

AVAILABLE SPACE NORM THOMPSON BUILDING



KEARNEYSVILLE, WEST VIRGINIA

LOCATION

Building Address - 69 Clendening Drive

Located in City Limits - No

County - Jefferson

Located in Business/Industrial Park - Yes

Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 241,644

Total Available Sq. Ft. - 241,644

Total Leased Sq. Ft. - 0

Acres - 15

Total Manufacturing Sq. Ft. - 162,755

Available Manufacturing Sq. Ft. - 162,755 or

Total Warehouse Sq. Ft. - 162,755

Available Warehouse Sq. Ft. - 162,755

Total Office Sq. Ft. - 10,575 (8,374 + 632 + 1,569)

Available Office Sq. Ft. - 10,575

Total Other Sq. Ft. - 68,314 (Mezzanine) 66,240 + 2,074

Available Other Sq. Ft. - 68,314

CEILING HEIGHT

Manufacturing/Warehouse Space - 26'-1" @ eaves/37'-9" @ center

Office Space - 8'

Other Space -

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded - 300,000 with purchase of additional 15 acres

Is There Additional Land Available - Yes

Number of Additional Acres - 15 acres, made up of 2 parcels

Date of Construction - 1994

Dates of Expansion - None

Date Vacated - October 2008

Floor Thickness and Composition - 8" reinforced concrete, 5,000 psi

Wall Composition - 1/2 metal & 1/2 precast reinforced concrete tilt-up walls

Wall Insulation (Thickness & Type) - Fiberglass with vinyl backing

Roof Composition - Metal

Roof Insulation (Thickness & Type) - Fiberglass with vinyl backing

Column Spacing - 36' x 36'

Type of Sprinkler System (What Spaces Served) - Wet pipe system serves entire building

Office HVAC - 4 heat pumps

Manufacturing/Warehouse HVAC - Suspended propane gas space heaters and 4 air conditioning units

Type of Lighting in Manufacturing/Warehouse Space - Metal halide; 8' fluorescent fixtures located underneath and above Mezzanine space

Number and Capacity of Overhead Cranes - None

Number of Truck Docks - 13

Number and Size of Drive-Through Bay Doors - (1) 8'w x 10'h

Number of Parking Spaces - 275+



MAIN ENTRANCE

Previous use of the Building - Warehouse distribution
 Building use is Best Suited for - Light manufacturing or warehouse

TRANSPORTATION

Interstate/4 Lane Highway - 1/2 mile to WV Route 9
 Commercial Airport - 45 miles to Washington Dulles International Airport
 Railroad - None
 Railroad Siding - None
 Navigable Waterway - None
 On-Site Barge Facility - None

UTILITIES

Electricity - Allegheny Power
 Voltage - 480; 2,000 Amp. Service
 Phase - 3

Gas - Propane
 Size of Service Line -
 Gas Pressure -

Water - Jefferson Utilities
 Size of Service Line -
 Static Pressure -
 Residual Pressure -
 Excess Capacity of Treatment Plant (GPD) -

Sewer - Jefferson County PSD
 Size of Service Line -
 Excess Capacity of Treatment Plant (GPD) -

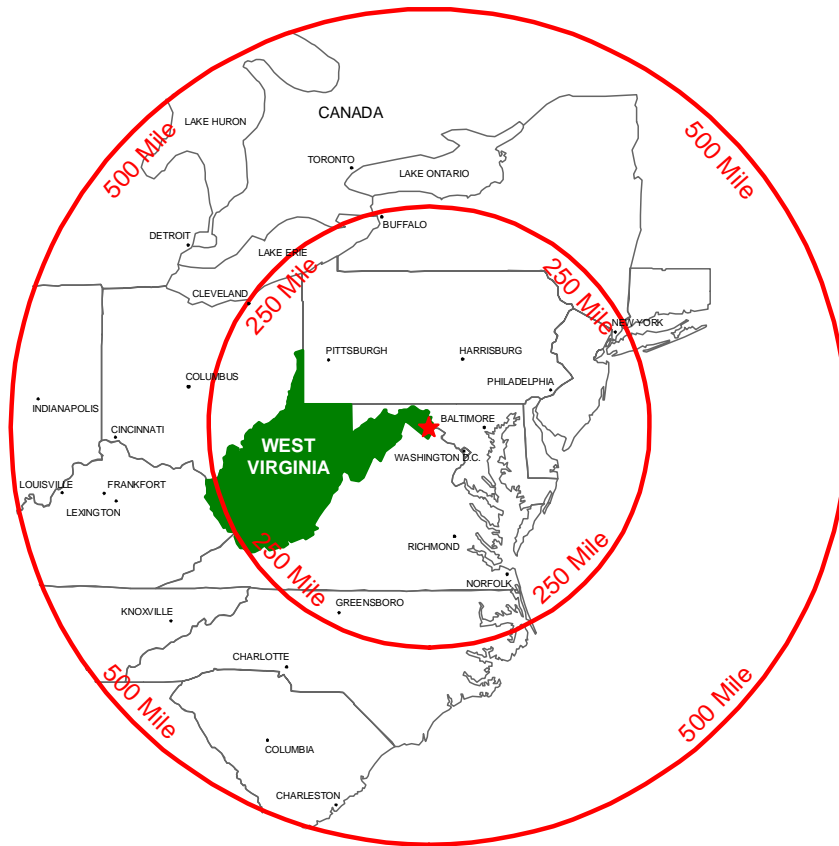
Telephone Supplier - Frontier Communications
 Switching -
 Broadband Service - Yes; (2) T-1 lines

SALE/LEASE

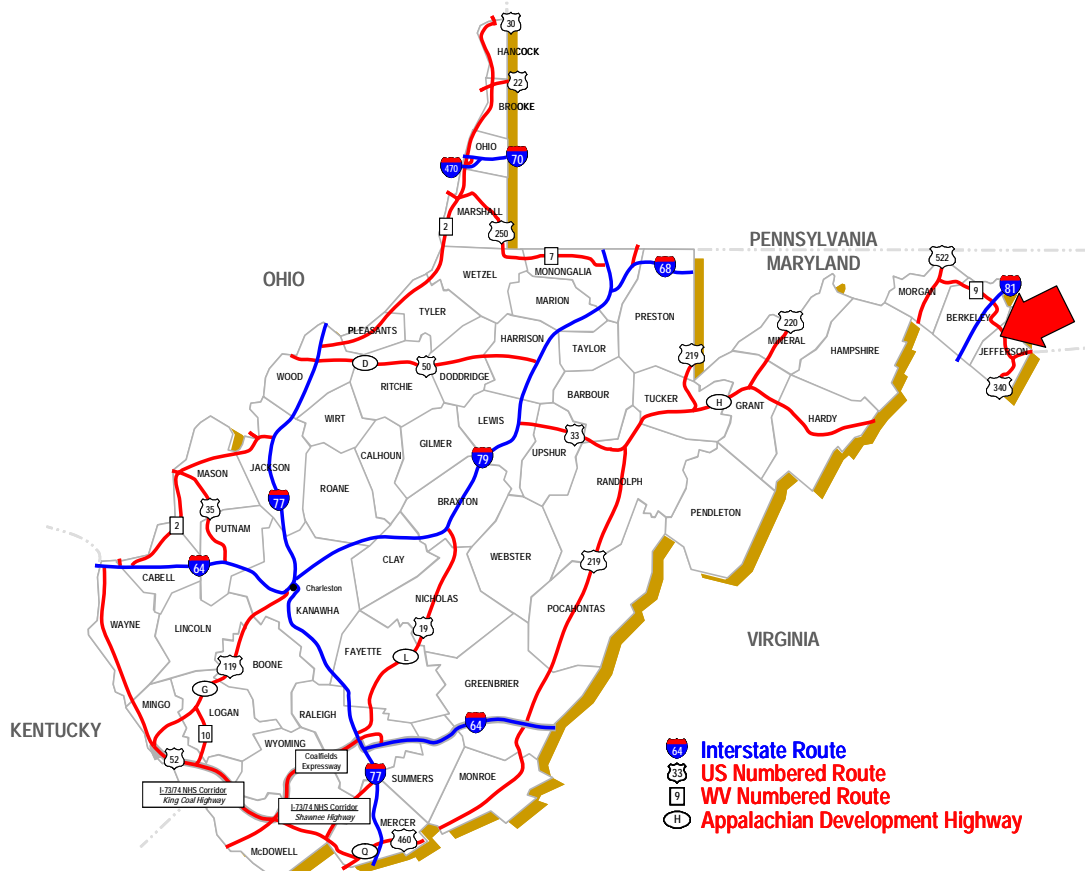
Sale Price - For lease only
 Sale Terms - For lease only
 Lease Price - Negotiable
 Lease Terms - Negotiable
 Available Purchase or Lease Date - November 2008

FOR FURTHER INFORMATION CONTACT

West Virginia Development Office
 1900 Kanawha Blvd., E.
 Charleston, WV 25305-0311
 Toll Free: (800) 982-3386
 Office: (304) 558-2234



250 & 500 MILE RADIUS FROM KEARNEYSVILLE, WEST VIRGINIA



KEARNEYSVILLE, WEST VIRGINIA



SHIPPING AREA



REAR OF BUILDING



MAIN PARKING LOT (275+ SPACES) AND RECEIVING AREA



RECEIVING AREA



STOCK AREA



PICK LOCATION (UNDERNEATH MEZZANINE)



LOADING DOCKS



SHIPPING AREA



OUTBOUND OFFICE, PICK LOCATION, MEZZANINE, STOCK AREA



MEZZANINE



MEZZANINE



RECEPTION AREA



CONFERENCE ROOM



OFFICE AREA



TYPICAL OFFICE



ELECTRICAL ROOM



FLOOR PLAN (NOT TO SCALE)