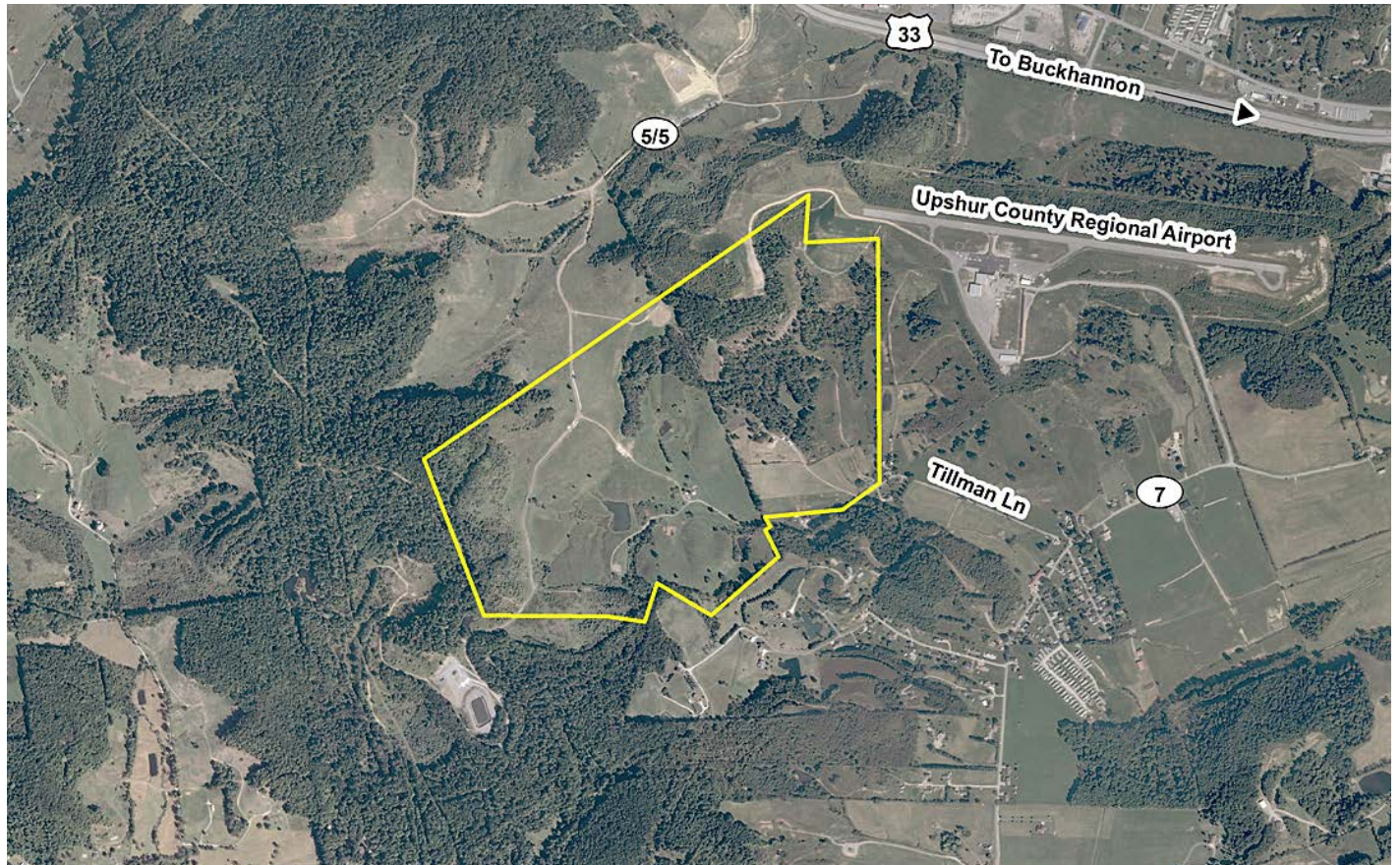




WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 • WVDO.org

AVAILABLE PROPERTY ROSS SITE NO. 2



BUCKHANNON, WEST VIRGINIA

LOCATION

Located in City Limits - No
Zoning - None
County - Upshur
Flood Hazard Area - Location is NOT WITHIN any identified flood hazard area

SIZE

Total Acreage - 251
Will Owner Subdivide the Property - No
Acreage Range That Owner Will Subdivide - N/A

TRANSPORTATION

Interstate/4 Lane Highway - 1.8 miles to US Route 33 (Corridor H) and 12.5 miles to I-79 Interchange Exit 99
Commercial Airport - 36 miles to North Central West Virginia Airport
Railroad - None
Railroad Siding - None
Navigable River - None
On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power
Proximity to Power Line -
Voltage - 12 kV
Phase - 3

Gas - Mountaineer Gas Company
Proximity to Gas Main -
Size of Gas Main - 4"
Gas Pressure - 25 lbs.

Water - City of Buckhannon
Proximity to Water Main - 2 miles
Size of Water Main - 6"
Water Pressure (Static) - 75 lbs.

Water Pressure (Residual) -
Excess Capacity of Treatment Plant - 4.6 mgpd

Sewer - City of Buckhannon
Proximity to Sewer Main - 2 miles
Size of Sewer Main - 6"
Excess Capacity of Treatment Plant - 1.2 mgpd

Telephone - Frontier
Switching -
Broadband Service - Yes

SALE/LEASE

Sale Price - Negotiable
Sale Terms - Negotiable
Lease Price - For sale only
Lease Terms - For sale only
Available Purchase or Lease Date - Immediately

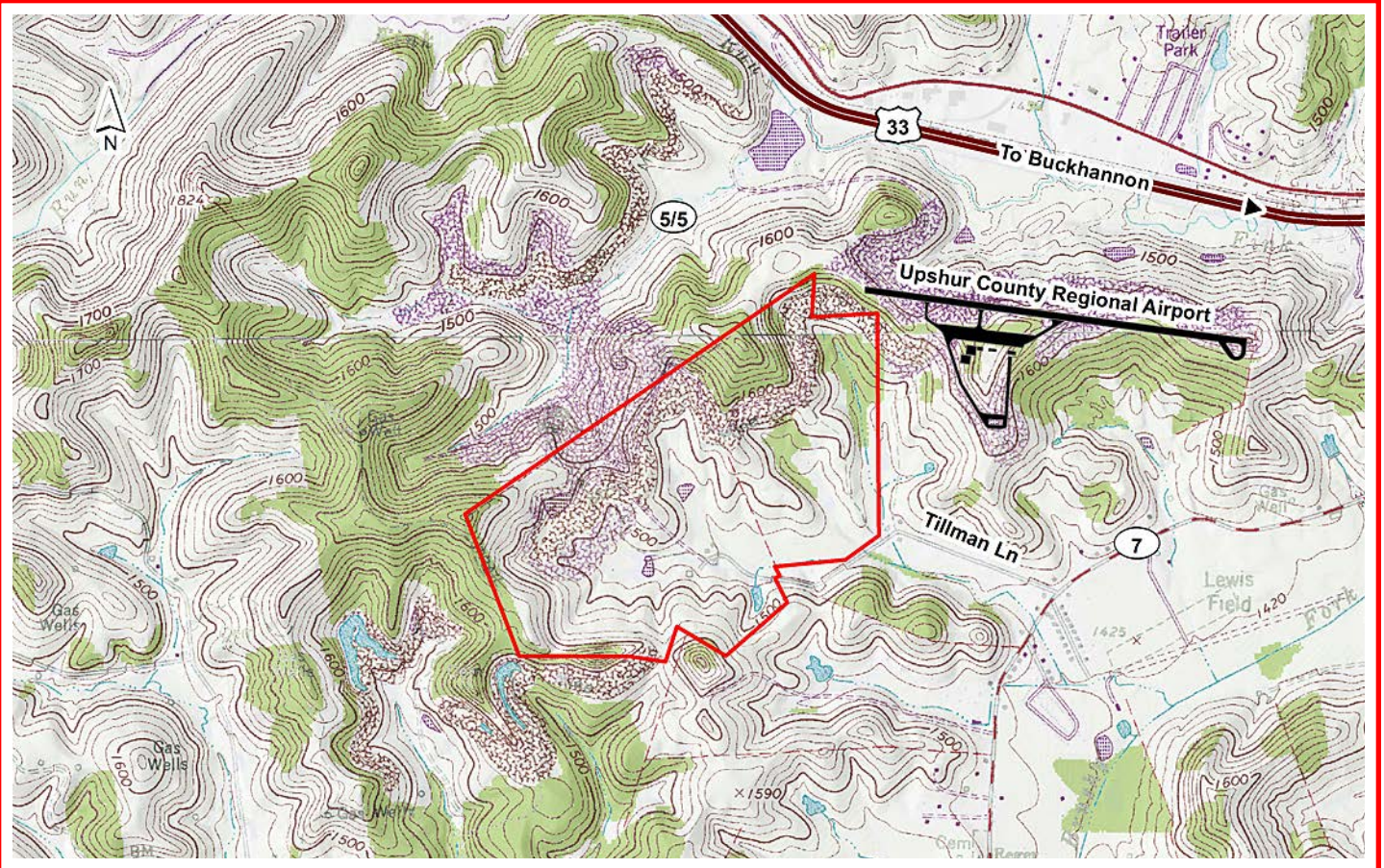
FOR FURTHER INFORMATION CONTACT

Stephen E. Foster, Executive Director
Upshur County Development Authority
99 Edmiston Way, Suite 102
Buckhannon, WV 26201
Phone: (304) 472-1757
Fax: (304) 472-4998
Email: info@upshurda.com
Website: www.upshurda.com

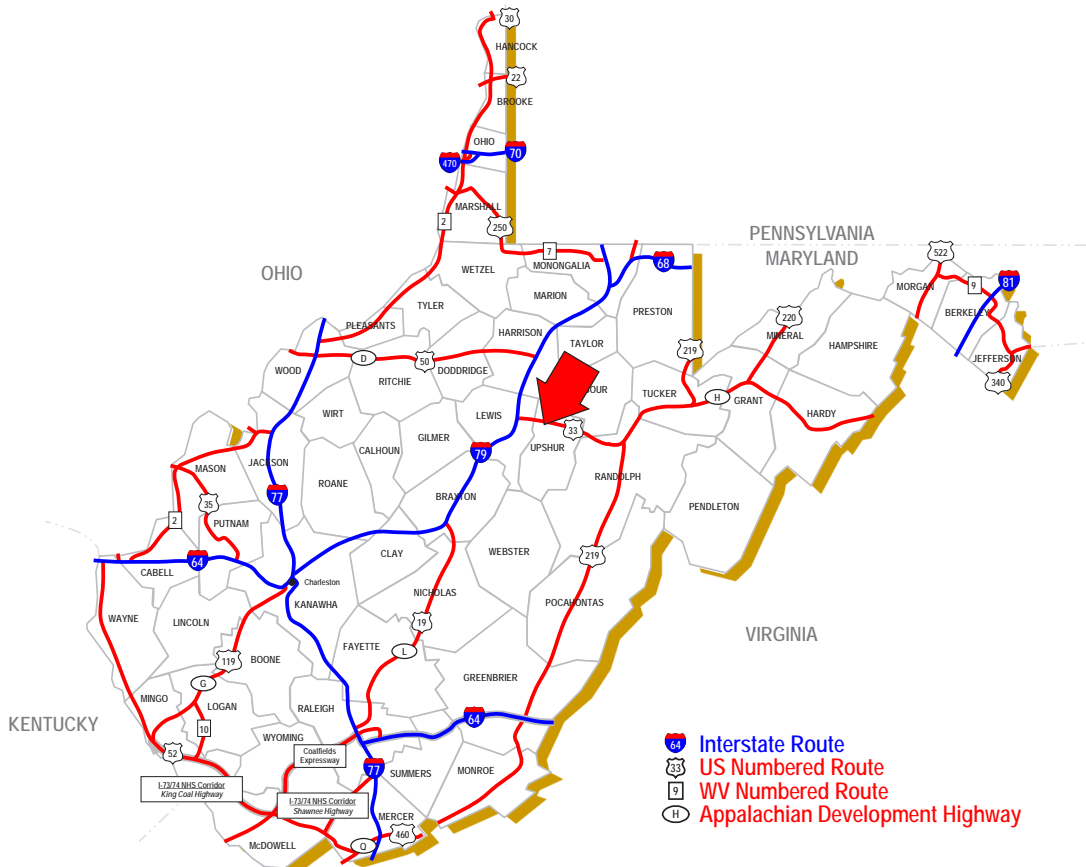
REMARKS

Site is located near airfield.

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.



SCALE: 1" = 2000'



BUCKHANNON, WEST VIRGINIA