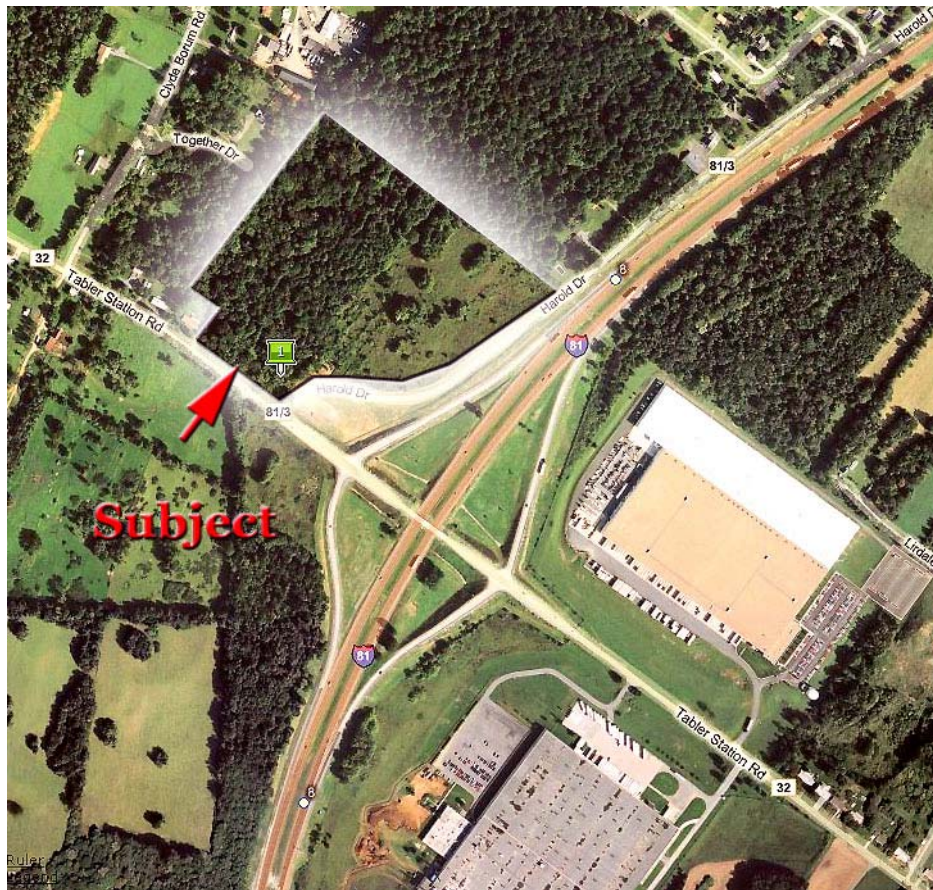
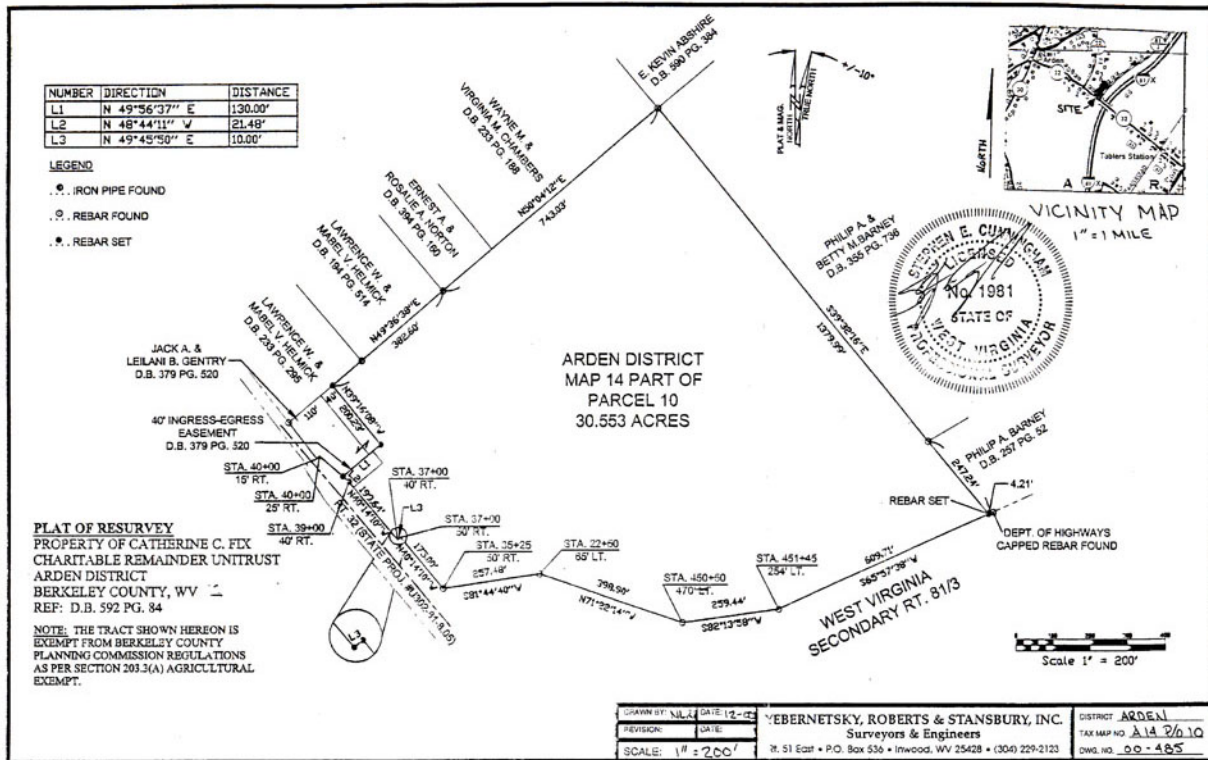


30 Acres Northwesterly Quadrant Exit 8 of I-81



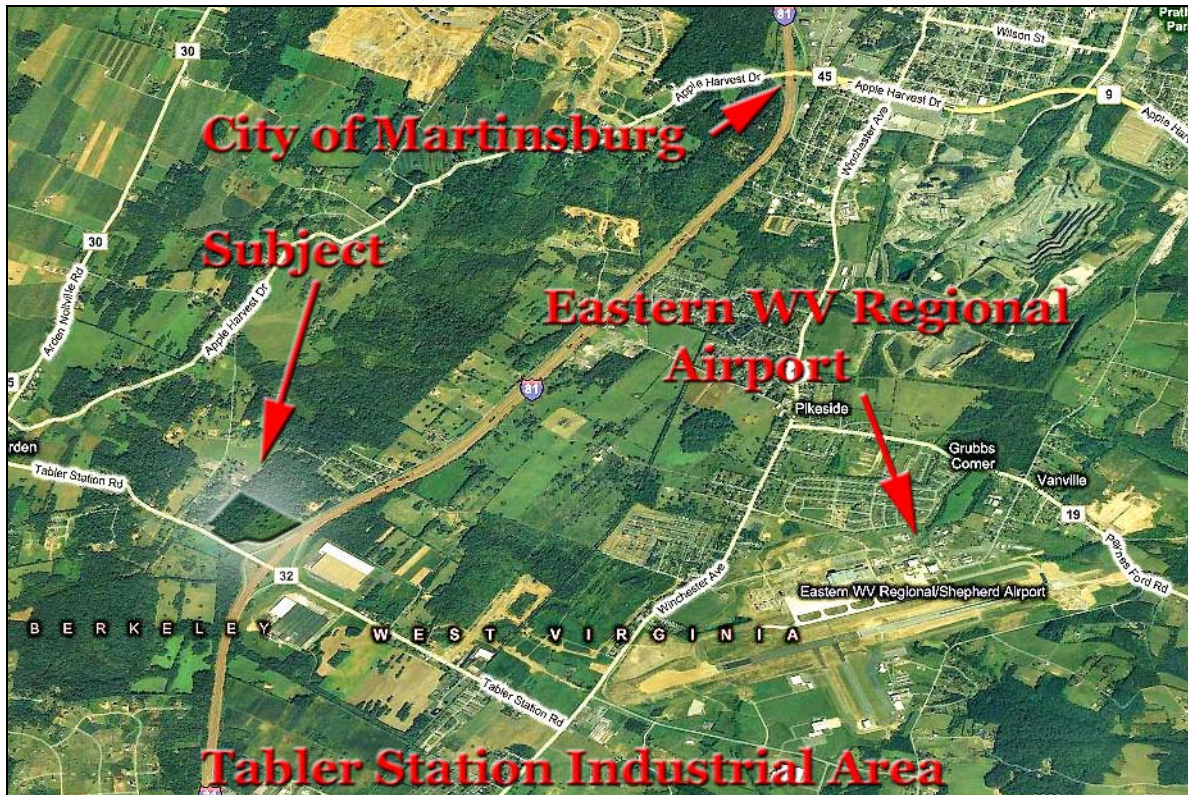
The property has a gradual drop of approximately 20-25 feet from the ridge to the frontage road – Harold Drive and Tabler Station Road. There is a Phase I environmental report on the property indicating it was clean.



This region of Berkeley County is the site of rapid industrial growth. Some of the near neighbors include Guardian Fiberglass – manufacturing; Orgill – hardware distribution; Eastern West Virginia Regional Airport – the longest runway in the State; home of the Air National Guard and the bed-down facility of the C-5 cargo aircraft; John D. Rockefeller IV Science & Technology Center – business and various industrial users; the 326 acres Tabler Station Business Park; the Berkeley County Industrial Park. Locally this region is referred to as the Tabler Station Industrial Area.

Interstate 81 is being expanded to 6 and/or 8 lanes of traffic from the Maryland/Pennsylvania border to the Virginia/North Carolina border. This expansion is, in part, the result of westerly migration of the population from the more congested eastern metropolitan areas and the trucking traffic from I-95 due to congestion and delays resulting from repairs and accidents.

There is no access to public water and sewer at this property. There is access to water, sewer, natural gas and rail in the immediate vicinity. Exit 12 of I-81 has been expanded to six-lane traffic.



The property is above grade and has good visibility and easy access. The access will improve once the present construction is completed.

This is one of the two major industrial locations in the County. The workers in this vicinity do not have access to needed amenities – gasoline station, restaurants, lodging or shopping. Traffic continues to increase in the area. The 2009 traffic count for the area reported 46,000 – 50,000 vehicles per day on average.

The property is owned/administered by a Trust.

All information contained herein is true and correct to the best of my knowledge; however, the prospective purchaser is urged to verify all information to their satisfaction prior to entering into a contract to purchase. All offers will be entertained.

Offered at \$3,750,000.00.

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