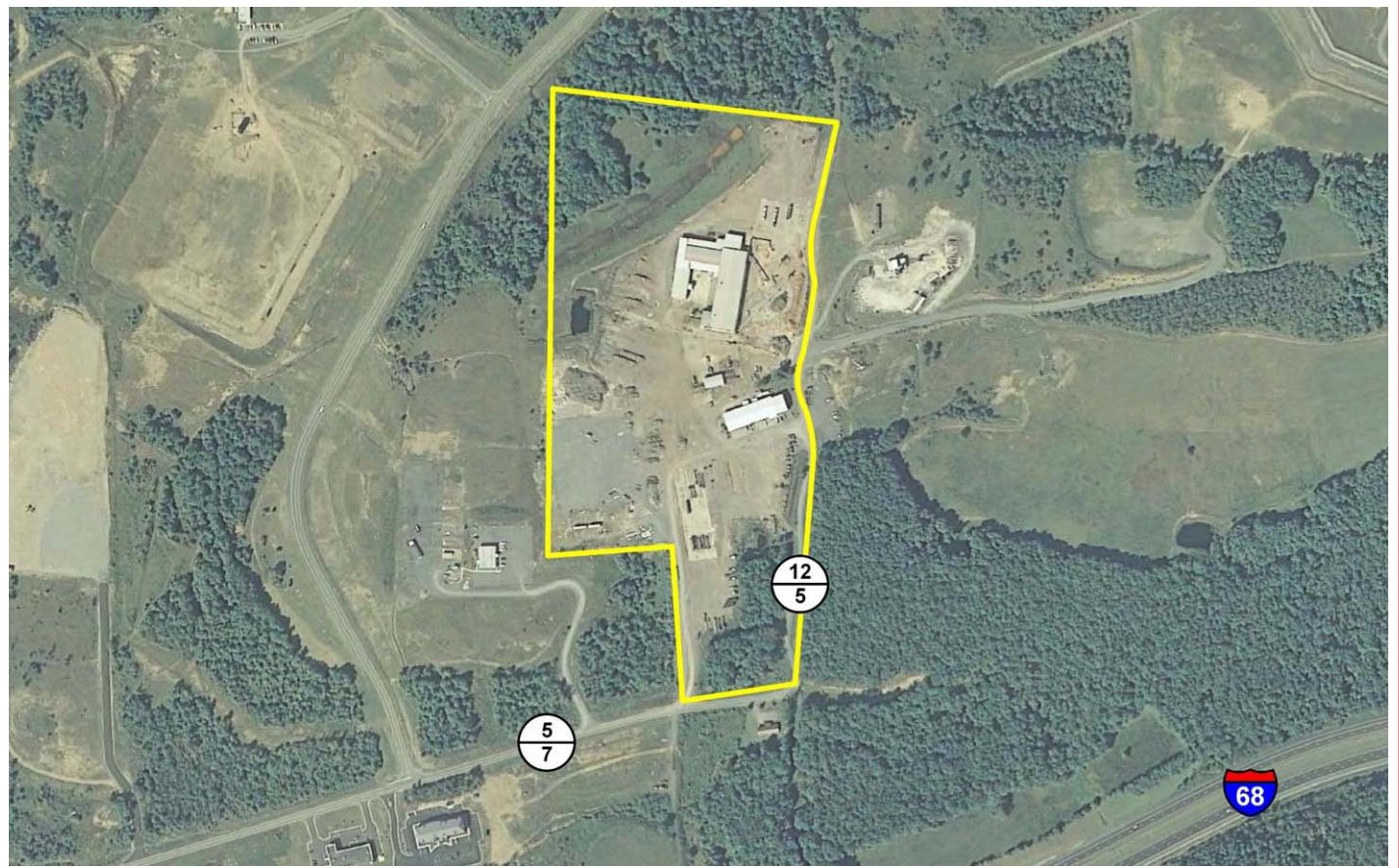


AVAILABLE PROPERTY FORMER TAZ HARDWOODS CO., INC. INDUSTRIAL SITE



HAZELTON, WEST VIRGINIA

LOCATION

Located in City Limits - No

County - Preston

SIZE

Total Acreage - 33.02

Will Owner Subdivide the Property - No

Acreage Range That Owner Will Subdivide - N/A

Zoning - None

TRANSPORTATION

Interstate/4 Lane Highway - 1.2 miles to I-68 Interchange Exit 29

Commercial Airport - 23 miles to Morgantown Municipal Airport

Railroad - None

Railroad Siding - No

Navigable River - None

On-Site Barge Facility - No

UTILITIES

Electricity - Allegheny Power

Proximity of Power Line - On site

Voltage - 24,700

Phase - 3

Gas - None

Proximity of Gas Main - P & S Energy line is located 3/4 mile from property

Size of Gas Main -

Gas Pressure -

Water - Preston County PSD #4

Proximity of Water Main - On site

Size of Water Main - 8"

Water Pressure (Static) - 70 psi

Water Pressure (Residual) -

Excess Capacity of Treatment Plant - 700,000 gpd

Sewer - None

Proximity of Sewer Main - Preston County Sewer PSD line is located 1/2 mile southwest of the office building

Size of Sewer Main - 8"

Excess Capacity of Treatment Plant - 500,000 gpd (expansion plan to increase to 750,000 gpd is underway)

Telephone - Frontier Communications

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - \$1,750,000

Sale Terms - Partial owner financing may be available to qualified buyers

Lease Price - \$10,000/month for the entire property; less if just leasing the office building

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

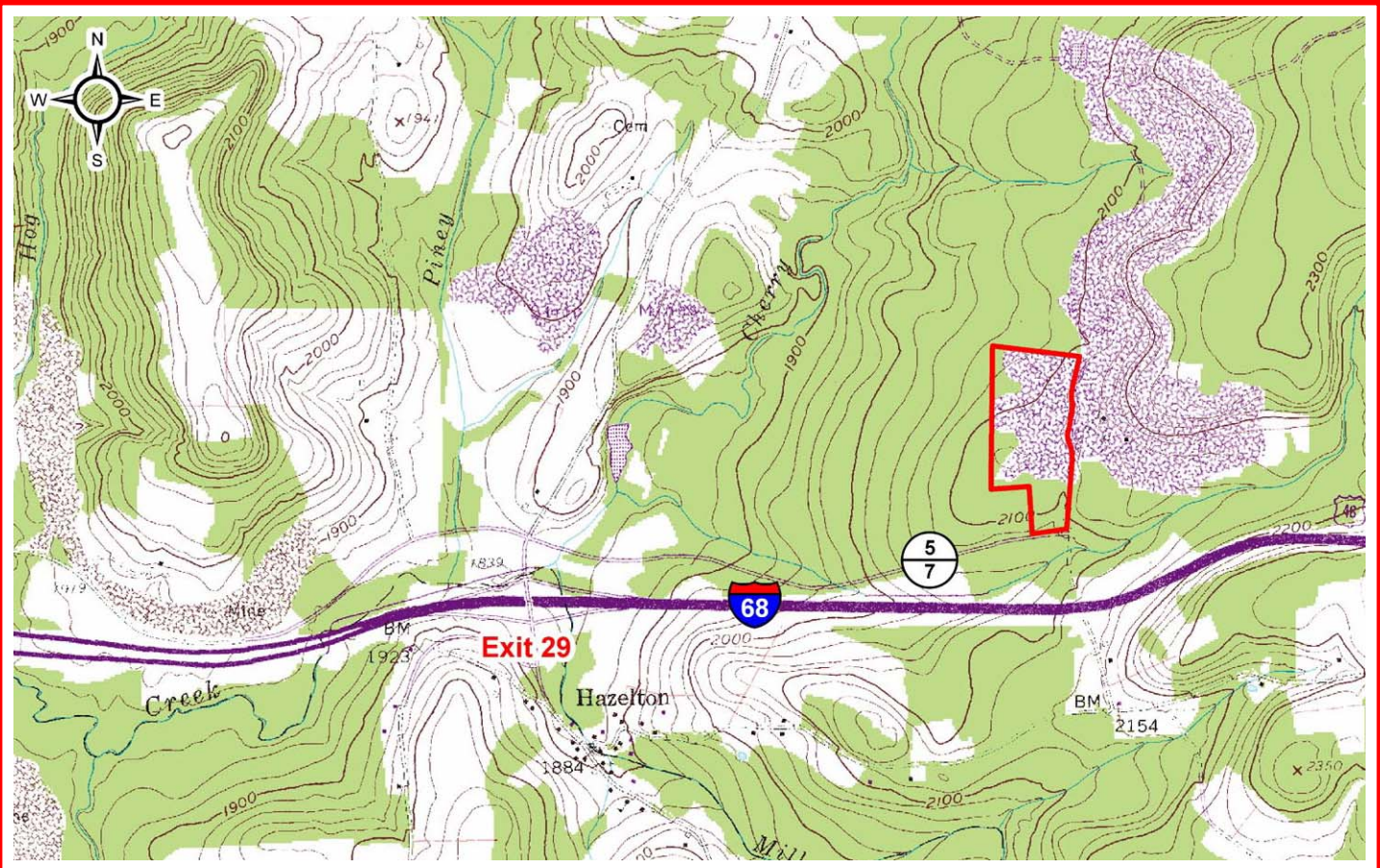
West Virginia Development Office

1900 Kanawha Blvd., E.

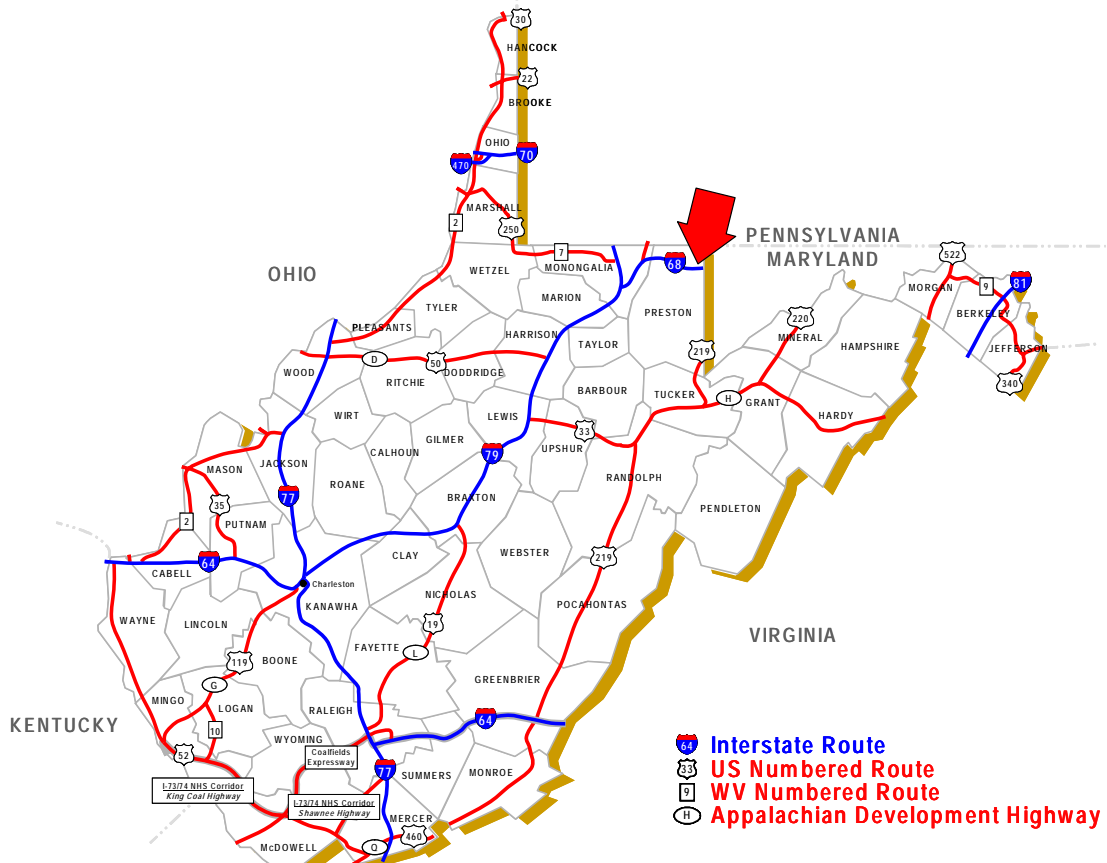
Charleston, WV 25305-0311

Toll Free: (800) 982-3386

Office: (304) 558-2234



SCALE: 1" = 2000'



HAZELTON, WEST VIRGINIA