



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 WEBSTER COUNTY BUSINESS PARK



COWEN, WEST VIRGINIA

LOCATION

Located in City Limits - No
 Zoning -
 County - Webster
 Flood Hazard Zone - Location is NOT WITHIN any identified flood hazard area

SIZE

Total Acreage - 68.6 Available Acreage - 50
 Maximum Contiguous Acres - 50

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 River - None
 On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power
 Voltage -
 Phase - 3

Gas - None
 Size of Gas Main - N/A
 Gas Pressure - N/A

Water - Cowen PSD
 Size of Water Main - 8"
 Water Pressure (static) - 59 psi
 Water Pressure (residual) - 54 psi

Excess Capacity of Treatment Plant - 100,000 gpd

Sewer - Cowen PSD
 Size of Sewer Main - 8"
 Excess Capacity of Treatment Plant - Adequate for general domestic and office usage

Telephone - Frontier
 Switching - Digital
 Broadband Service - Yes

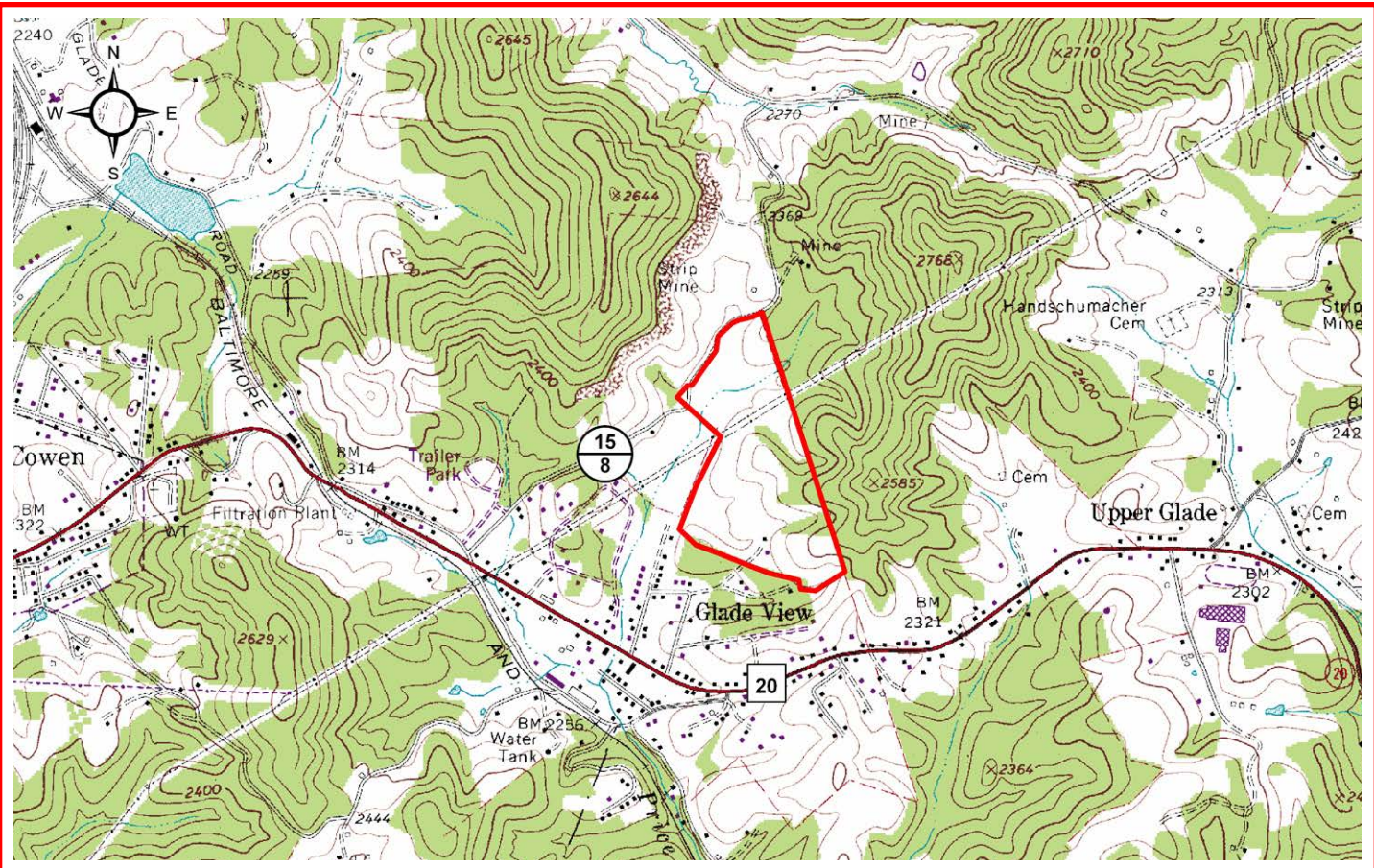
SALE/LEASE

Sale Price - Negotiable
 Sale Terms - Negotiable
 Lease Price - Negotiable
 Lease Terms - Negotiable
 Available Purchase or Lease Date - Immediately

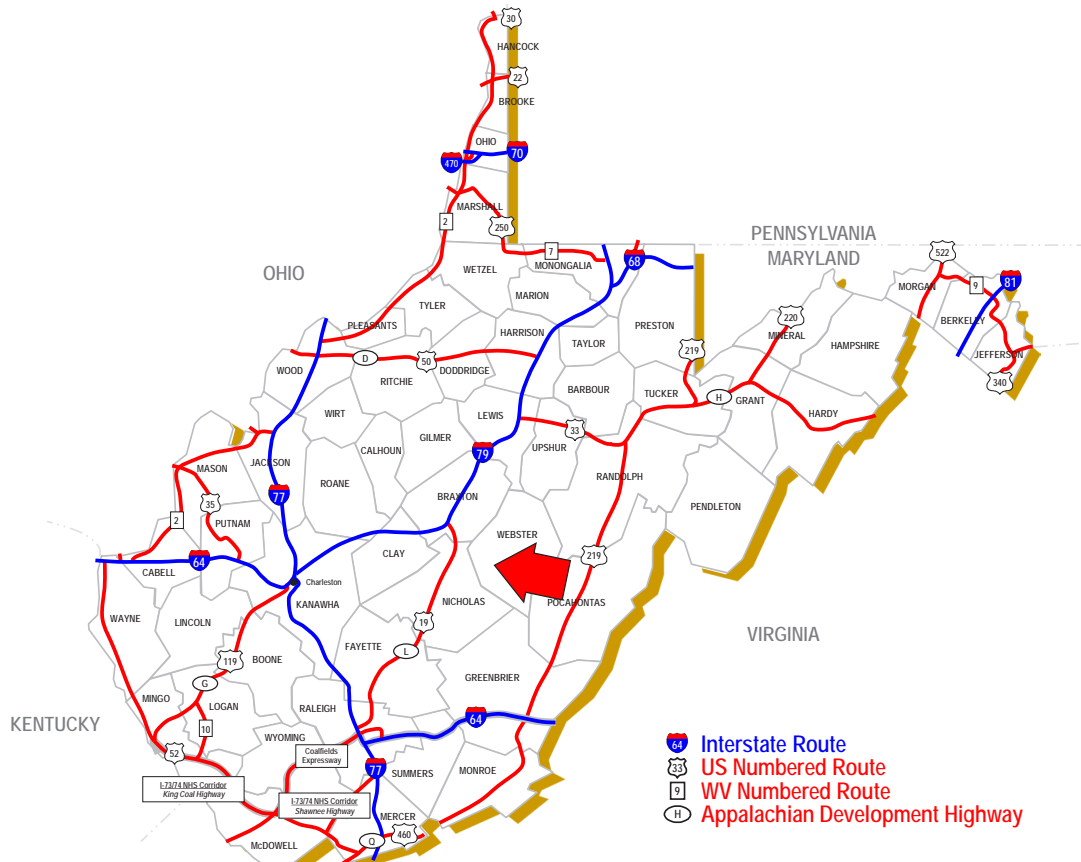
FOR FURTHER INFORMATION CONTACT

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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.



SCALE: 1" = 2000'



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