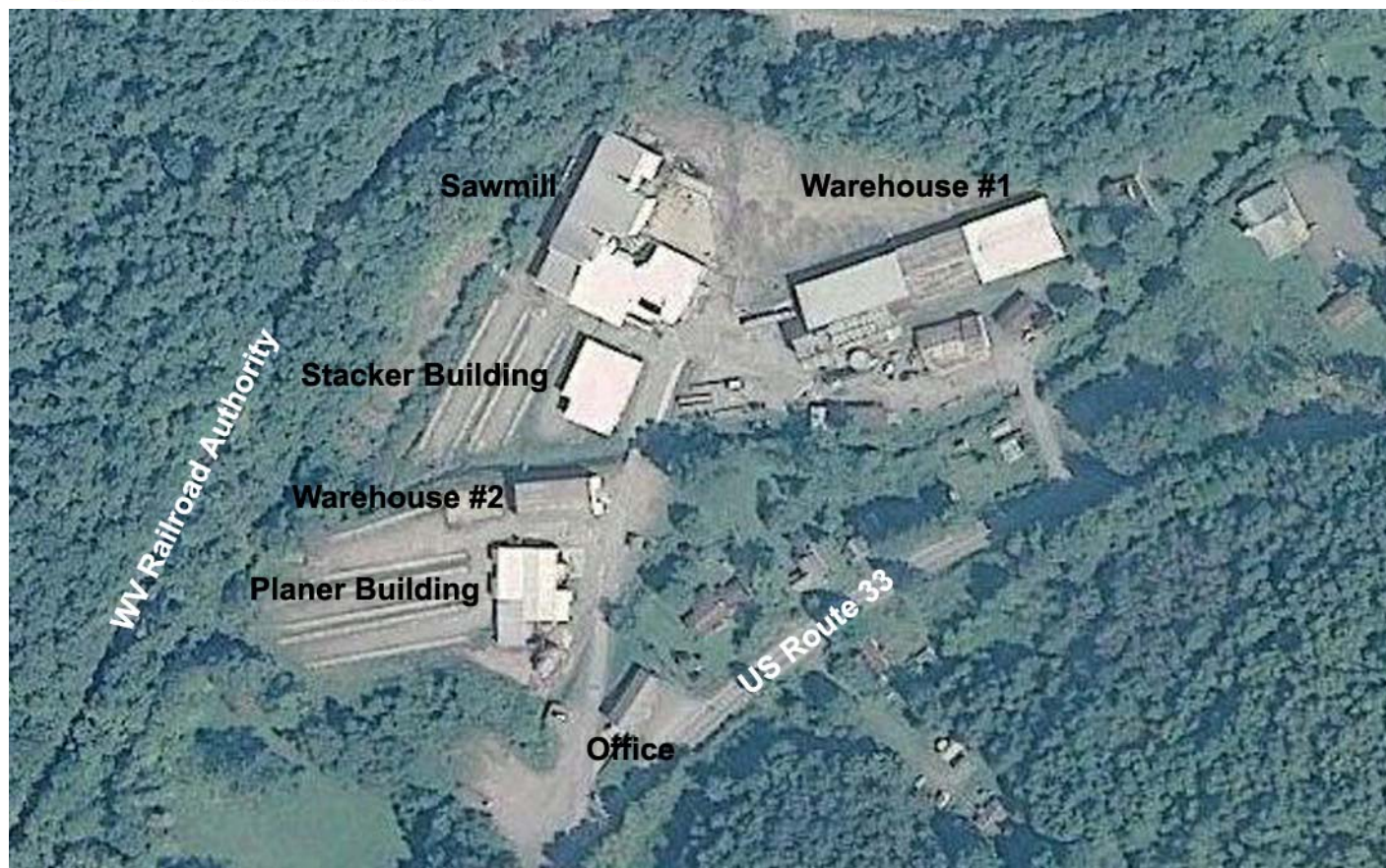




WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 • WVDO.org

AVAILABLE SPACE FORMER COASTAL LUMBER COMPANY POE RUN SAWMILL



ELKINS, WEST VIRGINIA

LOCATION

Building Address - Route 33 East
Elkins, WV 26201

Located in City Limits - No

Zoning - None

County - Randolph

Located in Business/Industrial Park - No

Can the Building be Multi-Tenant - Yes

Flood Hazard Zone - Location is not within any FEMA Zone

SIZE

Total Sq. Ft. - 91,160

Total Available Sq. Ft. - 91,160

Sawmill: 35,000 Sq. Ft.

Warehouse #1: 25,000 Sq. Ft.

Warehouse #2: 5,000 Sq. Ft.

Planer Building: 12,700 Sq. Ft.

Stacker Building: 8,360 Sq. Ft.

Office Building: 5,100 Sq. Ft.

Total Leased Sq. Ft. - 0

Acres - 26.92

Available Manufacturing/Warehouse Sq. Ft. - 86,060

Available Office Sq. Ft. - 5,100

CEILING HEIGHT

Sawmill: 25'

Warehouse #1: 23'-7" at eaves and 31' at center

Warehouse #2: 25' at eaves and 27' at center

Planer Building: 12'-2", 13'-1", 18'-1"

Stacker Building: 19'

SPECIFICATIONS

Can the Buildings be Expanded - Yes

Number of Additional Sq. Ft. Buildings can be Expanded - Negotiable

Is There Additional Land Available - No

Number of Additional Acres - 0

Date of Construction - 1970's

Dates of Expansion -

Date Vacated - 2009

Floor Thickness and Composition - Concrete

Wall Composition - Metal

Wall Insulation (Thickness & Type) - None

Roof Composition - Metal

Roof Insulation (Thickness & Type) - None

Column Spacing - Varies

Type of Sprinkler System (What Spaces Served) - None

HVAC - Office space only

Lighting - Incandescent and Mercury Vapor

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - 0

Number and Size of Drive-Through Bay Doors - Varies

Number of Parking Spaces - 15 (Office Building)

Previous use of the Building - Sawmill Facility

TRANSPORTATION

[Interstate/4 Lane Highway](#) - 4.4 miles to US Route 33
[Commercial Airport](#) - 63 miles to North Central West Virginia Airport
[Railroad](#) - WV Railroad Authority
[Railroad Siding](#) - None
[Navigable Waterway](#) - None
[On-Site Barge Facility](#) - None

UTILITIES

[Electricity](#) - Mon Power
[Voltage](#) - 480
[Phase](#) - 3

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

[Water](#) - Midland Public Service
[Size of Service Line](#) - 8" main
[Static Pressure](#) -
[Residual Pressure](#) -
[Excess Capacity of Treatment Plant \(GPD\)](#) -

[Sewer](#) - Self contained treatment plant
[Size of Service Line](#) -
[Excess Capacity of Treatment Plant \(GPD\)](#) -

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

SALE/LEASE

[Sale Price](#) - \$1,500,000 for entire site
[Sale Terms](#) - Negotiable
[Lease Price](#) - \$15,000 per month for entire site, or will consider subdividing
[Lease Terms](#) - Multi-year
[Available Purchase or Lease Date](#) - Immediately

FOR FURTHER INFORMATION CONTACT

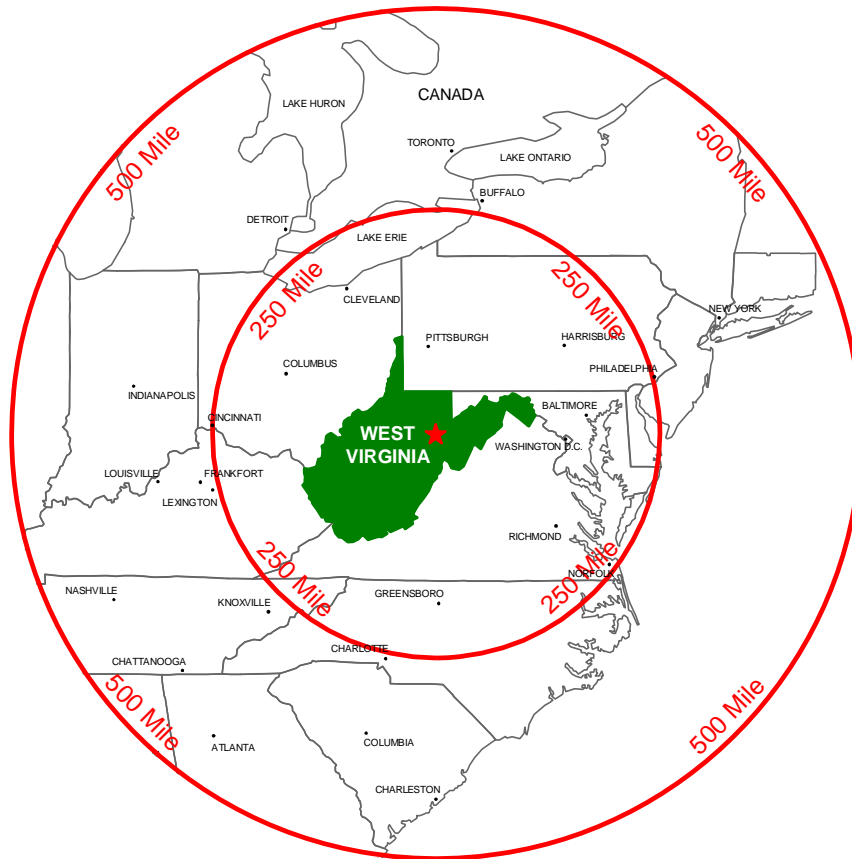
Robert L. Morris, Jr., Executive Director
Randolph County Development Authority
WV Wood Technology Center
10 Eleventh Street
Elkins, WV 26241
Phone: (304) 637-0803
Mobile: (304) 940-1246
Fax: (304) 637-4902
Email: robbie@rcdawv.org
or
Robert (Bob) Garrison
Garrison Forestry and Wood Products Services, LLC
Route 4 Box 622
Buckhannon, WV 26201
Phone: (304) 472-5204
Mobile: (304) 517-3809
Email: wvtimberguy@hotmail.com

REMARKS

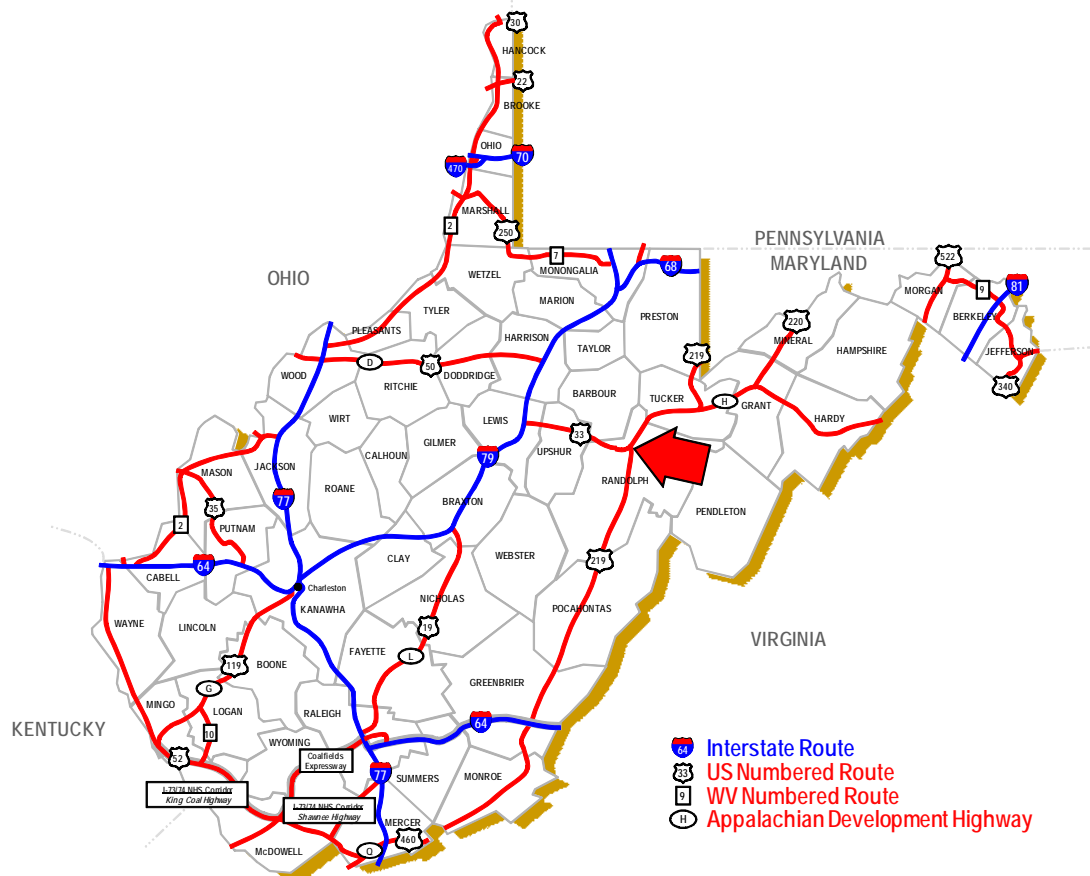
This site has been used as a sawmill, dry kiln and lumber storage facility for over 40 years. It has excellent access to US Route 33 for heavy hauling. There are numerous manufacturing and warehouse buildings on site with over 80,000 sq. ft. of manufacturing or warehouse space under roof. Buildings are sound, but far from

pristine. In general, roofs are good, but much of the metal siding, while functional needs significant attention. Additionally there is an executive quality office building with over 5,000 sq. ft. of space. This building needs work on exterior, with the inside being of first quality in every respect. This is a very well situated facility that has been allowed to run down in appearance for the past several years.. It should be an excellent opportunity for bulk type storage or manufacturing/fabrication use. The sawmill and all related equipment were auctioned in April of 2012. The removal of this equipment is now complete. This is a diamond in the rough!!!

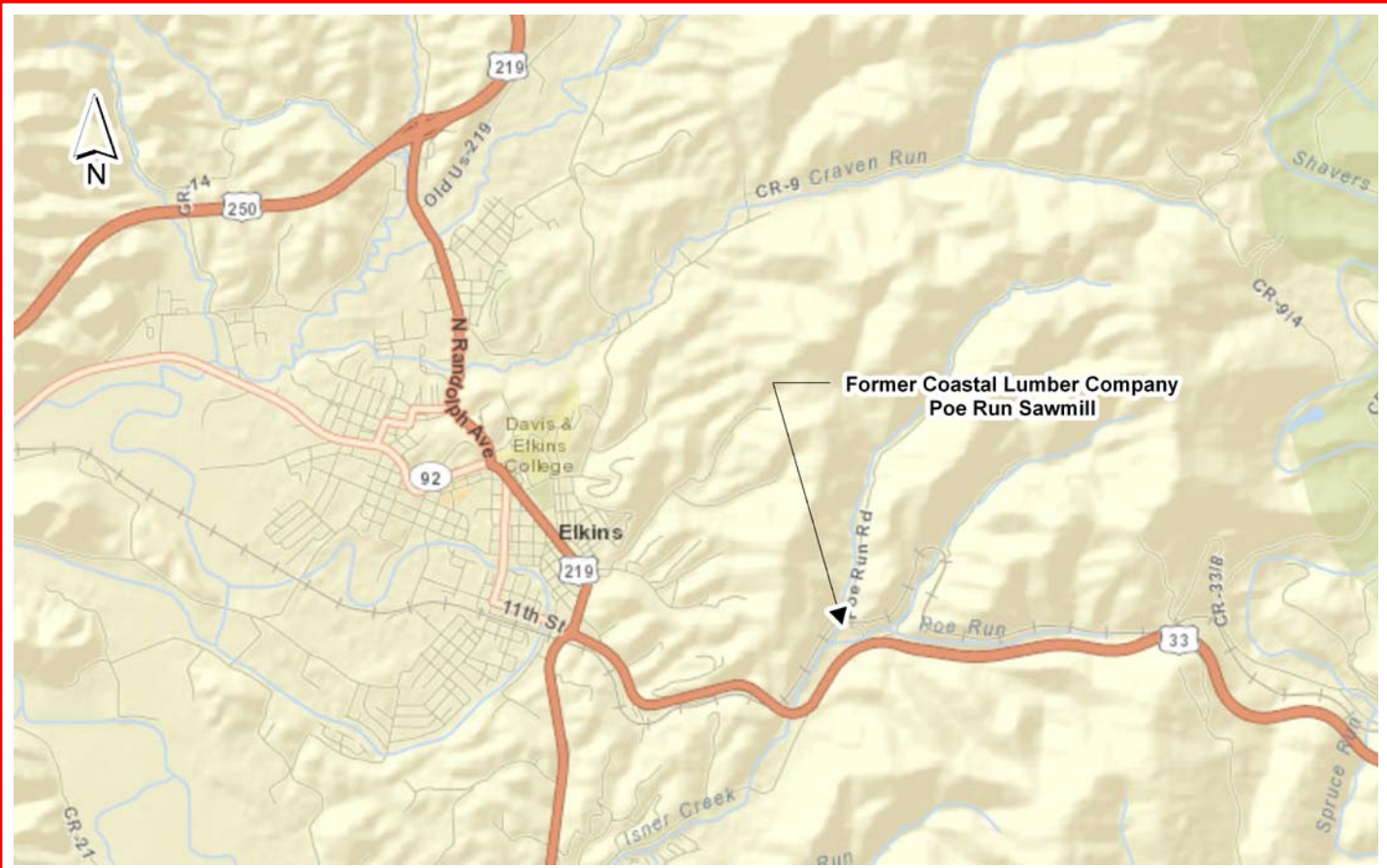
Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



250 & 500 MILE RADIUS FROM ELKINS, WEST VIRGINIA



ELKINS, WEST VIRGINIA



MAP SHOWING BUILDING LOCATION IN ELKINS, WEST VIRGINIA



AERIAL MAP SHOWING BUILDING LOCATION IN ELKINS, WEST VIRGINIA



WAREHOUSE #1



WAREHOUSE #1



WAREHOUSE #1



WAREHOUSE #2



SAWMILL



SAWMILL



SAWMILL



PLANER BUILDING



PLANER BUILDING



PLANER BUILDING



STACKER BUILDING



STACKER BUILDING



OFFICE BUILDING



OFFICE BUILDING MAIN FLOOR



OFFICE BUILDING MAIN FLOOR



OFFICE BUILDING MAIN FLOOR CONFERENCE ROOM



OFFICE BUILDING BASEMENT



OFFICE BUILDING BASEMENT