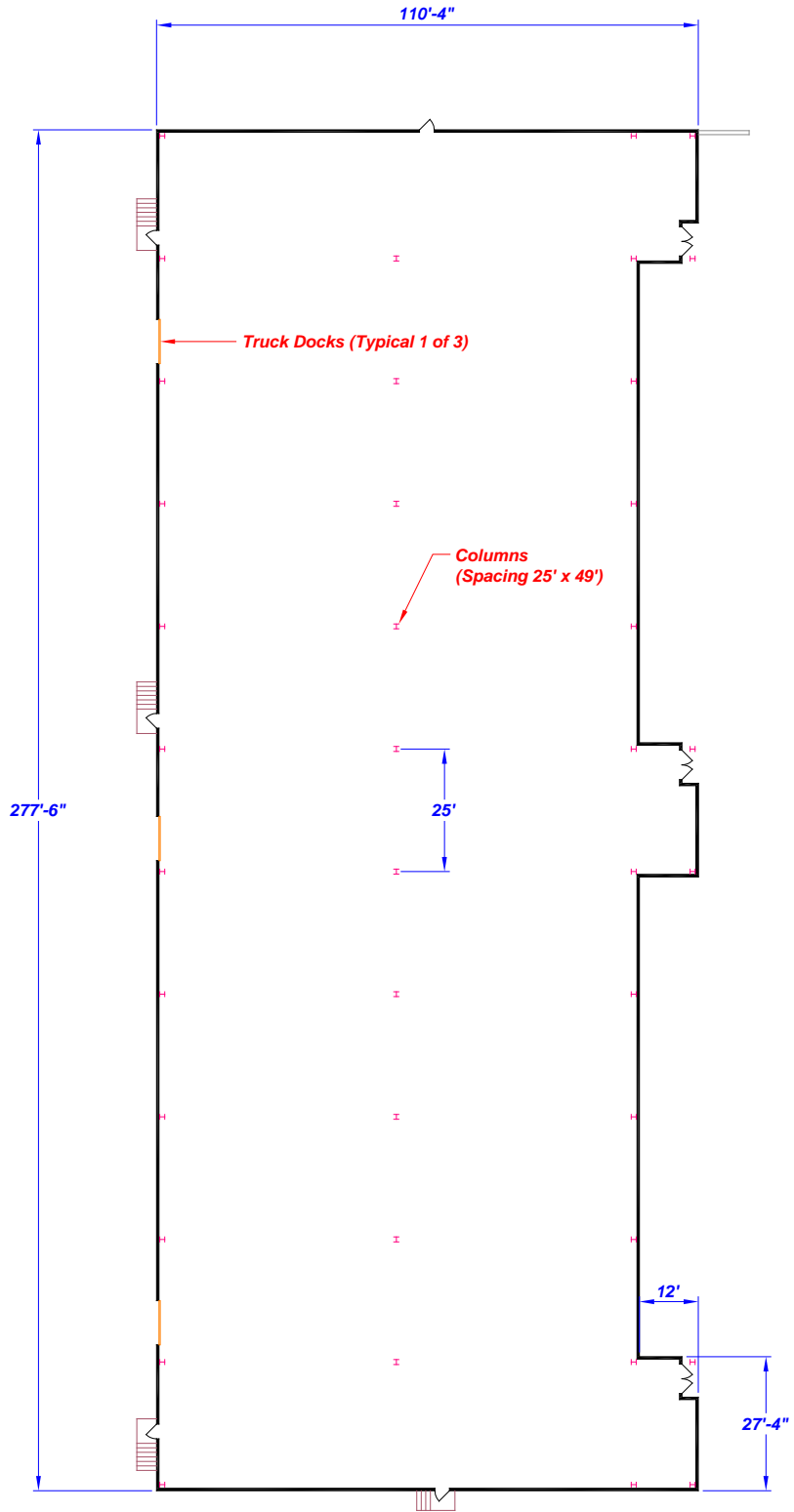
FORT ASHBY, WEST VIRGINIA



BUILDING LOCATION IN FORT ASHBY, WEST VIRGINIA



BUILDING LOCATION IN FORT ASHBY, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



INDUSTRIAL SPACE



INDUSTRIAL SPACE