



WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
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AVAILABLE SPACE JM EAGLE FACILITY



BUCKHANNON, WEST VIRGINIA

LOCATION

Building Address - Rte. 10 Box 1393, Old Route 33 and Mud Lick Rd.
Buckhannon, WV 26201

Located in City Limits - No

Zoning -

County - Upshur

Located in Business/Industrial Park - No

Can the Building be Multi-Tenant - Yes

Flood Hazard Zone - Partially located in Zone A

SIZE

Total Sq. Ft. - 82,000

Total Available Sq. Ft. - 82,000

Total Leased Sq. Ft. - 0

Acres - 15

Total Manufacturing/Warehouse Sq. Ft. - 71,137

Available Manufacturing/Warehouse Sq. Ft. - 71,137

Total Office Sq. Ft. - 3,000

Available Office Sq. Ft. - 3,000

Total Other Sq. Ft. - 7,863 (storage buildings and misc. sheds)

Available Other Sq. Ft. - 7,863

CEILING HEIGHT

Manufacturing/Warehouse Space - Building One: 12'-3" at eaves and 18'-2" at center; Building Two: 11'-2" at eaves and 17'-6" at center (measurements taken under steel support beams)

SPECIFICATIONS

Can the Building be Expanded - Yes

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

Is There Additional Land Available - No

Number of Additional Acres - 0

Date of Construction - Building One: 1972, Building Two: 1996

Dates of Expansion - Building Two: 1996

Date Vacated - 2009

Floor Thickness and Composition - Reinforced concrete

Wall Composition - Metal

Wall Insulation (Thickness & Type) - Fiberglass with vinyl backing

Roof Composition - Metal

Roof Insulation (Thickness & Type) - Fiberglass with vinyl backing

Column Spacing - Building One: 25' x 80', Building Two: clear span

Type of Sprinkler System (What Spaces Served) - Wet system serves entire facility

Office HVAC - Central air

Manufacturing/Warehouse HVAC - Suspended gas space heaters

Type of Lighting in Manufacturing/Warehouse Space - Mercury vapor

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - One

Number and Size of Drive-Through Bay Doors - Three 24'w x 12'h, one 14'w x 14'h, one 10'w x 12'h and one 8'w x 8'h

Number of Parking Spaces -

Previous use of the Building - PVC pipe manufacturer



SIDE VIEW

TRANSPORTATION

Interstate/4 Lane Highway - 1/4 mile to US Route 33 (Corridor H) and 11 miles to I-79 Interchange Exit 99

Commercial Airport - 35 miles to North Central West Virginia Airport

Railroad - A & O (Leased from CSXT)

Railroad Siding - Yes

Navigable Waterway - None

On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power

Voltage - 480

Phase - 3

Gas - Equitable

Size of Service Line -

Gas Pressure -

Water - City of Buckhannon

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - City of Buckhannon

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier

Switching -

Broadband Service -

SALE/LEASE

Sale Price - Negotiable

Sale Terms - Negotiable

Lease Price - \$3.00 to \$4.00 psf, negotiable, depending on amount of land leased with building

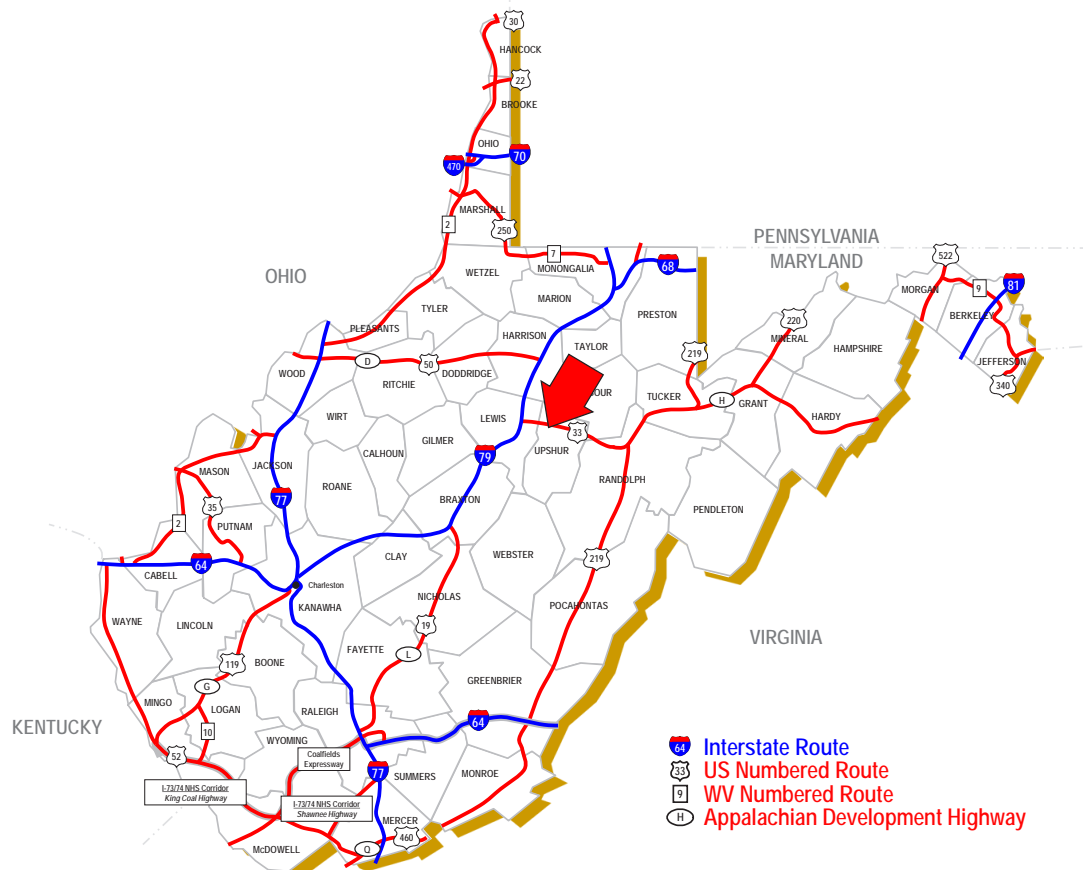
Lease Terms - Negotiable

Available Purchase or Lease Date - November 1, 2010

FOR FURTHER INFORMATION CONTACT

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REAR VIEW



RAIL SIDING



BUILDING ONE (BAY ONE)



BUILDING ONE (BAY TWO)



BUILDING TWO



OFFICE BUILDING



OFFICE SPACE CORRIDOR



OFFICE SPACE



CONFERENCE ROOM



KITCHEN



STORAGE BUILDING ONE (40' X 40')



STORAGE BUILDING TWO (19' X 76')



STORAGE BUILDING THREE (42' X 100')



INTERIOR VIEW OF STORAGE BUILDING THREE