



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 BUCKHANNON OFFICE - WAREHOUSE



BUCKHANNON, WEST VIRGINIA

LOCATION

Building Address - Buckhannon, WV 26201
Located in City Limits - No
Zoning -
County - Upshur
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - Yes
Flood Hazard Zone - Location is not within any FEMA Zone

SIZE

Total Sq. Ft. - 53,600
Total Available Sq. Ft. - 53,600
Total Leased Sq. Ft. - 0
Acres -
Available Manufacturing/Warehouse Sq. Ft. - 32,000
Available Office Sq. Ft. - 21,600

CEILING HEIGHT

Manufacturing/Warehouse Space - 16'-7" at eaves and 21'-7" at center (measurements taken underneath steel support beams)
Wash Bay - 20'-6"

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 -
Dates of Expansion - None
Date Vacated - March 2013
Floor Thickness and Composition - Reinforced concrete
Wall Composition - Metal and cinder block
Wall Insulation - Fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation - Fiberglass with vinyl backing
Column Spacing - 20' clear span
Type of Sprinkler System - None
Office HVAC -
Manufacturing/Warehouse HVAC - Infrared gas tube heaters
Type of Lighting in Manufacturing/Warehouse Space - High pressure sodium and fluorescent
Number and Capacity of Overhead Cranes - Three 2 ton and one 1 ton
Number of Truck Docks - 0
Number and Size of Bay Doors - Sixteen 14' wide x 16' high
Number of Parking Spaces - 128 +
Previous use of the Building - Oil and gas storage, truck maintenance

TRANSPORTATION

Interstate/4 Lane Highway - Located adjacent to US Route 33 and 7.7 miles to I-79 Interchange Exit 99
Commercial Airport - 32.3 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 - 480
Phase - 3

Gas - Mountaineer Gas Company
Size of Service Line -
Gas Pressure -

Water - Tennerton PSD
Size of Service Line -
Static Pressure -
Residual Pressure -
Excess Capacity of Treatment Plant (GPD) -

Sewer - Septic System
Size of Service Line -
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier
Switching -
Broadband Service - Yes

SALE/LEASE

Sale Price - \$5,730,000.00

Sale Terms -

Lease Price - For sale only

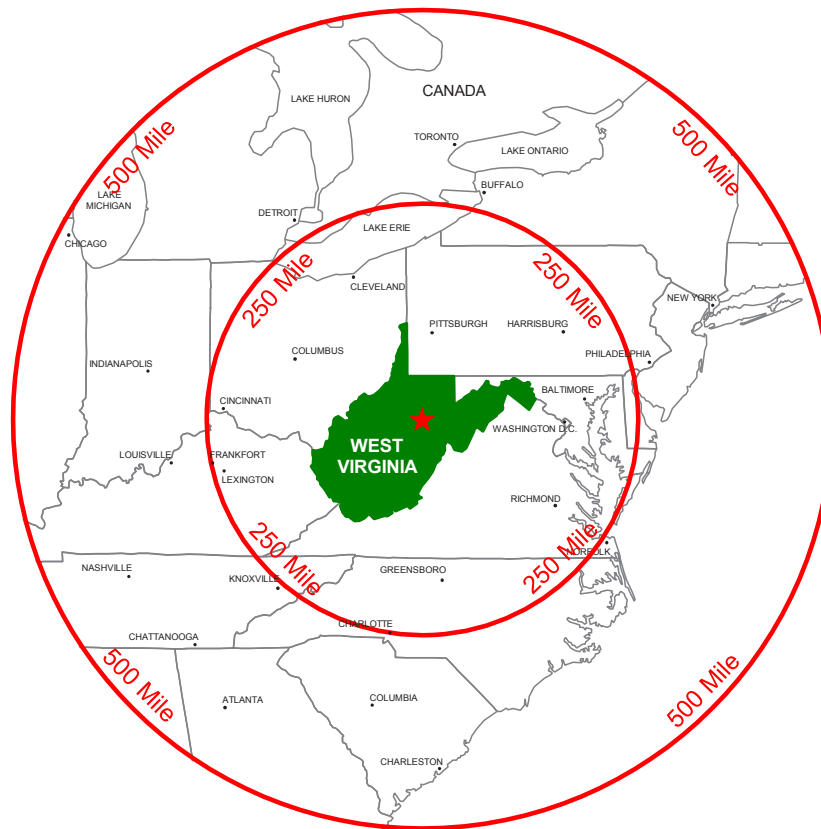
Lease Terms -

Available Purchase or Lease Date - Immediately

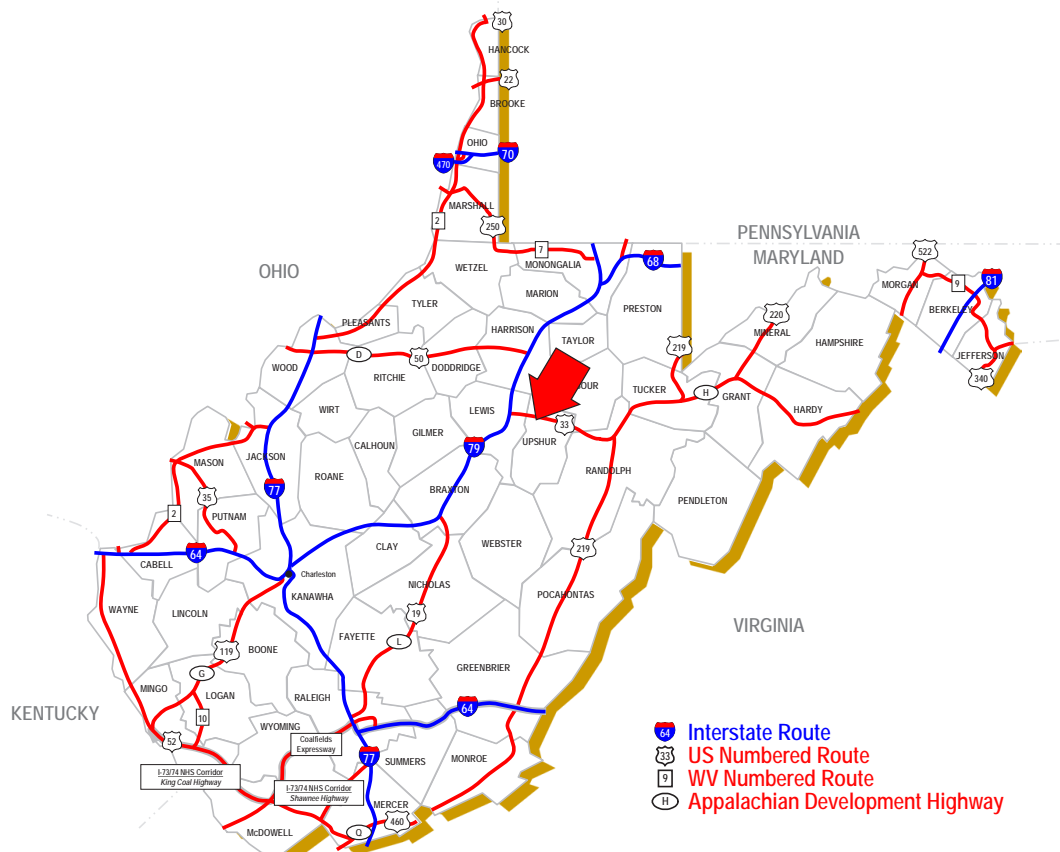
FOR FURTHER INFORMATION CONTACT

David Durbin, Managing Director
CBRE
707 Virginia Street E. Suite 1420
Charleston, WV 25301
Phone: (304) 382-5859
Email: david.durbin@cbre.com
Website: www.cbre.com

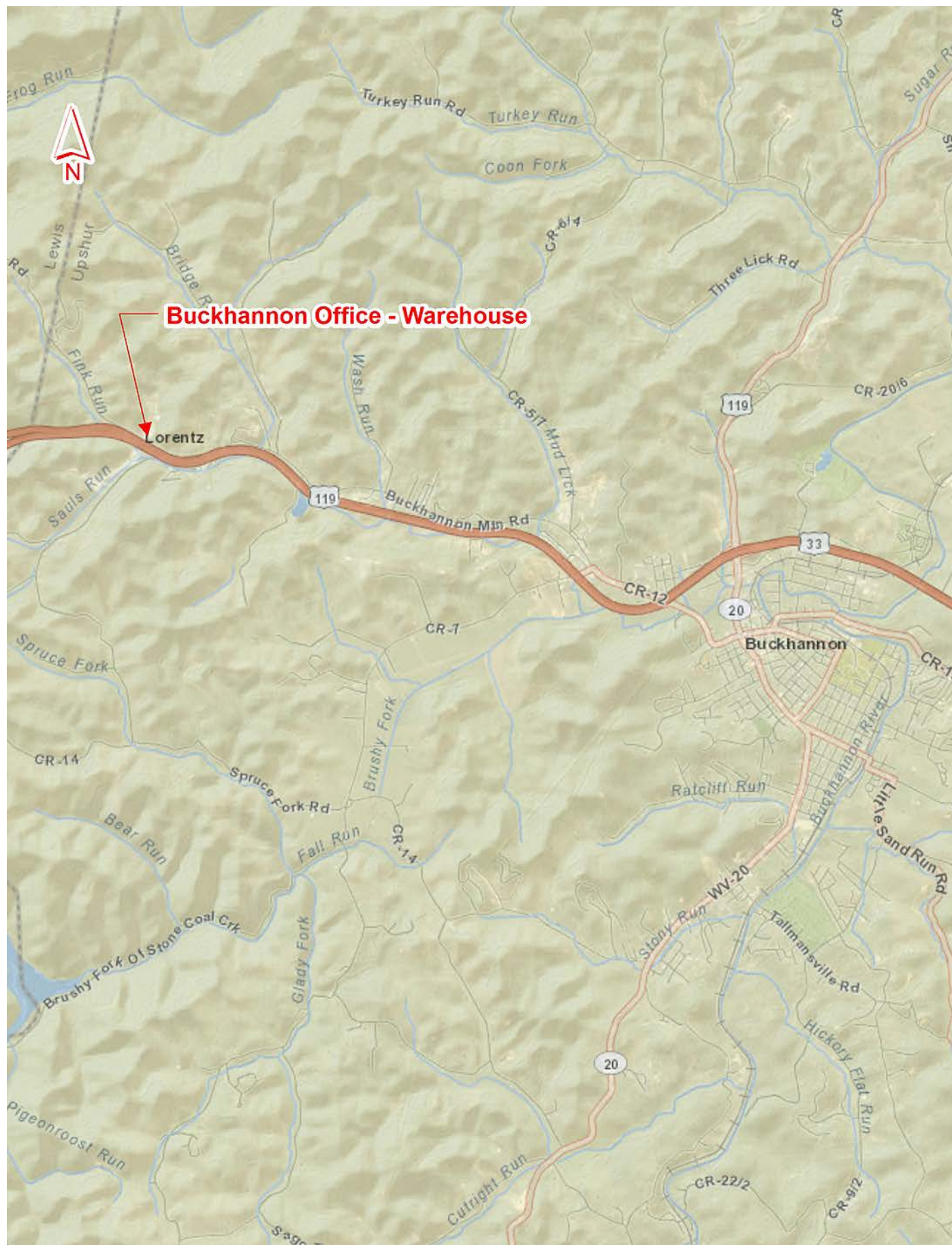
Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



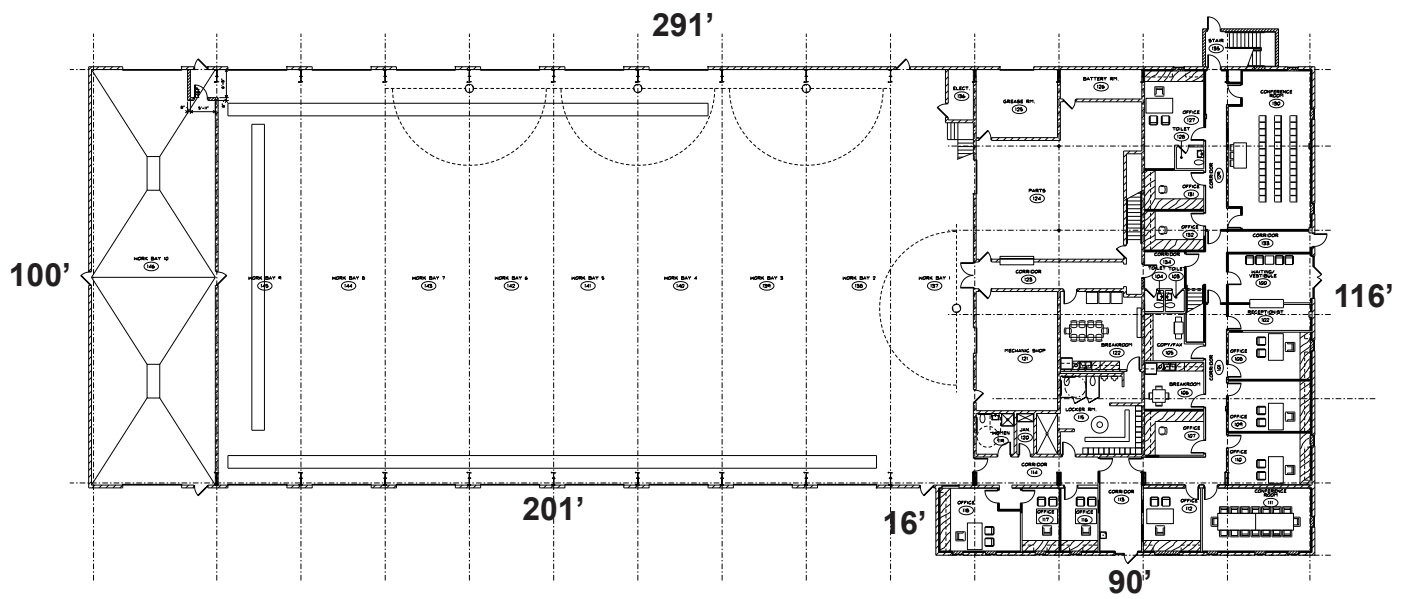
250 & 500 MILE RADIUS FROM BUCKHANNON, WEST VIRGINIA



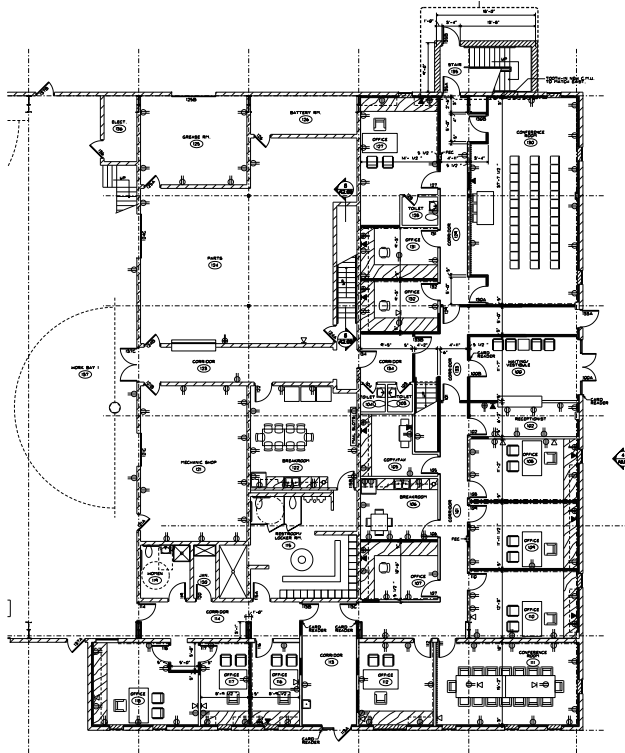
BUCKHANNON, WEST VIRGINIA



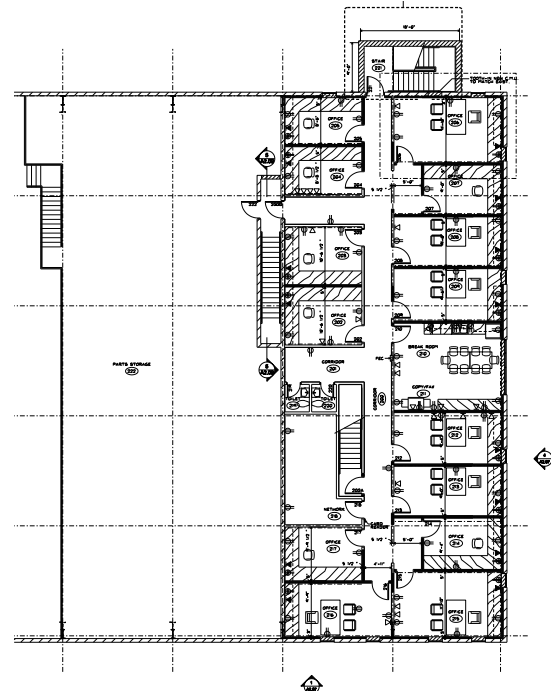
BUILDING LOCATION NEAR BUCKHANNON, WEST VIRGINIA



FIRST FLOOR PLAN

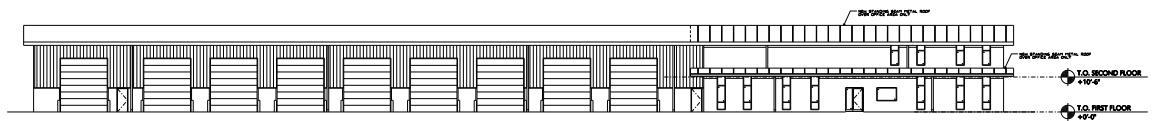


FIRST FLOOR OFFICE PLAN ENLARGEMENT

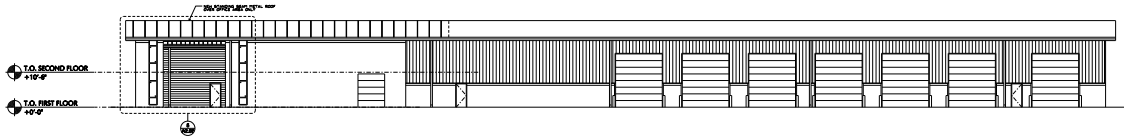


2 SECOND FLOOR OFFICE PLAN ENLARGEMENT
SCALE: 1/8"=1'-0"

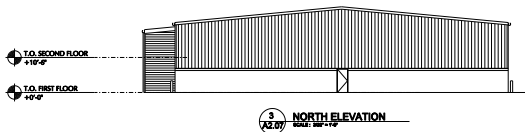
FIRST AND SECOND FLOOR OFFICE PLAN



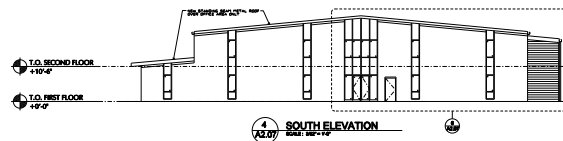
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



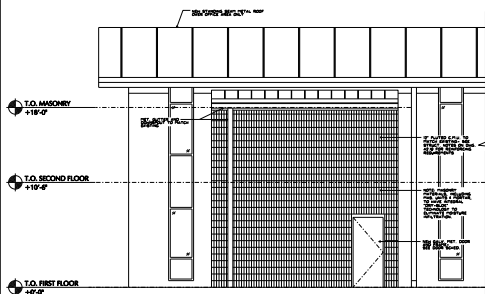
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



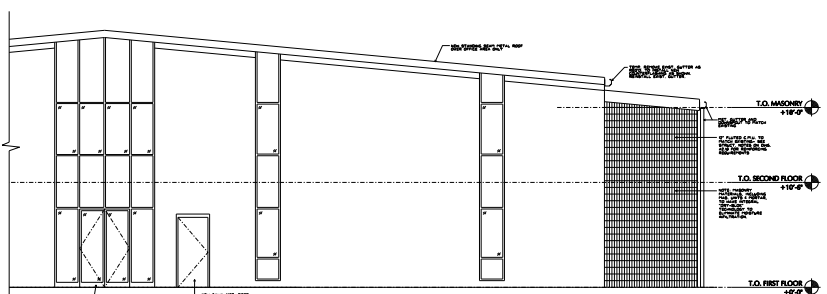
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 EAST ELEVATION ENLARGEMENT
SCALE: 1/4"=1'-0"



6 SOUTH ELEVATION ENLARGEMENT
SCALE: 1/4"=1'-0"

ELEVATION



MANUFACTURING/WAREHOUSE SPACE



MANUFACTURING/WAREHOUSE SPACE



WASH BAY



CORRIDOR



MECHANIC SHOP



PARTS STORAGE



RECEPTIONIST OFFICE



CORRIDOR



TYPICAL OFFICE



TYPICAL OFFICE



CONFERENCE ROOM



KITCHEN/BREAK ROOM