



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 1315 AIRPORT ROAD FACILITY



MARTINSBURG, WEST VIRGINIA

LOCATION

Building Address - 1315 Airport Road
 Martinsburg, WV 25405

Located in City Limits - No

County - Berkeley

Located in Business/Industrial Park - No

Can the Building be Multi-Tenant -

SIZE

Total Sq. Ft. - 97,380

Total Available Sq. Ft. - 97,380 (Building A: 62,640 and
 Building B: 33,240)

Total Leased Sq. Ft. - 0

Acres - 5.66

Available Manufacturing/Warehouse Sq. Ft. - 89,880

Available Office Sq. Ft. - 6,000

Available Other Sq. Ft. - 1,500 Garage

CEILING HEIGHT

Manufacturing/Warehouse Space -

Office Space -

Other Space -

SPECIFICATIONS

Can the Building be Expanded -

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

Is There Additional Land Available -

Number of Additional Acres -

Date of Construction - Building A in 1955

Dates of Expansion -

Date Vacated -

Floor Thickness and Composition -

Wall Composition - Metal

Wall Insulation (Thickness & Type) -

Roof Composition -

Roof Insulation (Thickness & Type) -

Column Spacing -

Type of Sprinkler System (What Spaces Served) - Dry system in
 Building B

Office HVAC -

Manufacturing/Warehouse HVAC -

Type of Lighting in Manufacturing/Warehouse Space -

Number and Capacity of Overhead Cranes -

Number of Truck Docks -

Number and Size of Drive-Through Bay Doors -

Number of Parking Spaces -

Previous use of the Building - Manufacture, assemble and warehouse
 PVC railings, wood trims and associated materials and supplies



BUILDING LOCATION AT AIRPORT

TRANSPORTATION

[Interstate/4 Lane Highway](#) - 3 miles to I-81 Interchange Exit 8
[Commercial Airport](#) - 30 miles to Hagerstown Regional Airport
[Railroad](#) - None
[Railroad Siding](#) - None
[Navigable Waterway](#) - None
[On-Site Barge Facility](#) - None

UTILITIES

[Electricity](#) - Potomac Edison
[Voltage](#) -
[Phase](#) -

[Gas](#) - Mountaineer Gas Company
[Size of Service Line](#) -
[Gas Pressure](#) -

[Water](#) - Berkeley County Public Service Water District
[Size of Service Line](#) -
[Static Pressure](#) -
[Residual Pressure](#) -
[Excess Capacity of Treatment Plant \(GPD\)](#) -

[Sewer](#) - Berkeley County Public Service Sewer District
[Size of Service Line](#) -
[Excess Capacity of Treatment Plant \(GPD\)](#) -

[Telephone Supplier](#) - Frontier
[Switching](#) -
[Broadband Service](#) -

SALE/LEASE

[Sale Price](#) - \$1.2 million
[Sale Terms](#) - Negotiable
[Lease Price](#) - \$1.90 psf per year, negotiable
[Lease Terms](#) - NNN
[Available Purchase or Lease Date](#) - Immediately

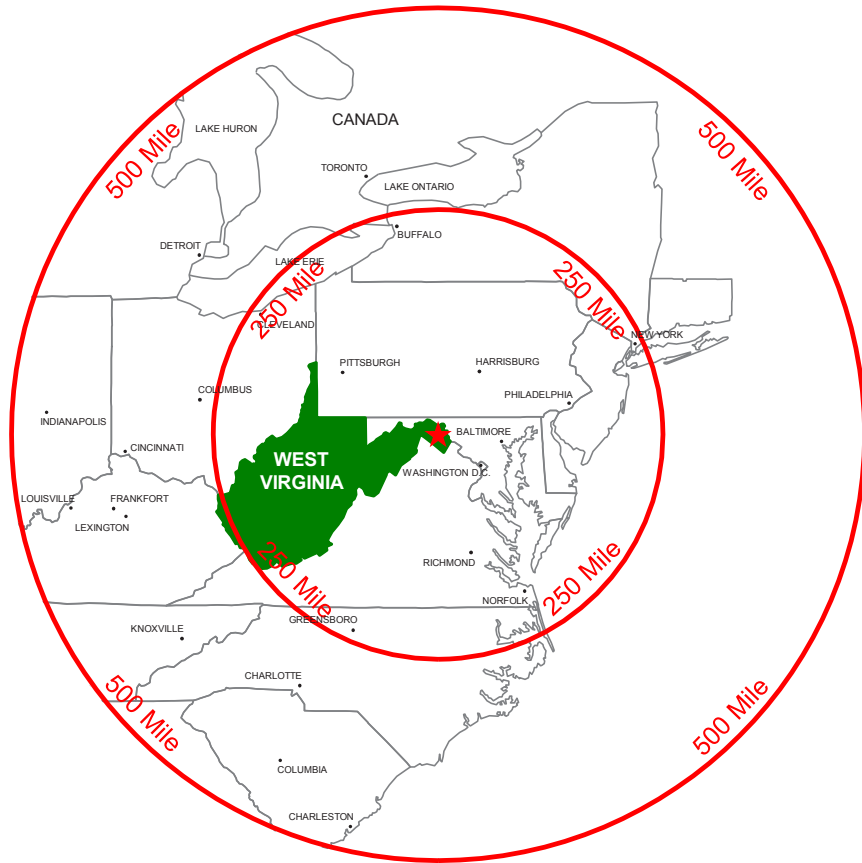
FOR FURTHER INFORMATION CONTACT

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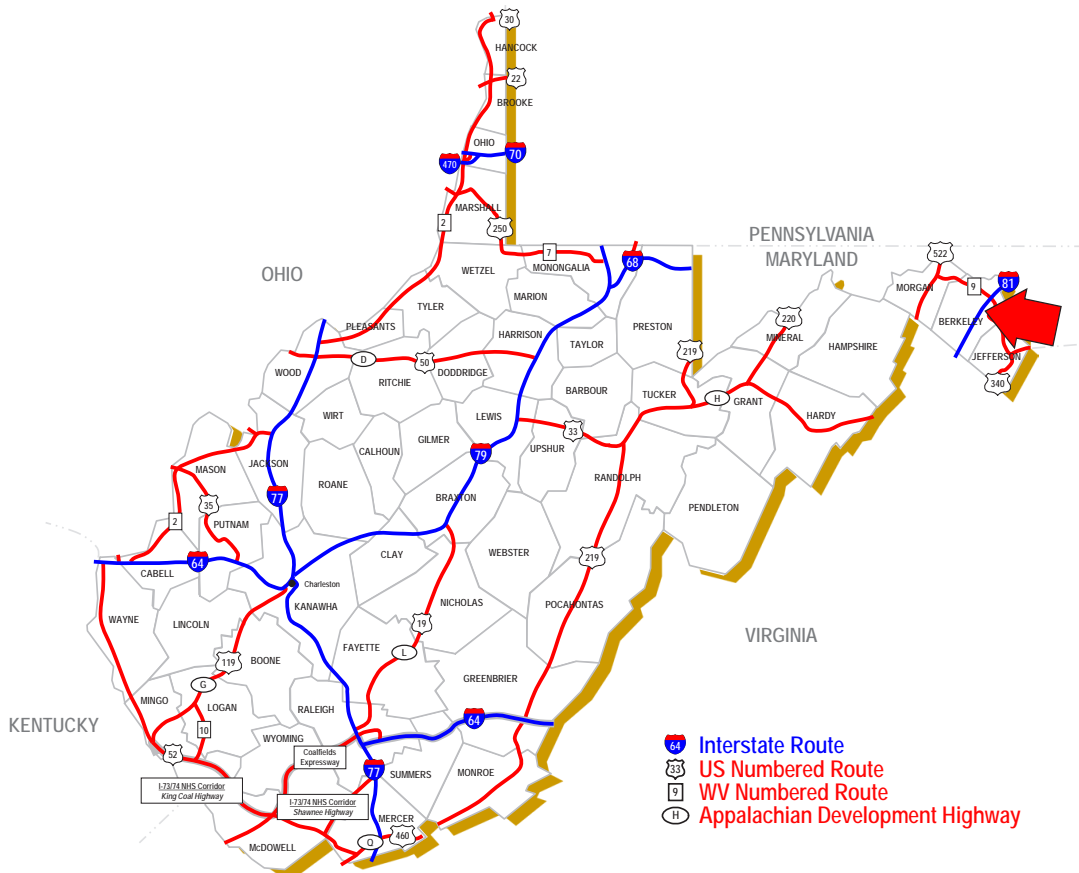
ENVIRONMENTAL

A Phase I environment report was prepared on the Property by Commonwealth Environmental Associates, Inc. of 7411 Iron Bridge Road, Richmond, VA 23237, and submitted to AIRDEVCO, LLC of Shepherdstown, WV 25443 dated December 2, 2005.

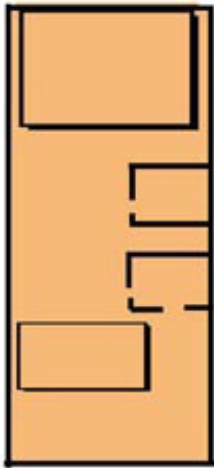
Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



250 & 500 MILE RADIUS FROM MARTINSBURG, WEST VIRGINIA



MARTINSBURG, WEST VIRGINIA

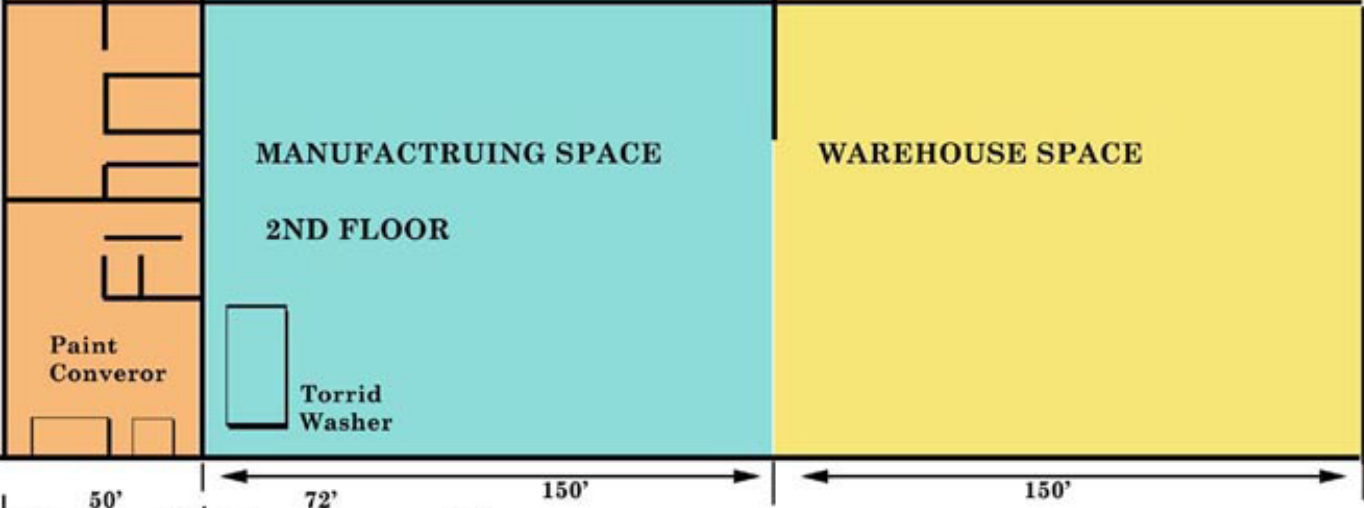


Torrid
Bake
Oven

WAREHOUSE
SPACE
~
3RD FLOOR

Torrid
Dry Off
Oven

BUILDING 'A'



MANUFACTURING SPACE

2ND FLOOR

WAREHOUSE SPACE

Paint
Conveor

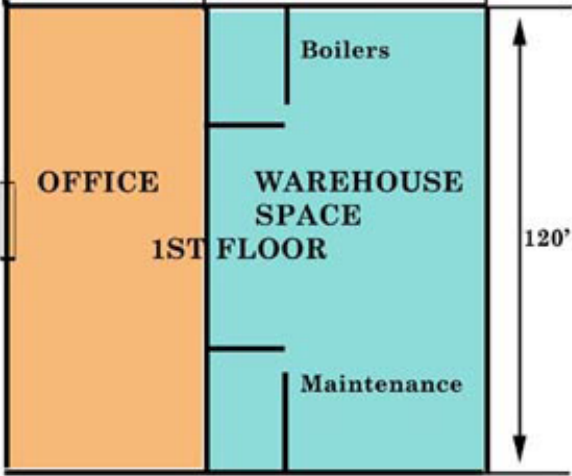
Torrid
Washer

50'

72'

150'

150'



OFFICE

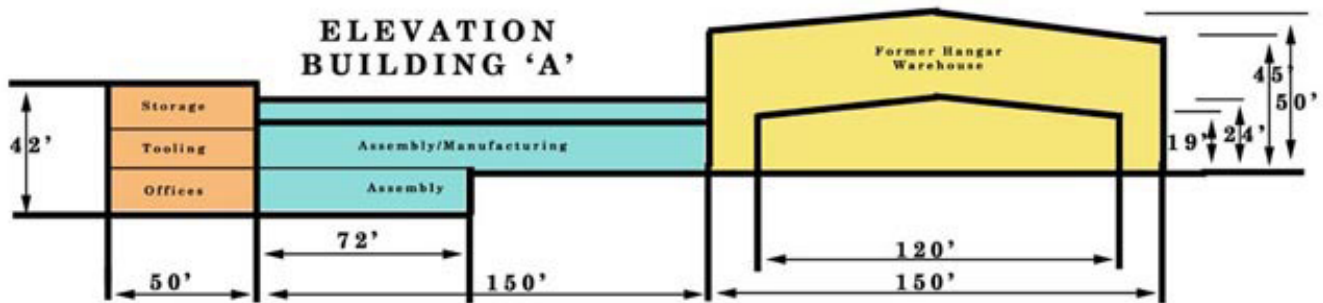
1ST FLOOR

Boilers

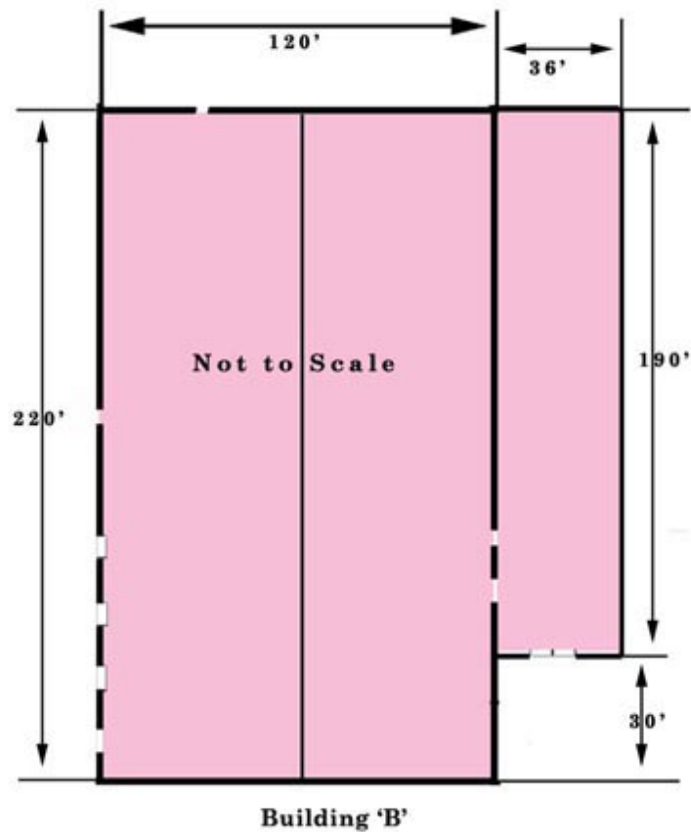
WAREHOUSE
SPACE

Maintenance

120'



BUILDING A ELEVATION (NOT TO SCALE)



BUILDING B LAYOUT (NOT TO SCALE)