



WEST VIRGINIA DEVELOPMENT OFFICE  
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Charleston, WV 25305-0311  
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## AVAILABLE SPACE 226 PILOT WAY BUILDING



### MARTINSBURG, WEST VIRGINIA

#### LOCATION

**Building Address** - 226 Pilot Way  
Martinsburg, WV 25405  
**Located in City Limits** - No  
**Zoning** -  
**County** - Berkeley  
**Located in Business/Industrial Park** - Yes  
**Can the Building be Multi-Tenant** - No  
**Flood Hazard Zone** - Location is not within any FEMA Zone

#### SIZE

**Total Sq. Ft.** - 57,280  
**Total Available Sq. Ft.** - 20,651 (12,960 Paint Wing and 7,691 office space located in the Assembly Wing)  
**Total Leased Sq. Ft.** - 0  
**Acres** - 7.5  
**Available Manufacturing/Warehouse Sq. Ft.** - 12,960  
**Available Office Sq. Ft.** - 7,691

#### CEILING HEIGHT

**Manufacturing/Warehouse Space** - 14'-6" at eaves and 14'-9" at center

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes  
**Number of Additional Sq. Ft. Building can be Expanded** - Expansion requires FAA approval

**Is There Additional Land Available** - No  
**Number of Additional Acres** - 0  
**Date of Construction** - January 2000  
**Dates of Expansion** - None  
**Date Vacated** - Available space 2015  
**Floor Thickness and Composition** - Reinforced concrete  
**Wall Composition** - Metal  
**Wall Insulation** - Fiberglass with vinyl backing  
**Roof Composition** - Metal  
**Roof Insulation** - Fiberglass with vinyl backing  
**Column Spacing** - Clear span  
**Type of Sprinkler System** - Wet system serves entire building  
**HVAC** - Gas heat with 3 roof mounted AC units  
**Type of Lighting in Assembly Wing** - Mercury Vapor  
**Number and Capacity of Overhead Cranes** - 0  
**Number of Truck Docks** - 0  
**Number and Size of Bay Doors** - One 38' wide x 16' high and one 112'-6" wide x 14' high (Assembly Wing)  
**Number of Parking Spaces** - 64 total with 4 handicap spaces  
**Previous use of the Building** - Aircraft manufacturing

#### TRANSPORTATION

**Interstate/4 Lane Highway** - 2.6 miles to I-81 Interchange Exit 8  
**Commercial Airport** - 30 miles to Hagerstown Airport  
**Railroad** - None  
**Railroad Siding** - None  
**Navigable Waterway** - None



On-Site Barge Facility - None

#### **UTILITIES**

Electricity - Potomac Edison  
Voltage - 120/208, 277/480  
Phase - 3

Gas - Mountaineer Gas Company  
Size of Service Line - 6"  
Gas Pressure - 50 psi

Water - Berkeley County Public Service Water District  
Size of Service Line - 12" main  
Static Pressure - 69 psi  
Residual Pressure - 75 psi, 1045 gpm flow  
Excess Capacity of Treatment Plant (GPD) -

Sewer - Berkeley County Public Service Sewer District  
Size of Service Line - 8"  
Excess Capacity of Treatment Plant (GPD) - 400,000

Telephone Supplier - Frontier  
Switching - Digital  
Broadband Service - Yes

#### **SALE/LEASE**

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

#### **FOR FURTHER INFORMATION CONTACT**

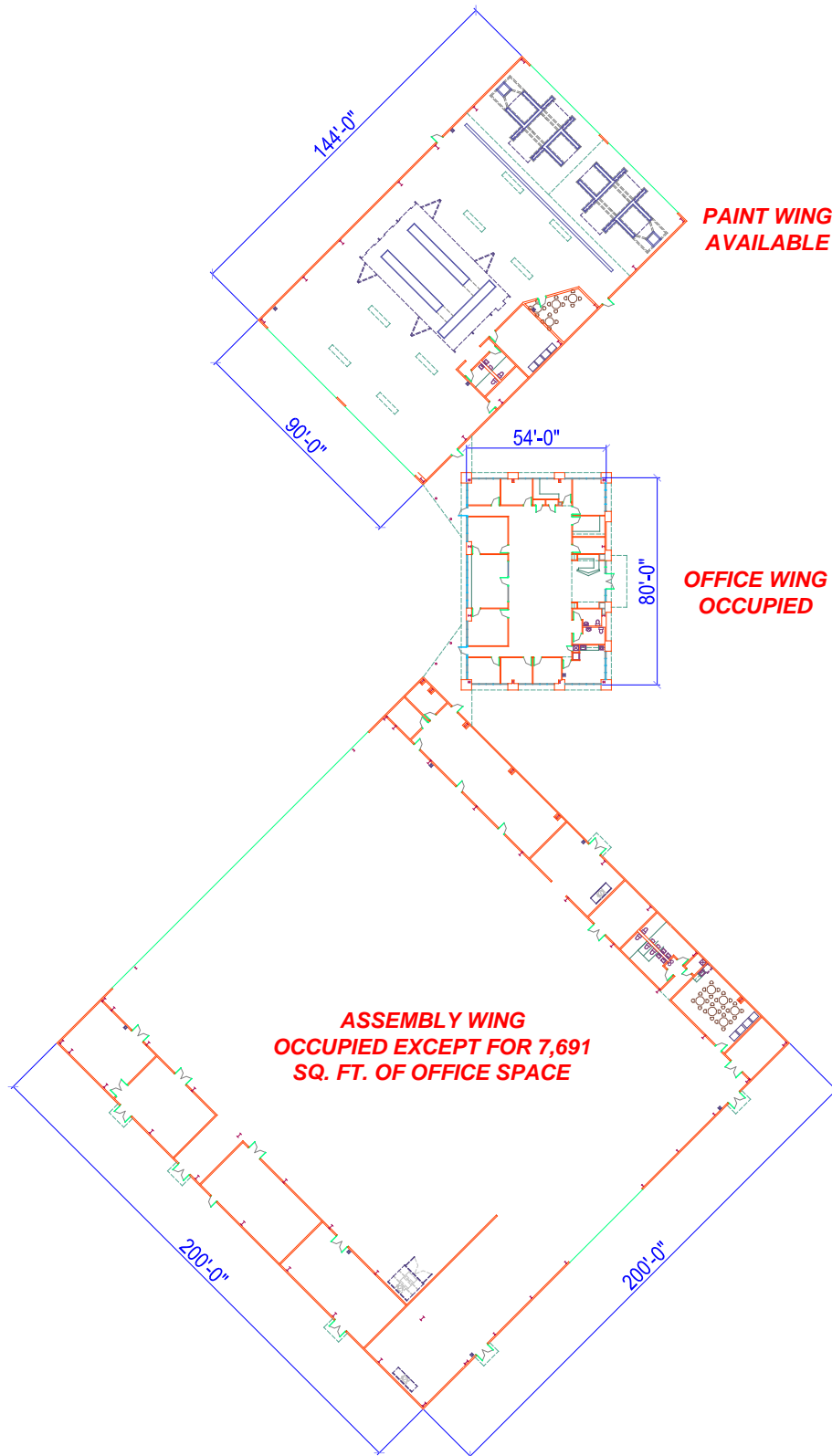
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#### **REMARKS**

The airport restricts the use of the property to "Aviation Related".

**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.





**FLOOR PLAN (NOT TO SCALE)**



**BUILDING LOCATION AT EASTERN WEST VIRGINIA REGIONAL AIRPORT**



**PAINT WING**



**PAINT WING**



**PAINT WING**



**PAINT WING**



**PAINT WING**