



WEST VIRGINIA DEVELOPMENT OFFICE
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AVAILABLE SPACE WEBSTER COUNTY BUSINESS PARK MULTI-TENANT BUILDING



COWEN, WEST VIRGINIA

LOCATION

Building Address - 74 Technology Lane
Cowen, WV 26206

Located in City Limits - No

County - Webster

Located in Business/Industrial Park - Yes

Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 20,860

Total Available Sq. Ft. - 18,000

Total Leased Sq. Ft. - 2,860

Acres - 2

Available Manufacturing/Warehouse Sq. Ft. - 18,000

Available Office Sq. Ft. - 0

CEILING HEIGHT

Manufacturing/Warehouse Space - 18' at eaves and 20'-6" at center

Office Space - 8'

SPECIFICATIONS

Can the Building be Expanded - No

Number of Additional Sq. Ft. Building can be Expanded - N/A

Is There Additional Land Available - No

Number of Additional Acres - N/A

Date of Construction - 2007

Dates of Expansion - None

Date Vacated - Office section is occupied, 18,000 sq. ft. was vacated in December 2011

Floor Thickness and Composition - 6" concrete with carpet/VCT in office area, 6" concrete in the finished 12,000 sq. ft. manufacturing/warehouse section, unfinished (gravel) in the unfinished 6,000 sq. ft. manufacturing/warehouse section, can be built out to suit tenant

Wall Composition - 8" insulated block up to 10' height, metal panel to eave

Wall Insulation (Thickness & Type) - Foam insulation injected in block (up to 10' height), 6" faced fiberglass insulation over metal panels up to eave

Roof Composition - Standing seam metal roof

Roof Insulation (Thickness & Type) - 6" faced fiberglass in manufacturing/warehouse area and 12" fiberglass in office area

Column Spacing - 20'

Type of Sprinkler System (What Spaces Served) - Conventional sprinkler system in office and finished 12,000 sq. ft. manufacturing/warehouse section, unfinished 6,000 sq. ft. manufacturing/warehouse section can be built out to suit tenant

Office HVAC - Two 5 ton electric heat pumps

Manufacturing/Warehouse HVAC - Two electric heat pumps serves finished 12,000 sq. ft. section, unfinished 6,000 sq. ft. section can be built out to suit tenant

Type of Lighting in Manufacturing/Warehouse Space - Metal Halide
Number and Capacity of Overhead Cranes - None, could be added in unfinished 6,000 sq. ft. section to suit tenant

Number of Truck Docks - One located in 12,000 sq. ft. section



REAR VIEW OF FACILITY

Number and Size of Drive-Through Bay Doors - One 10'w x 10'h located in 12,000 sq. ft. section

Number of Parking Spaces - 45, land available for additional parking if needed

Previous use of the Building - Warehousing

Building use is Best Suited for - Light manufacturing, office space, small call center or similar operations

TRANSPORTATION

Interstate/4 Lane Highway - 30 miles to I-79 Interchange Exit 57 and 19.6 miles to US Route 19 (Corridor L)

Commercial Airport - 83 miles to Raleigh County Memorial Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power

Voltage - 1600 amp service, 277/480 subfeeds

Phase - 3

Gas - None

Size of Service Line - N/A

Gas Pressure - N/A

Water - Cowen PSD

Size of Service Line - 2" domestic and 6" fire service lines

Static Pressure - 59 psi

Residual Pressure - 54 psi

Excess Capacity of Treatment Plant (GPD) - 100,000

Sewer - Cowen PSD

Size of Service Line - 6"

Excess Capacity of Treatment Plant (GPD) - Adequate for general usage

Telephone Supplier - Frontier

Switching - Digital

Broadband Service - Yes

SALE/LEASE

Lease Price - Negotiable

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Geary Weir, Executive Director

Webster County EDA

2nd Floor United Bank Building

PO Box 4

Webster Springs, WV 26288

Phone: (304) 847-2145

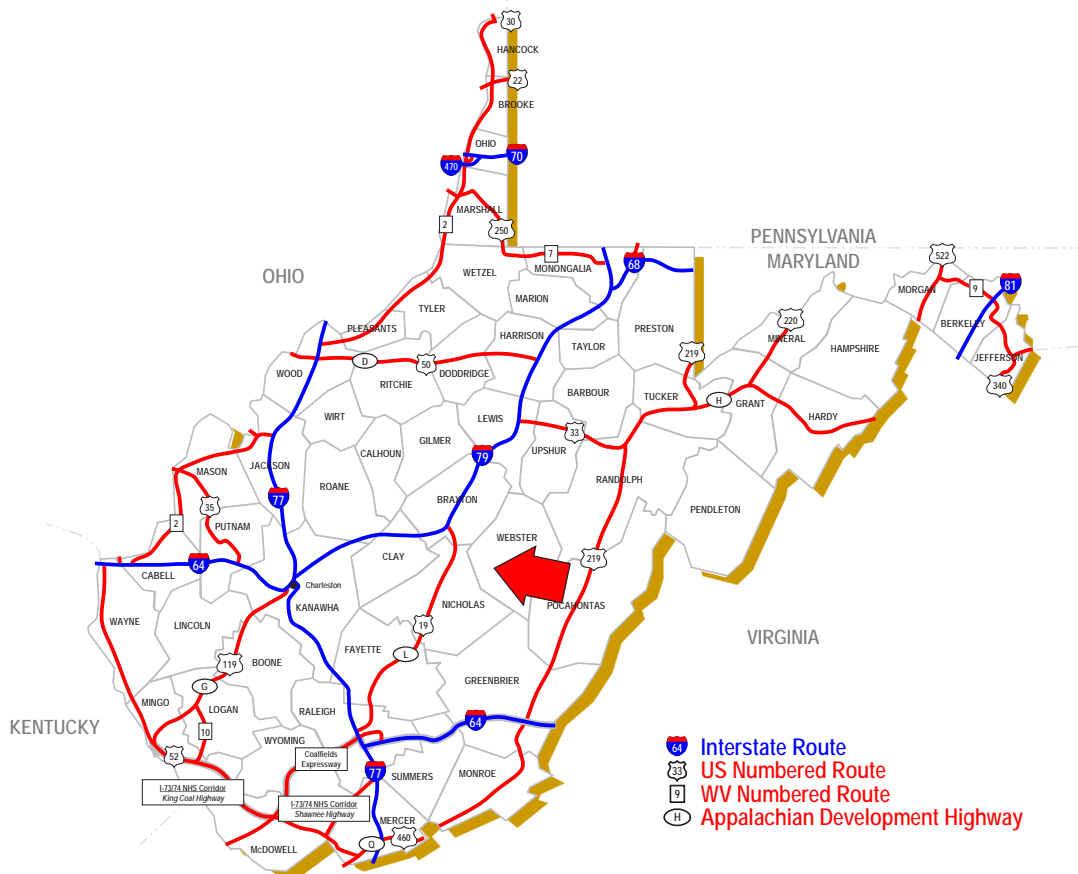
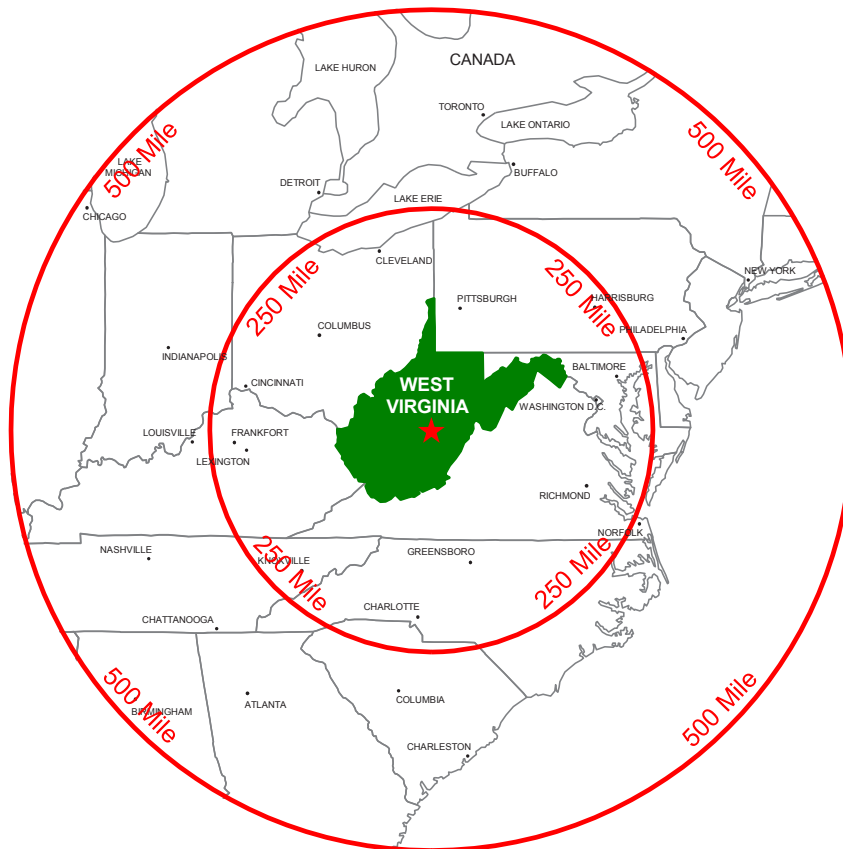
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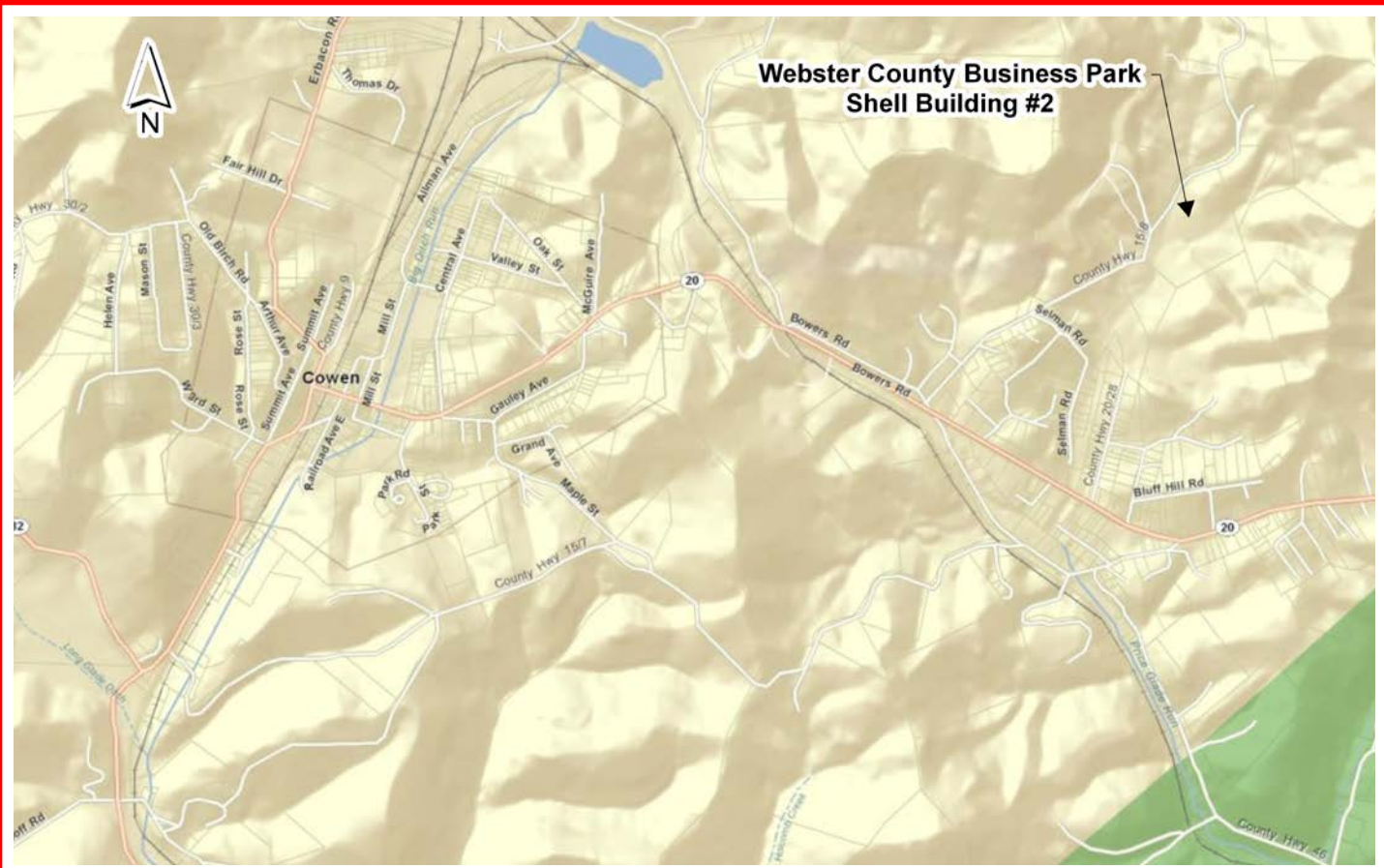
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Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its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





MAP SHOWING BUILDING LOCATION IN COWEN, WEST VIRGINIA



AERIAL SHOWING BUILDING LOCATION IN COWEN, WEST VIRGINIA



FINISHED 12,000 SQ. FT. MANUFACTURING/WAREHOUSE SECTION



FINISHED 12,000 SQ. FT. MANUFACTURING/WAREHOUSE SECTION



UNFINISHED 6,000 SQ. FT. MANUFACTURING/WAREHOUSE SECTION



UNFINISHED 6,000 SQ. FT. MANUFACTURING/WAREHOUSE SECTION

