



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 BALLARD FACILITY



### WESTON, WEST VIRGINIA

#### LOCATION

**Building Address** - 476 US Route 19 North  
Weston, WV 26452

**Located in City Limits** - No

**County** - Lewis

**Located in Business/Industrial Park** - No

**Can the Building be Multi-Tenant** - Yes

**Zoning** - Location is NOT WITHIN any identified flood hazard area

#### SIZE

**Total Sq. Ft.** - 18,660

**Total Available Sq. Ft.** - 18,660

**Total Leased Sq. Ft.** - 0

**Acres** - 2

**Available Manufacturing/Warehouse Sq. Ft.** - 15,549 total  
(10,947 Main building, 4,602 Maintenance building)

**Available Office Sq. Ft.** - 3,111 total

(1,873 Main building, 438 Maintenance building, 800 Office building)

#### CEILING HEIGHT

**Manufacturing/Warehouse Space** - 14' - 6" Main building,  
9'-11" Maintenance building

**Office Space** - 8'

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes

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

**Is There Additional Land Available** - Yes, by separate owner

**Number of Additional Acres** - 4

**Date of Construction** - 1961

**Dates of Expansion** - None

**Date Vacated** - 2010

**Floor Thickness and Composition** - 4" to 6" reinforced concrete

**Wall Composition** - Block with outside vinyl siding

**Wall Insulation (Thickness & Type)** - 1/2" styrofoam

**Roof Composition** - Main building has built up roof with gravel,  
Maintenance building has Ondura roof and was painted and resealed in  
2009, Office building has shingled roof

**Roof Insulation (Thickness & Type)** - Blown insulation in Maintenance  
building

**Column Spacing** - N/A

**Type of Sprinkler System (What Spaces Served)** - None

**Office HVAC** - Main and Office buildings have central heat and air

**Manufacturing/Warehouse HVAC** - Overhead gas space heaters serves  
Main and Maintenance buildings

**Type of Lighting in Manufacturing/Warehouse Space** - Fluorescent

**Number and Capacity of Overhead Cranes** - 0

**Number of Truck Docks** - 0

**Number and Size of Drive-Through Bay Doors** - Six Main building,  
two 12'w x 13'h, two 12'w x 12'h, one 10'w x 9'h, one 9'w x 7'h;  
Two Maintenance building, one 12'w x 9'h and one 10'w x 9'h

**Number of Parking Spaces** - 200+ fully asphalted

**Previous use of the Building** - Car dealership



## MAIN BUILDING

### TRANSPORTATION

[Interstate/4 Lane Highway](#) - 4 miles to I-79 Interchange Exit 99  
[Commercial Airport](#) - 21 miles to North Central West Virginia Airport  
[Railroad](#) - None  
[Railroad Siding](#) - None  
[Navigable Waterway](#) - None  
[On-Site Barge Facility](#) - None

### UTILITIES

[Electricity](#) - Mon Power  
[Voltage](#) - 110/220  
[Phase](#) - 3 phase power is available nearby

[Gas](#) - Dominion  
[Size of Service Line](#) - 2" and 3"  
[Gas Pressure](#) - Unknown

[Water](#) - West Virginia American Water  
[Size of Service Line](#) - Unknown  
[Static Pressure](#) - Unknown  
[Residual Pressure](#) - Unknown  
[Excess Capacity of Treatment Plant \(GPD\)](#) - Unknown

[Sewer](#) - Weston Sanitary Board  
[Size of Service Line](#) - 8" to 10"  
[Excess Capacity of Treatment Plant \(GPD\)](#) - Unknown

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

### SALE/LEASE

[Sale Price](#) - \$899,000 Negotiable  
[Sale Terms](#) - Negotiable  
[Lease Price](#) - \$12,900 Per Month, Negotiable  
[Lease Terms](#) - Negotiable  
[Available Purchase or Lease Date](#) - Immediately

### FOR FURTHER INFORMATION CONTACT

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 Weston, WV 26452  
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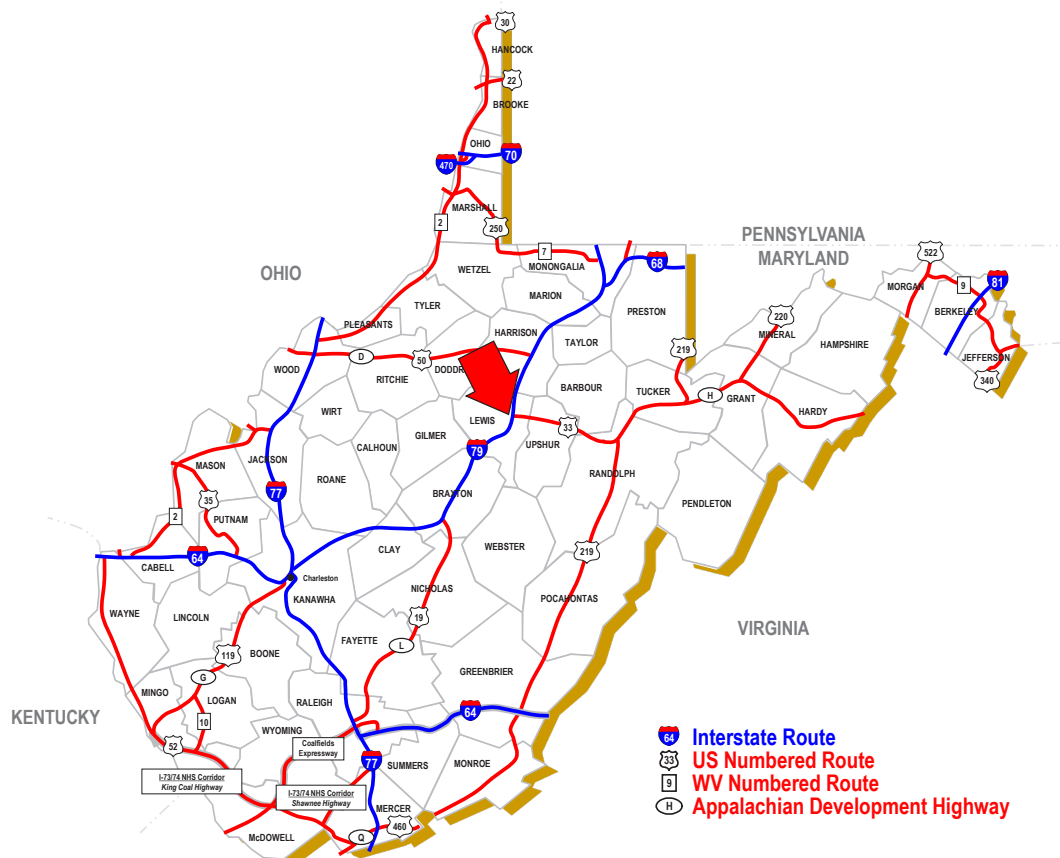
### REMARKS

EPA compliant, no asbestos, no underground storage tanks.  
 Office furniture, telephone system, paging system, central heat & air in main building and office building. Fully asphalted lot with exterior lighting. Lockable security area behind main building with 6ft. chain link fencing. The property is located outside of city limits, no B&O taxes. New roof on main building.

**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.

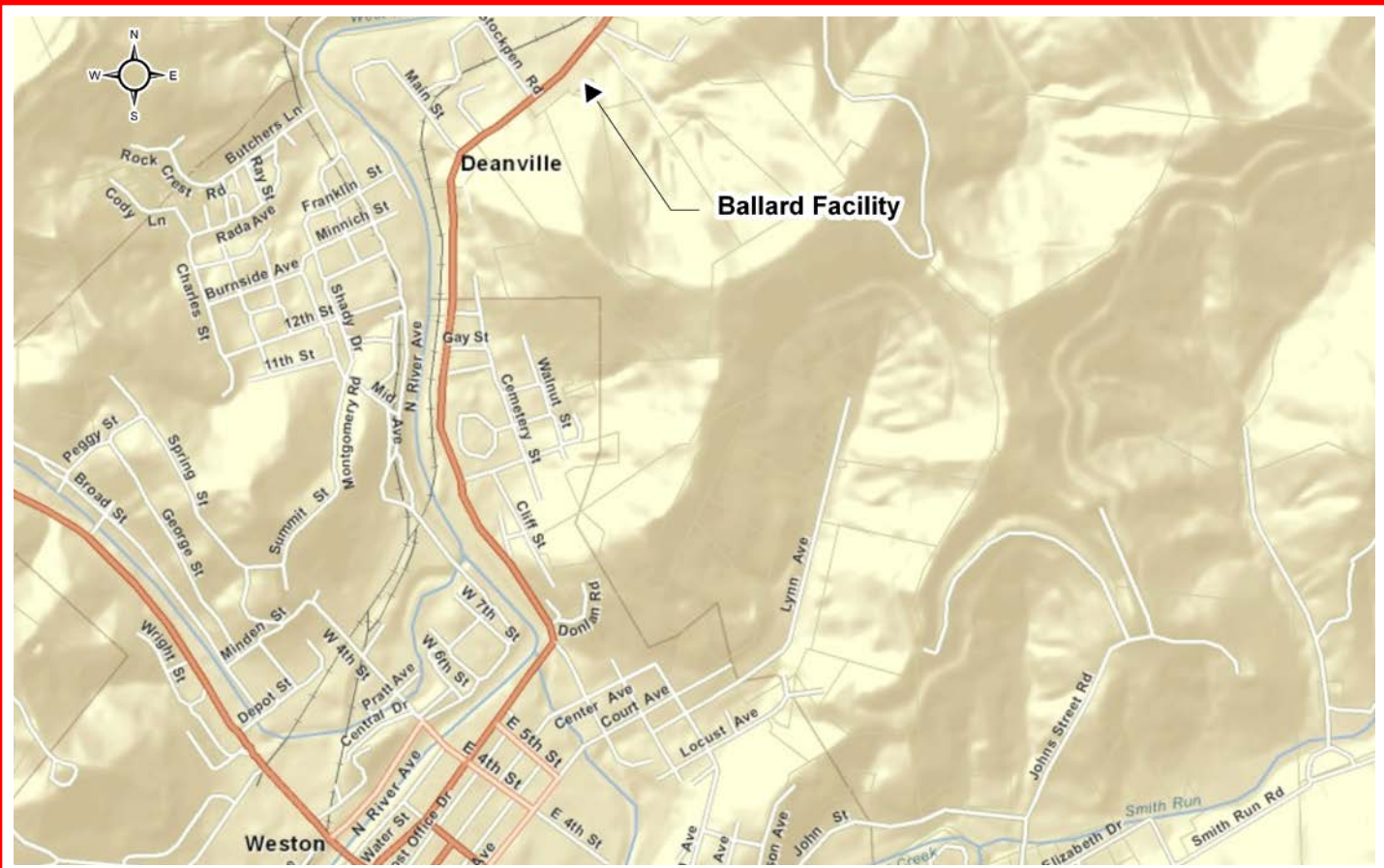


## 250 & 500 MILE RADIUS FROM WESTON, WEST VIRGINIA

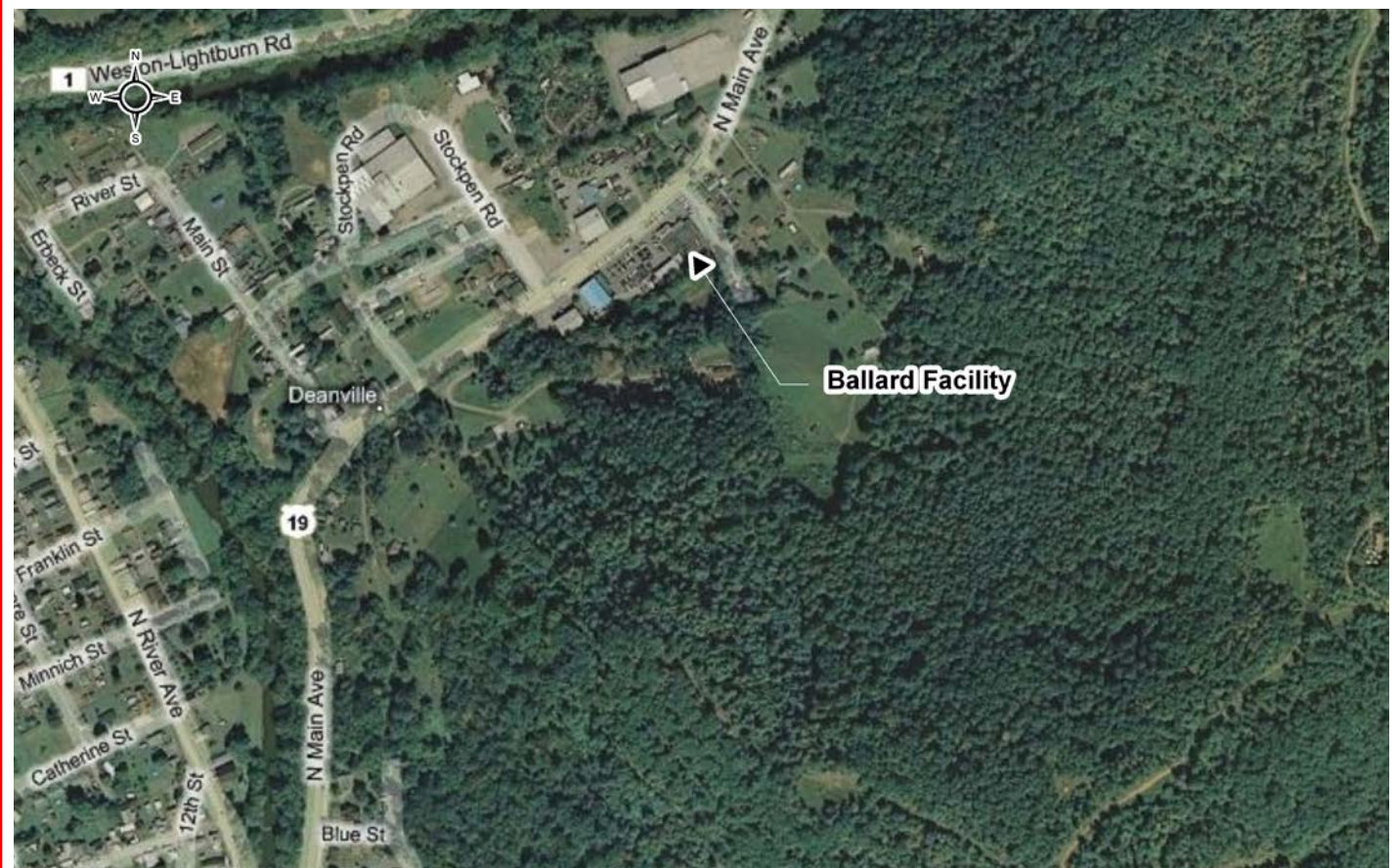


## WESTON, WEST VIRGINIA

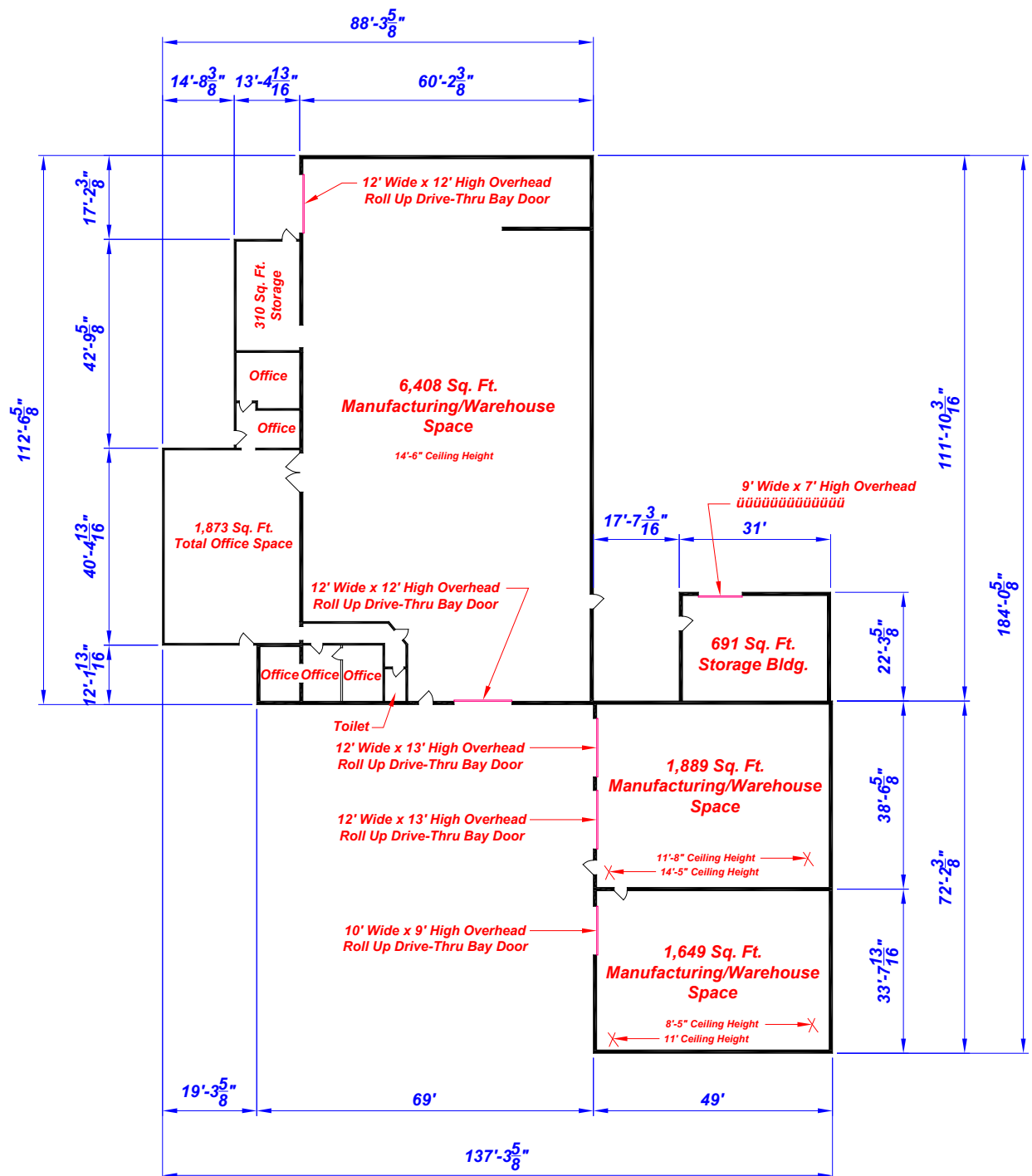




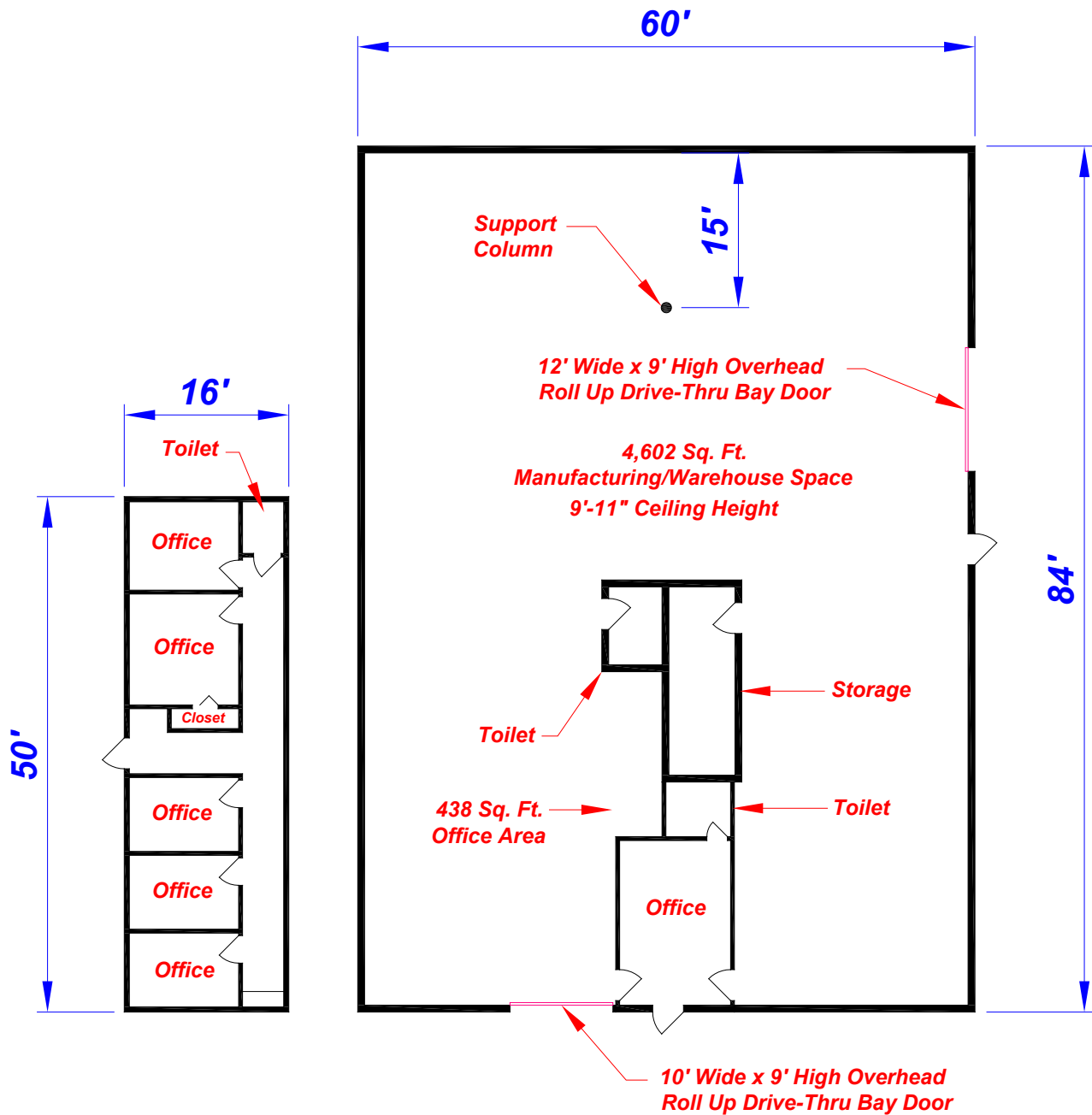
**BUILDING LOCATION IN WESTON, WEST VIRGINIA**



**BUILDING LOCATION IN WESTON, WEST VIRGINIA**



**MAIN BUILDING FLOOR PLAN (NOT TO SCALE)**



**MAINTANENCE AND OFFICE BUILDING FLOOR PLAN (NOT TO SCALE)**





**MAIN BUILDING 6,408 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**



**MAIN BUILDING 6,408 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**



**MAIN BUILDING 1,649 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**



**MAIN BUILDING 1,889 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**





**MAIN BUILDING OFFICE SPACE**



**MAIN BUILDING OFFICE SPACE**



**MAIN BULDING OFFICE SPACE**



**MAIN BUILDING KITCHEN**





**MAINTENANCE BUILDING**



**MAINTENANCE BUILDING**





**MAINTENANCE BUILDING 4,602 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**



**MAINTENANCE BUILDING 4,602 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**



**MAINTENANCE BUILDING 4,602 SQ. FT. MANUFACTURING/WAREHOUSE SPACE**



**MAINTENANCE BUILDING 438 SQ. FT. OFFICE AREA (INCLUDES OFFICE, TOILETS & STORAGE)**





**OFFICE BUILDING**



**OFFICE BUILDING INTERIOR**





**OFFICE BUILDING INTERIOR**



**OFFICE BUILDING INTERIOR**