

AVAILABLE PROPERTY PRES-MON SITE



HAZELTON, WEST VIRGINIA

LOCATION

Located in City Limits - No

County - Preston

SIZE

Total Acreage - 78.68

Will Owner Subdivide the Property - Will consider

Acreage Range That Owner Will Subdivide - Negotiable

Zoning - None

TRANSPORTATION

Interstate/4 Lane Highway - 1/4 mile to I-68 Interchange Exit 29

Commercial Airport - 22 miles to Morgantown Municipal Airport

Railroad - None

Railroad Siding - None

Navigable River - None

On-Site Barge Facility - None

UTILITIES

Electricity - Allegheny Power

Proximity of Power Line - Adjacent to the site along Route 5

Voltage - 12 kV

Phase - 3

Gas - P & S Energy

Proximity of Gas Main - Approximately one mile from the property

Size of Gas Main - 3" can serve up to 11,000 decatherms per day

Gas Pressure -

Water - Preston County PSD #4

Proximity of Water Main - Adjacent to the site along Route 5

Size of Water Main - 8"

Water Pressure (Static) -

Water Pressure (Residual) -

Excess Capacity of Treatment Plant - Approx. 100,000 gpd

Sewer - Preston County Sewer PSD

Proximity of Sewer Main - Plant is approx. 1/2 mile from the property

Size of Sewer Main -

Excess Capacity of Treatment Plant - Approx. 50,000 gpd

Telephone - Frontier Communications

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - \$3,200,000 as is or \$4,000,000 fully developed with approx. level pad, with all utilities provided within five feet of property line

Sale Terms -

Lease Price -

Lease Terms -

Available Purchase or Lease Date -

FOR FURTHER INFORMATION CONTACT

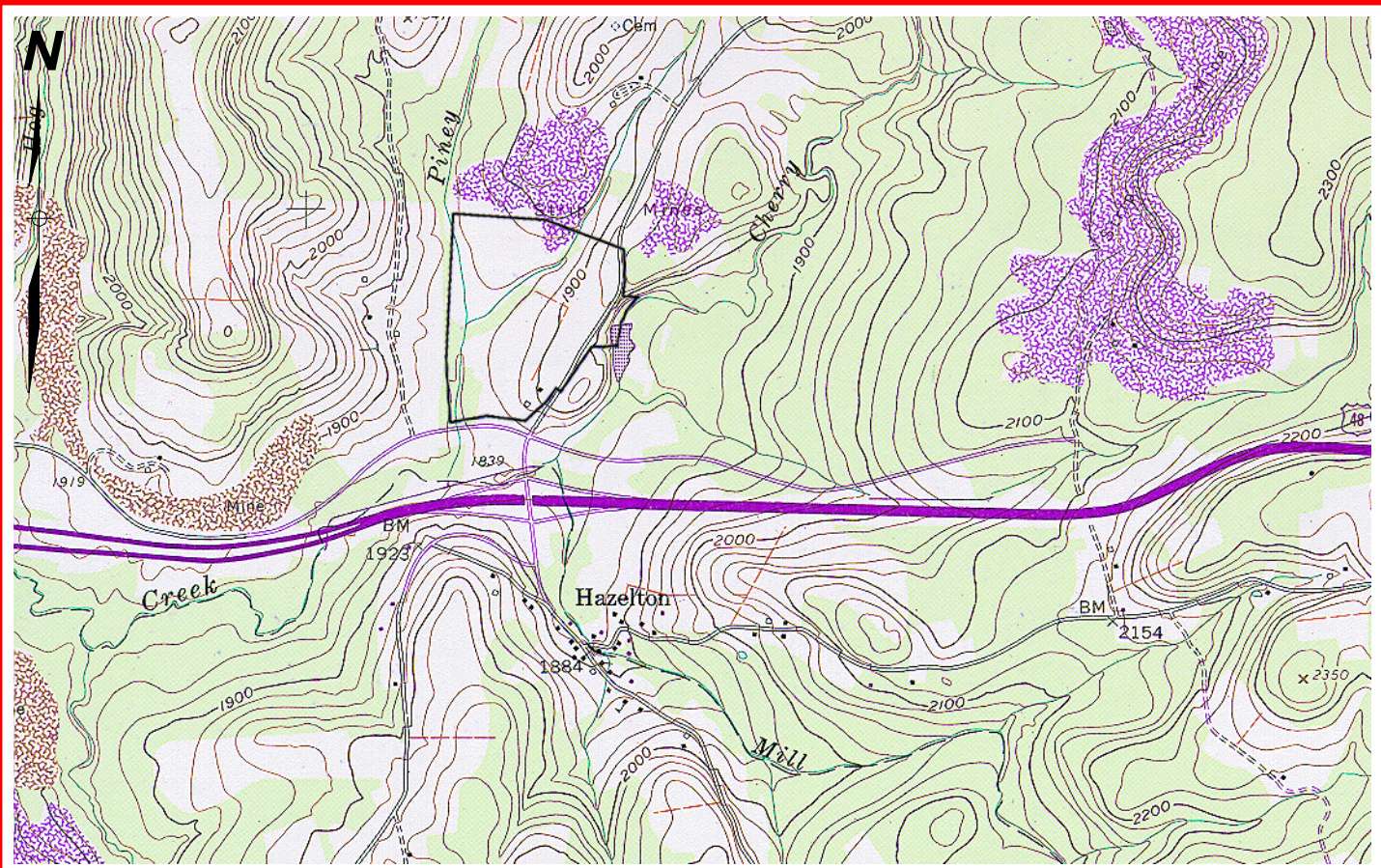
West Virginia Development Office

1900 Kanawha Blvd., E.

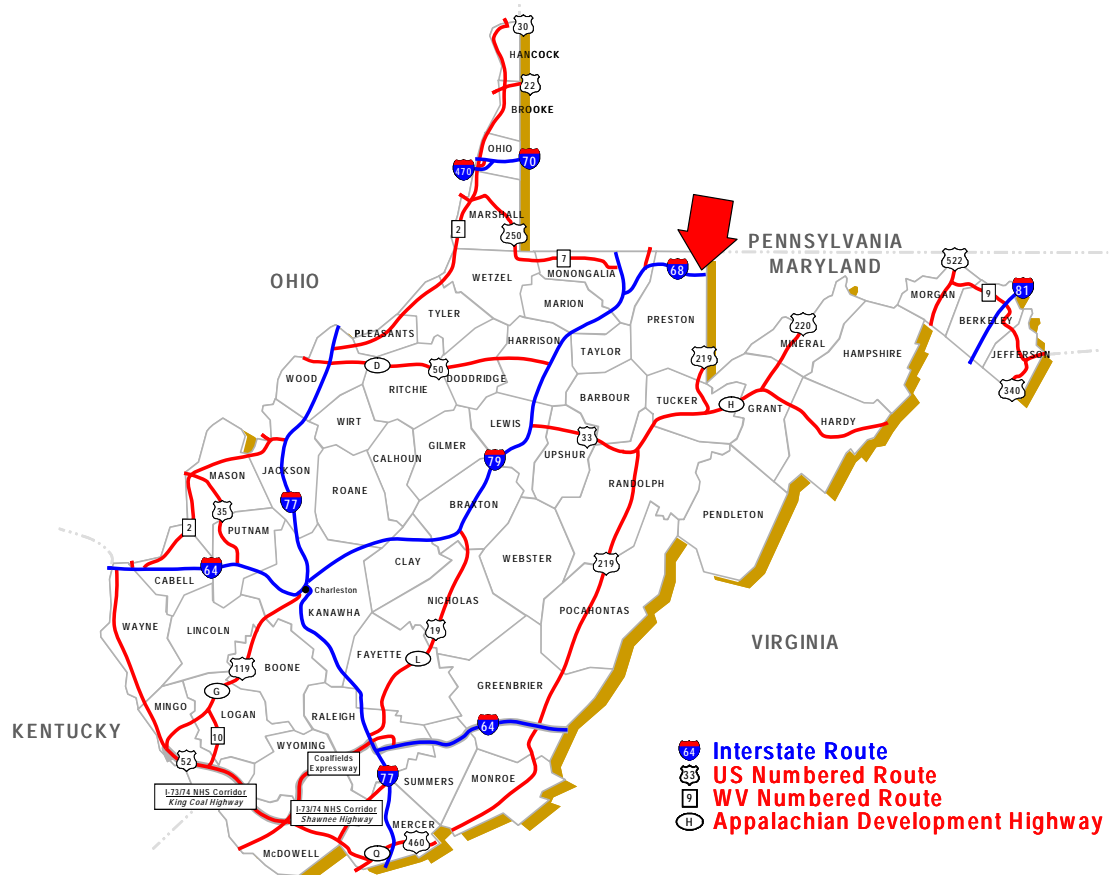
Charleston, WV 25305-0311

Toll Free: (800) 982-3386

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SCALE: 1" = 2000'



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