

Warehouse – Manufacturing Facility **Berkeley County, WV**

prime location



PROPERTY OFFERED FOR SALE

105,000 s.f. Located on 10 Acres

32 Dock Doors

Rail Spur

Immediate Interstate Access

Immediate Airport Access

90 Minutes from Washington/Baltimore

Metropolitan Area

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INTRODUCTION

The subject property, involving two structures, is situated on a 10-acre parcel identified as Arden Tax District Map 14, Parcel 12. The deed is recorded in DB 777, Page 376 showing the owner as A&S Warehouse, Inc., a West Virginia corporation. The physical address is 5491 Tabler Station Road, Inwood, West Virginia. The property has frontages on WV Route 32 (Tabler Station Road), Development Road and Business Park Drive. It is approximately 4,000± feet from the connection to I-81 at Exit 8. The new highway (Business Park Drive) has been partially constructed and opened to traffic from US Route 11 – near the Rockefeller Science and Technical Center and the Eastern West Virginia Regional Airport – to exit 8 of I-81. With the new highway the property has roadways on three sides and a rail line on the fourth.



The subject property is offered for sale

The star attraction of the Tabler Station region of the Eastern Panhandle of West Virginia is the expanded Eastern WV Regional Airport with its 8,800 x 150-foot runway. The facility is the home of the local Air National Guard wing and is the bed-down facility for a fleet of gigantic C-5 cargo aircraft. Construction continues at the airport. The most recent projects are the construction of a parallel runway for small aircraft and a rail spur to serve the Aviation Solutions/Tiger facility. A fixed base operator, Arcadia Aviation has developed a 20,000 sf hangar and 3,600 sf of attached office space. The construction represents the preliminary phase of a 200,000 sf facility projected to cost \$20 million.

Perhaps more significant to the region is the pending application for inland port designation. At the request of a party yet to be identified, the community has aggressively proceeded to secure such status. The potential benefits are staggering given the regions close proximity to metropolitan Dulles International Airport and Baltimore/Washington International Airport. The Eastern WV Regional Airport is 37 air miles from Dulles and 63 air miles from BWI. Corporate jets as well commercial airlines – passenger and freight – could move in and out of our airport with greater comfort and economy. Rail, air and I-81 transportation are at hand in the Tabler Station region.

Orgill (hardware distributor), Swift Transportation and Guardian Fiberglass have expanded their facilities in recent months. The Berkeley Business Park is a redevelopment of the former World Kitchen facility and the Tuscarora manufacturing facilities have been modified for reuse – warehousing, distribution and manufacturing. A twenty-acre parcel directly north of the subject property is under construction. An industrial developer has contracted to purchase 175 acres to the south of the Guardian Fiberglass facility. Local planning has given preliminary plat approval for the first structure of 700,000 square feet. Two other structures are planned and to have rail access.

LOCATION AND NEARBY AMENITIES



Berkeley County, West Virginia, is one of the fastest growth areas in the USA. There are several federal government facilities – and related contractors – including the IRS, Coast Guard, the recently developed National Maritime Center, the VA Hospital, and others in the County.

I-81 has become an Eastern Seaboard leading freight traffic route and is expected to see continued growth due to development along this corridor in Pennsylvania, Maryland, Virginia and West Virginia. Rail lines are being upgraded from Atlantic ports toward the west in an effort to expedite movement of goods from the coastal cities and the associated congestion. Thus, locations along the I-81 Corridor are particularly important to warehousing and distribution as well as manufacturing.

The subject property is located approximately:

- 4,000± feet from exit 8 of I-81
- 20 miles south of the intersection of I-81 and I-70 leading into Baltimore and Washington, DC
- 30 miles north of the intersection of I-81 and I-66
- 40 miles from the Virginia Inland Port at Front Royal
- 100 miles for the Port of Baltimore
- 200 miles for the Port of Philadelphia
- 250 miles for Virginia's Hampton Road/Newport News Ports



Drive Time – MapQuest

Baltimore: 1:37

Washington, DC: 1:43

Harrisburg: 1:36

Pittsburgh: 3:40

Philadelphia: 3:19

New York: 4:23

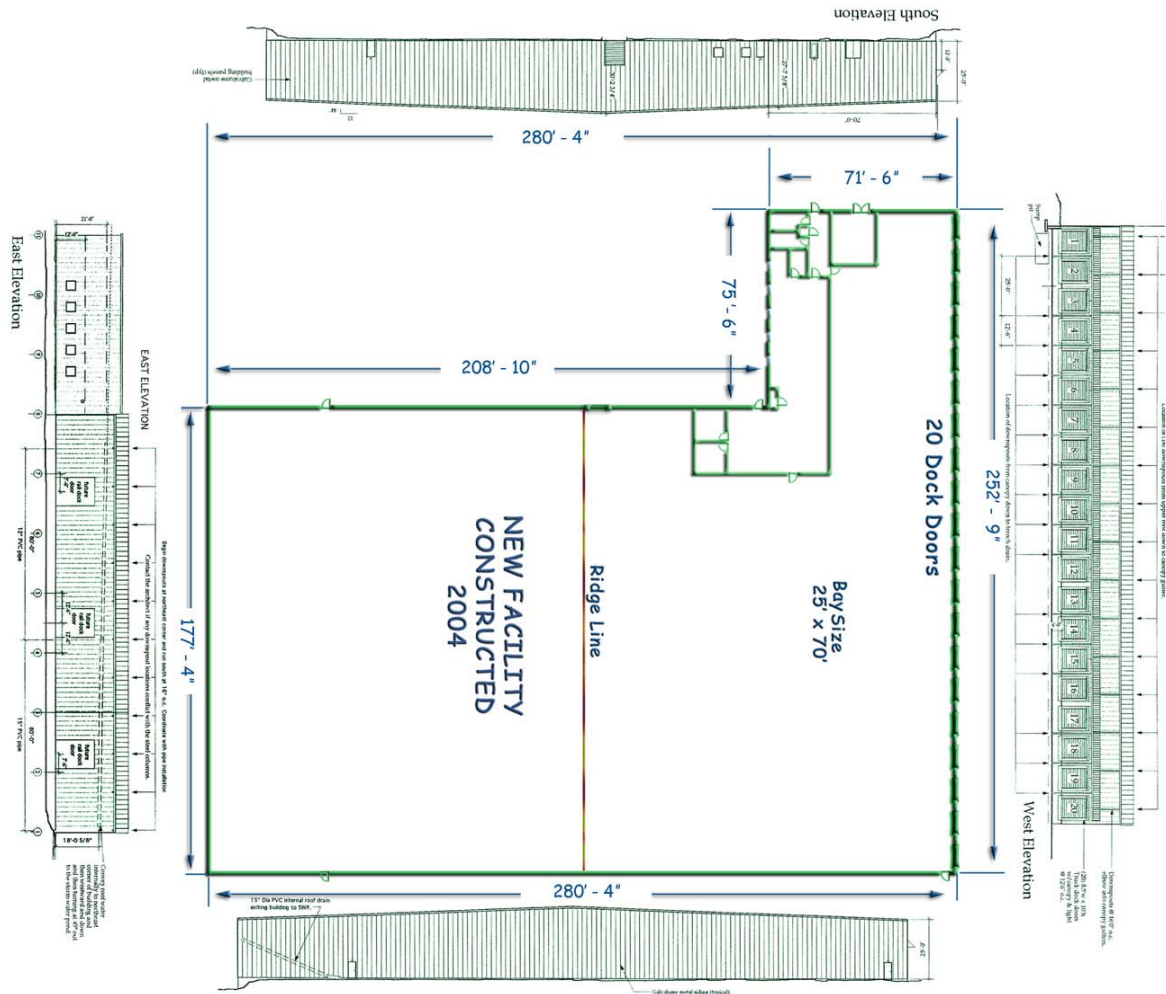
Charlotte: 6:11

Detroit: 7:30

Boston: 8:13

Chicago: 10:15

**PROPERTY DESCRIPTION
BUILDING # 1**



Construction Date: 2004

Size: 250' x 280'

Square Footage: 55,000 sf warehouse (3,000 sf office)

Ceiling Height: 24-30 feet

Dock Doors: 20 – all with levelers

Rail Dock Doors: Constructed and equipped for 3 that can be activated in the future

Drive-In Doors: 2

Heating: LP independent furnaces of optional use

Electrical: 3-phase power with meter

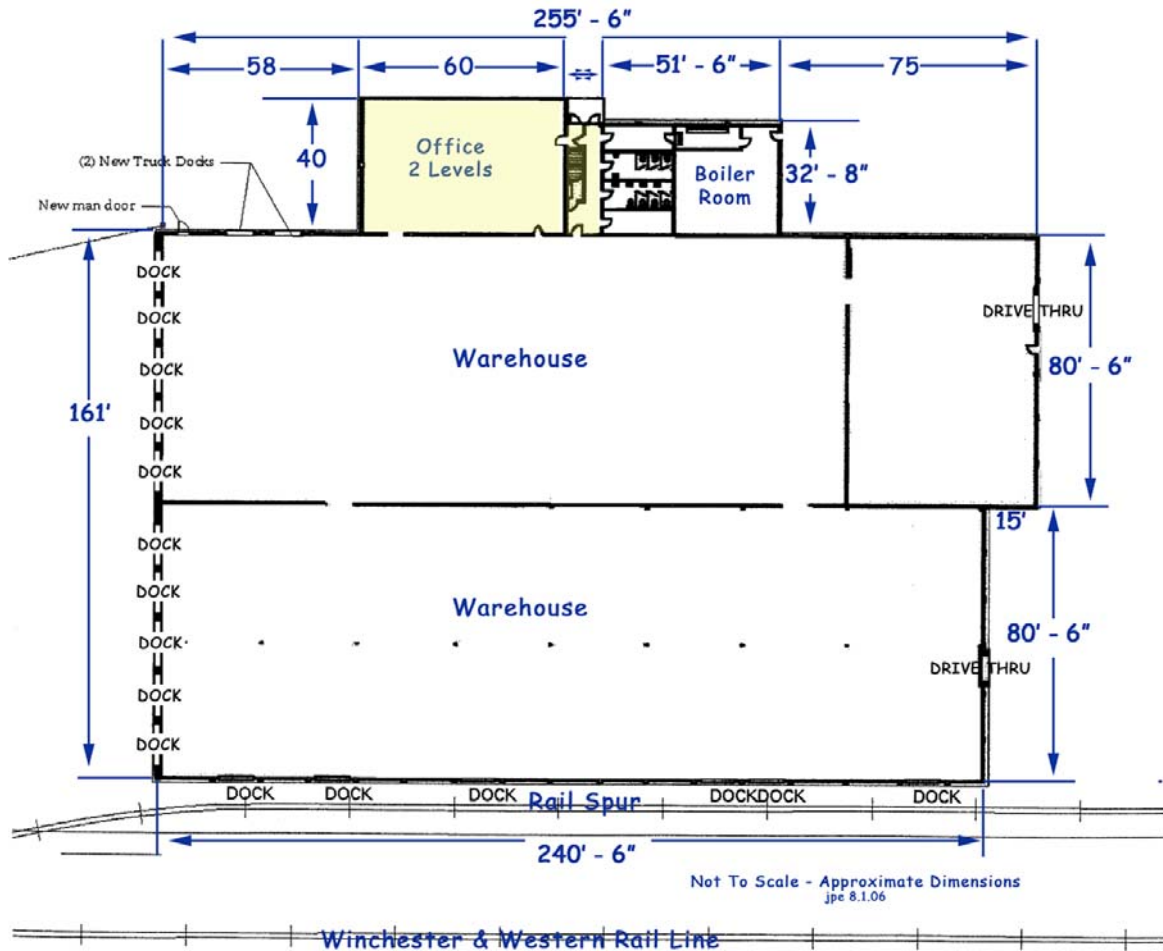
Lighting: Metal halide

Sprinkler: Dry sprinkler system

Water and Sewer: Public

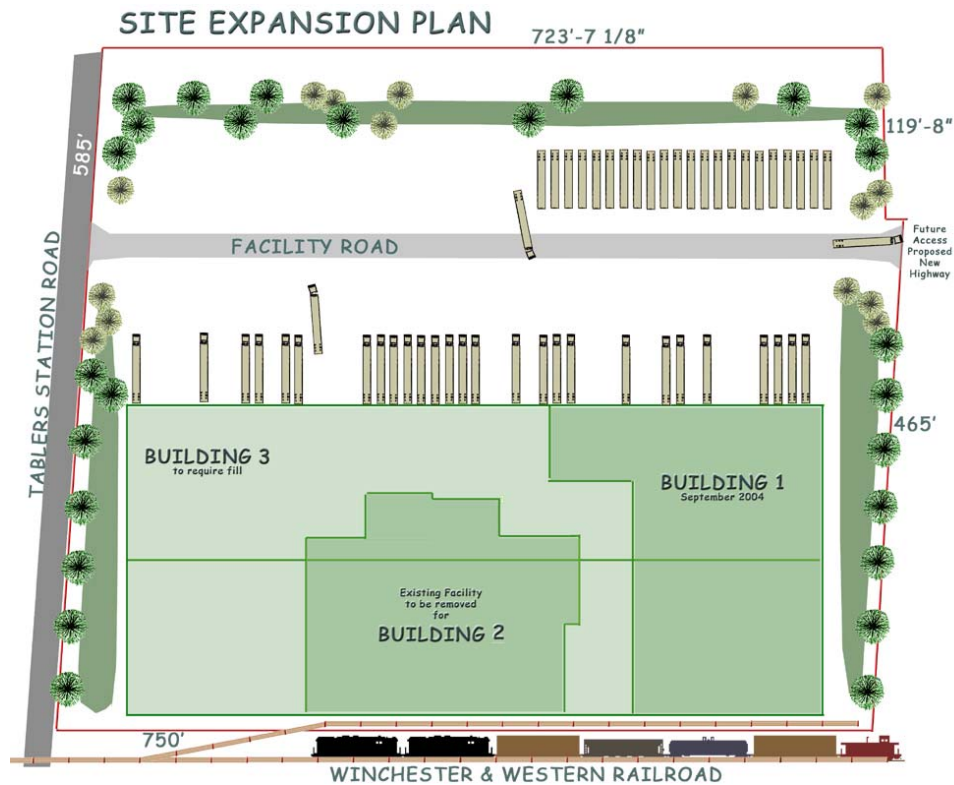
Parking: Gravel lot for tractor-trailers

BUILDING #2



- Construction Date:** 1960, renovated 2003
- Size:** 255' x 160'
- Square Footage:** 47,000 sf warehouse (2,400 sf office)
- Ceiling Height:** 15 to 16 feet
- Dock Doors:** 12 – all with levelers, 2 automatic
- Rail Dock Doors:** 6 – with rail spur
- Drive-In Doors:** 2
- Heating:** 12 – 14 LP independent furnaces of optional use
- Electrical:** 3-phase power with meter
- Lighting:** Metal halide
- Sprinkler:** Dry sprinkler system
- Water and Sewer:** Public
- Parking:** Gravel lot for tractor-trailers

EXPANSION OPPORTUNITY



The potential for expansion of the newer structure is an outstanding advantage. Building 1 (as seen above) was specifically designed and constructed along the northerly perimeter of the 10 acres parcel and the new highway leading to I-81. The proposed expansion would call for the demolition of the older structure (Building 2) to make way for construction of Building 3, resulting in more than 185,000 sf of total space. Given this scenario, there would still be adequate parking space.

This property had preliminary plat approval for the construction of Building 3 through 2010.

OWNERSHIP

The property is a locally owned West Virginia corporation. The stockholders and officers are:

- President – C. Bruce Beall, Martinsburg, WV
- Vice President – Stephen S. Grove, Asheboro, NC
- Secretary – Matthew W. Grove, Gerrardstown, WV
- Treasurer – Laura E. Powell, Hedgesville, WV

Mr. Beall operates A&S Warehouse, a storage and distribution operation for others, from the older property. Mr. Stephen Grove is a retired vice-president of an east coast banking operation; Mr. Matthew Grove is a licensed architect and partner of a WV AIA architecture firm; Ms. Powell is a CPA and controller of a Maryland printing firm.

Mr. Beall advises the property can be vacated with 30 days or at closing. The reason for offering the property for sale is due to the retirement and proposed retirement of stockholders.

CONCLUSION

The property is offered for sale at TWO MILLION FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000.00) and is offered for sale 'as is.' All offers will be entertained. There are no known environmental hazards on or about the property. The storm water management facility is adequate and approved. Local building codes have been met or exceeded.

The State of West Virginia offers attractive incentive plans tailored to the needs of qualified businesses making a capital investment and creating jobs within the state. There is presently a move underway to create an inland port within the County that would include this property. The State has other attractive methods to assist in the creation of jobs often including specific training needed for certain enterprises.

All the information is true and correct to the best of my knowledge. The prospective purchaser is urged to verify all information to their satisfaction prior to entering into a contract to purchase. Any further questions or comments will be welcomed. Your interest in the property is appreciated and every effort will be made to be of assistance to you.

Respectfully submitted,

June Parker Estill, RECS, Broker/REALTOR®
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The aerial photos have been computer enhanced due to poor weather conditions. Updated information regarding the status of the inland port project may be available by calling local members of the recently created EPIPC (Eastern Panhandle Inland Port Coalition). Telephone numbers and/or copies of the news releases will be provided upon request.