



## Anchor Warehouse

Property Report (Anchor Glass Facility)



### Property Details

Site/Building Name: Anchor Glass Facility

Street Address: 598 Waxler Rd.

City: Keyser([View Community](#))

County: Mineral County([View Community](#))

Zip Code: 26726

Type of space: Industrial, Manufacturing

Min Size: 1,000 sq ft

Max Size: 46,703 sq ft

Last Updated: 6/6/2017

### Economic Development Contact

Company: West Virginia Development Office

Contact Name: Joy Lewis

City: Charleston

State: West Virginia

Email: [Joy.O.Lewis@wv.gov](mailto:Joy.O.Lewis@wv.gov)

### Attachments

[GLASS PLANT MAIN FLOOR PLAN.PDF](#)

[GLASS PLANT SECOND FLOOR PLAN.PDF](#)

[GLASS PLANT IMAGES.PDF](#)

[Former Anchor Glass Container Corp\\_Phase I.pdf](#)

### Availability

For Sale: Yes

Sale Price: \$ 9,800,000.00

Sale Terms: Negotiable

For Lease: Yes

Lease Type:

Lease Rate: \$1.00 - \$3.50 psf (Depending on lease term and buildout responsibility)

Lease Terms: Negotiable

Date Property Available: Immediately

Date Listed: 6/6/2017

### Building Details

Located in City Limits: No

Zoning: None

Will Owner Subdivide Space/Multi-Tenant: Yes

Total Building sq ft: 281,703

Available sq ft: 46,703

Leased sq ft: 235,000

Available Industrial sq ft: 40,889

Available Office sq ft: 5,814

Ceiling Height Min: 25.42 ft

Ceiling Height Max: 30 ft

Ceiling Height: 25'-5" at eaves to 30' at center

Expandable: Yes

Additional Acres Available for Development: 29.4 acres total, 16 acres available acres

Year Built: 1973

Year of Last Major Renovation or Expansion: 1977

Date Vacated: 1995, building has been used as a warehouse since closure

Floor Composition: Not sure

Wall Composition: Steel with metal siding

Roof Composition: Metal

Column Spacing: 20 ft

Sprinkler System: Yes

Sprinkler Type: Dry system serves all spaces

HVAC: Office: Natural gas heat, window unit A/C, Industrial Space: None

Lighting Type: High Pressure Sodium

Loading Docks: Yes

Number of Loading Docks: 6

Drive-In Doors: Yes

Number of Drive-In Doors: 11

Number of Parking Spaces: 20+, plenty of space in back for additional parking

Former Tenant: Glass Bottle Manufacturing

## Site Details

Tax District: 06 - New Creek

Tax Parcel ID: Map 9, Parcels 9.3, 9.4, 9.10

## Transportation

Nearest Interstate: I-68

Distance to Interstate: 20 miles

Interstate Exit: 42

Nearest Commercial Airport: Morgantown Municipal Airport

Distance to Airport: 85.7 miles

Rail Access: Yes

Rail Provider: CSX

Rail Siding: Yes

## Utilities

Electric Service Provider: Potomac Edison

Proximity to Power Line: On site

Voltage: 277/480

Phase: 3

KVA: 2,500 kVA transformer size

Natural Gas Provider: Mountaineer Gas Company

Proximity to Gas Main: On site

Natural Gas Line Size: 6 in

Natural Gas Pressure: 250 lbs.

Water Service Provider: City of Keyser

Proximity to Water Main: On site

Water Line Size: 8-10 in., adjacent 12 in

Static Water Pressure: 75-80 psi

Residual Water Pressure: Unknown, can test if needed

Sewer Provider: City of Keyser

Proximity to Sewer Main: On site

Sewer Main Size: 8-10 in., 14 in. adjacent

Telecommunications Provider: Comcast, Frontier

Fiber Available to Building or Site: Yes

## Technical Studies

Environmental Comments: See attachment, Environmental Site Assessment 2012, Environmental Site Assessment 2017

Flood Comments: Located outside of 100 year floodplain

## Other

Development Council Region: 8

## Property Contact

Company: Mineral County Development Authority

Name: Kevin Clark, Executive Director

Phone: (304) 788-2233

Mobile Phone: (304) 257-8924

Fax: (304) 788-2998

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Email: [kclark@mineraleda.com](mailto:kclark@mineraleda.com)

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Website: <http://www.mineralcountydevelopmentauthority.com>

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Address: 87 N. Main Street

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City: Keyser

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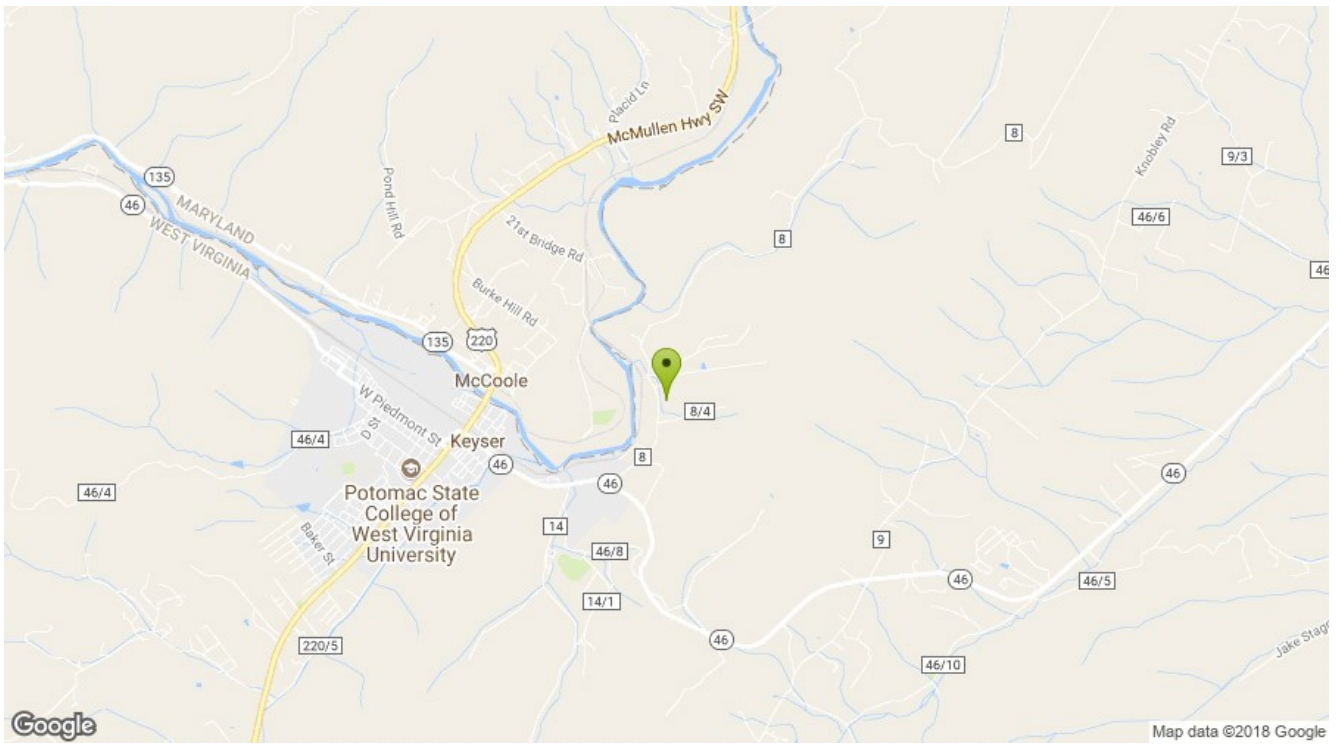
State: WV

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Zip: 26726

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Anchor Glass Facility Aerial.jpg