

## AVAILABLE SPACE KODAK BUILDING



### MIDDLEWAY, WEST VIRGINIA

#### LOCATION

Building Address - 1 Grace Street  
Middleway, WV 25430  
Located in City Limits - No  
County - Jefferson  
Located in Business/Industrial Park - No  
Can the Building be Multi-Tenant - Yes

#### SIZE

Total Sq. Ft. - 325,000  
Total Available Sq. Ft. - 325,000  
Total Leased Sq. Ft. - 0  
Acres - 270  
Total Manufacturing Sq. Ft. - 275,000  
Available Manufacturing Sq. Ft. - 275,000 or  
Total Warehouse Sq. Ft. - 275,000  
Available Warehouse Sq. Ft. - 275,000  
Total Office Sq. Ft. - 40,000 (Includes 10,000 sq. ft. Lab space)  
Available Office Sq. Ft. - 40,000  
Total Other Sq. Ft. - 10,000  
Available Other Sq. Ft. - 10,000

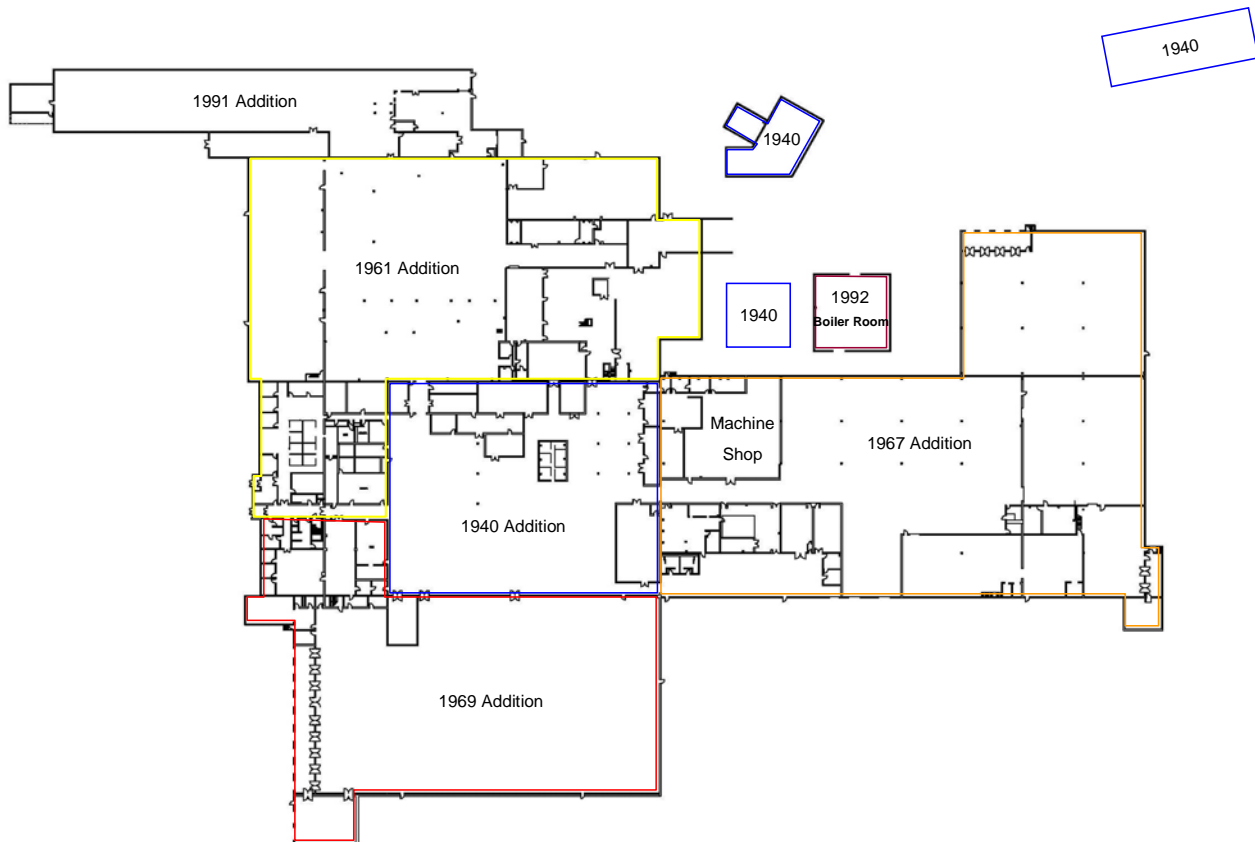
#### CEILING HEIGHT

Manufacturing Space - 10' thru 30' (16'-9" & 25'-10" 1940 Addition, 10' 1961 Addition, 22'-1" 1967 Addition, 28' 1969 Addition, 30' 1991 Addition)  
Warehouse Space - Same as above  
Office Space - 10'

Other Space -

#### SPECIFICATIONS

Can the Building be Expanded - Yes  
Number of Additional Sq. Ft. Building can be Expanded -  
Is There Additional Land Available - No  
Number of Additional Acres - 0  
Date of Construction - 1940 thru 1992  
Dates of Expansion - Various  
Date Vacated - August 2006  
Floor Thickness and Composition - 6" reinforced concrete  
Wall Composition - Block, brickfaced & metal  
Wall Insulation (Thickness & Type) -  
Roof Composition - 20 year EPDM Membrane  
Roof Insulation (Thickness & Type) -  
Column Spacing - 1940 Addition 24' X 25', 1961 Addition 30' X 30', 1967 Addition 34'-7" X 48'-7", 1969 Addition 38'-7" X 48'-8", 1991 Addition 25' X 31'-9"  
Type of Sprinkler System (What Spaces Served) - Wet system serves entire facility; (2) 300,000 gallon storage tanks; (2) 400 gpm pumps  
HVAC - (2) Nebraska Boilers (steam heat, chilled water for AC)  
Type of Lighting in Manufacturing Space - High pressure sodium  
Type of Lighting in Warehouse Space - High pressure sodium  
Number and Capacity of Overhead Cranes -  
Number of Truck Docks - 17 w/levelers and seals  
Number and Size of Drive-Through Bay Doors - (2) total, (1) 10' X 10' & (1) 15' X 15'



## FLOOR PLAN SHOWING ADDITION DATES (NOT TO SCALE)

Number of Parking Spaces - 301

Previous use of the Building - Lithographic Plate manufacturing

Building use is Best Suited for - Manufacturing/warehouse

### TRANSPORTATION

Interstate/4 Lane Highway - 6.5 miles to I-81 Interchange Exit 5

Commercial Airport - 52 miles to Dulles International Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None

### UTILITIES

Electricity - Allegheny Power

Voltage - 13.2 kV, 9,500 kVA, 277/480 volts

Phase - 3

Gas - Mountaineer Gas

Size of Service Line - 4" main

Gas Pressure - 30 psig

Water - On site potable water treatment plant

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) - 750,000 total

Sewer - On site waste water treatment plant & Berkeley County

Municipal Waste Sytem is close to property line

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier Communications

Switching - Digital

Broadband Service - Yes, (2) T1 Lines, (1) data, (1) phones

### SALE/LEASE

Sale Price - \$6,250,000 Negotiable

Sale Terms - Negotiable

Lease Price - For sale only

Lease Terms - For sale only

Available Purchase or Lease Date - Immediately

### FOR FURTHER INFORMATION CONTACT

John Skoglin

CB Richard Ellis, Inc.

250 West Pratt Street, Suite 2000

Baltimore, MD 21201

Phone: (410) 244-3132

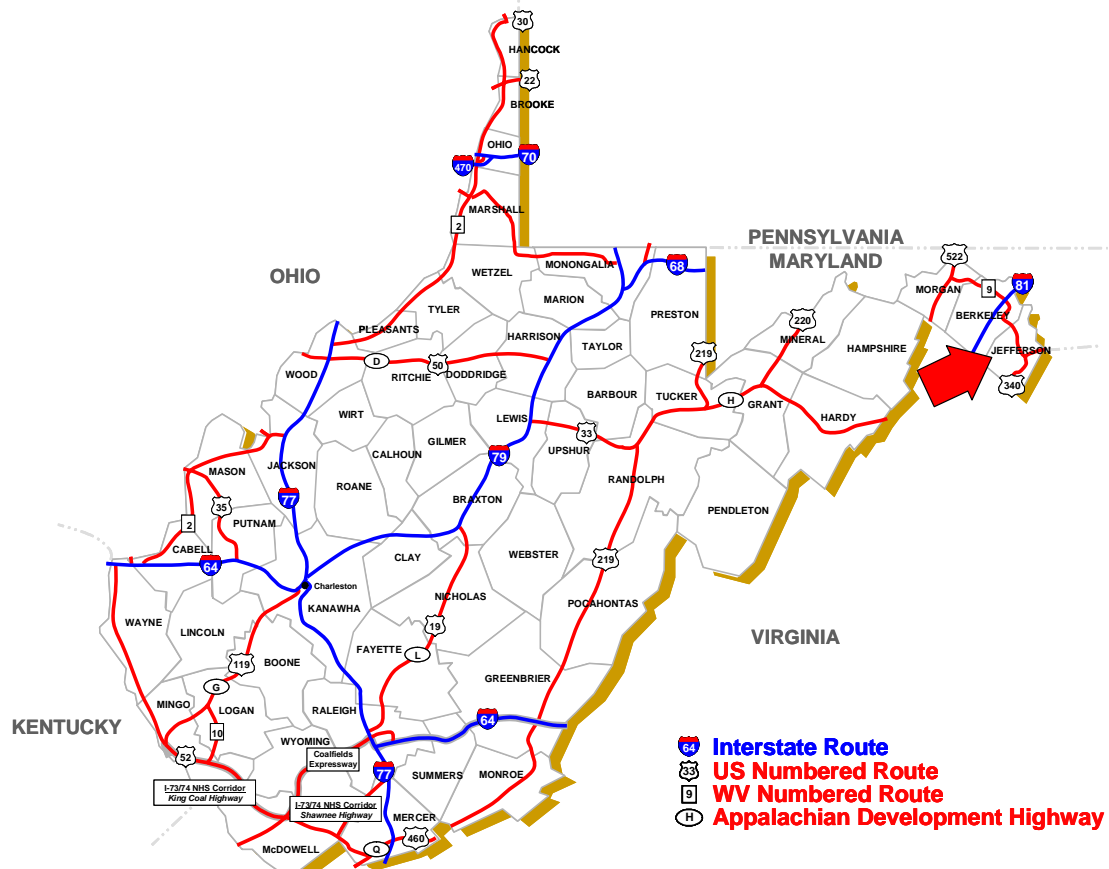
Fax: (410) 244-3101

E-mail: john.skoglin@cbre.com

www.cbre.com/baltimoreindustrial



250 & 500 MILE RADIUS FROM MIDDLEWAY, WEST VIRGINIA



MIDDLEWAY, WEST VIRGINIA





RECEPTION AREA



1ST FLOOR OFFICE SPACE CORRIDOR



**TYPICAL OFFICE AREA**



**1ST FLOOR CONFERENCE ROOM**





**CAFETERIA**



**2ND FLOOR CONFERENCE ROOM**





1940 ADDITION



1961 ADDITION





1967 ADDITION



1967 ADDITION





1969 ADDITION



1991 ADDITION





**BOILER ROOM (1992 ADDITION)**



**BOILER ROOM SHOWING NEBRASKA BOILERS**





**MAINTENANCE SHOP**



**ELECTRICAL SUBSTATION ROOM**