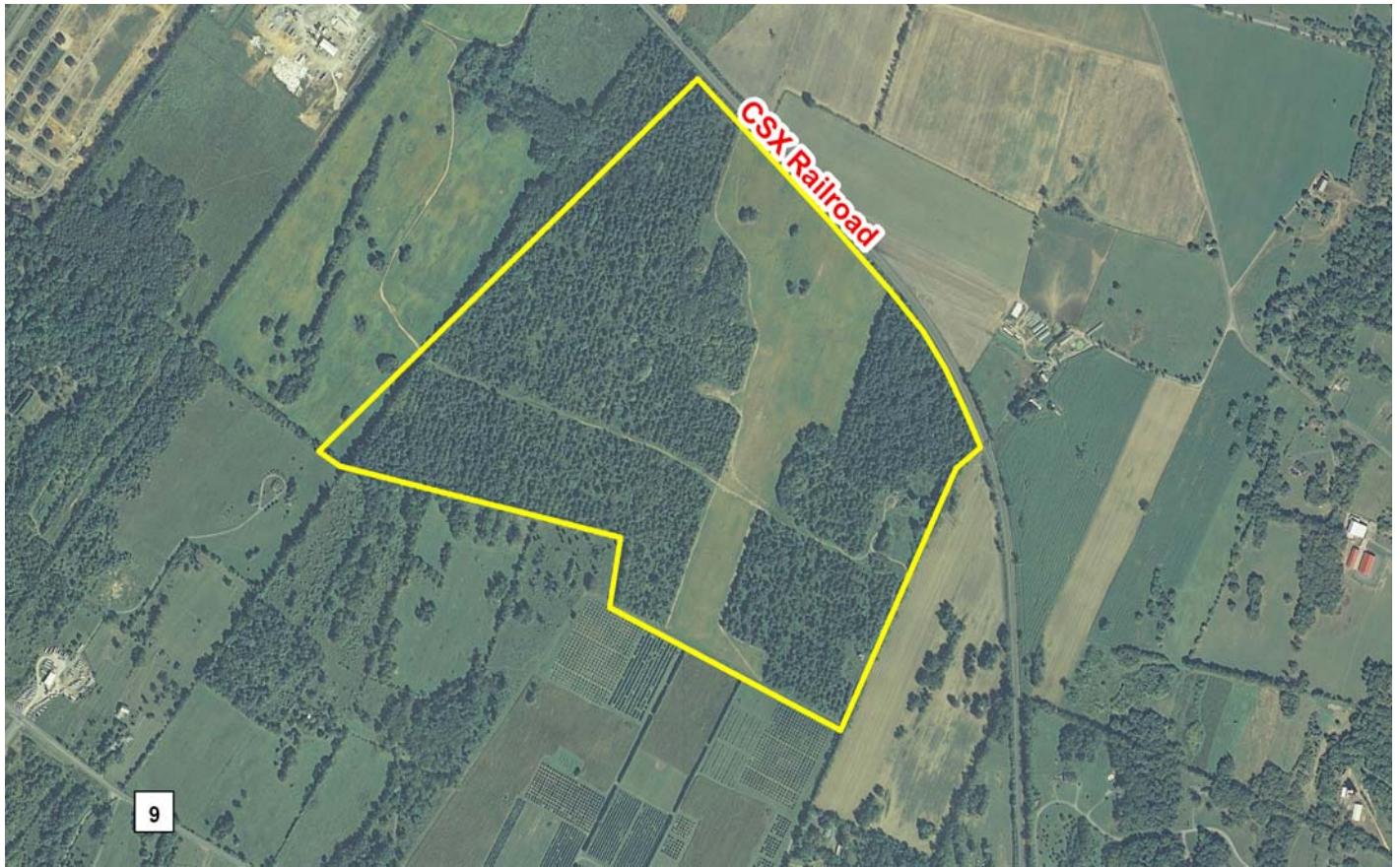




WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 - WVDO.org

AVAILABLE PROPERTY F.O. DAY SITE



KEARNEYSVILLE, WEST VIRGINIA

LOCATION

Located in City Limits - No

County - Jefferson

SIZE

Total Acreage - 184

Will Owner Subdivide the Property - Yes

Acreage Range That Owner Will Subdivide - 10 acres and above

Zoning - None

TRANSPORTATION

Interstate/4 Lane Highway - 5 miles to I-81 Interchange Exit 12

Commercial Airport - 35 miles to Hagerstown Airport

Railroad - CSX

Railroad Siding - None

Navigable River - None

On-Site Barge Facility - None

UTILITIES

Electricity - Potomac Edison

Proximity to Power Line -

Voltage - 120/208, 277/480, 12 and 34.5 kV

Phase - 3

Gas - Mountaineer Gas Company

Proximity to Gas Main -

Size of Gas Main - 6"

Gas Pressure - 240 psi

Water - Berkeley County Public Service Water District

Proximity to Water Main -

Size of Water Main - 12"

Water Pressure (Static) - 85 psi

Water Pressure (Residual) - 60 psi

Excess Capacity of Treatment Plant -

Sewer - Berkeley County Public Service Sewer District

Proximity to Sewer Main - Located within 1/4 mile

Size of Sewer Main - 4" force main

Excess Capacity of Treatment Plant -

Telephone - Frontier

Switching -

Broadband Service -

SALE/LEASE

Sale Price - Negotiable

Sale Terms - Negotiable - prefer cash

Lease Price - TBD

Lease Terms - TBD

Available Purchase or Lease Date -

FOR FURTHER INFORMATION CONTACT

Ken Lowe

Ken Lowe Management Co.

233 Lowe Drive

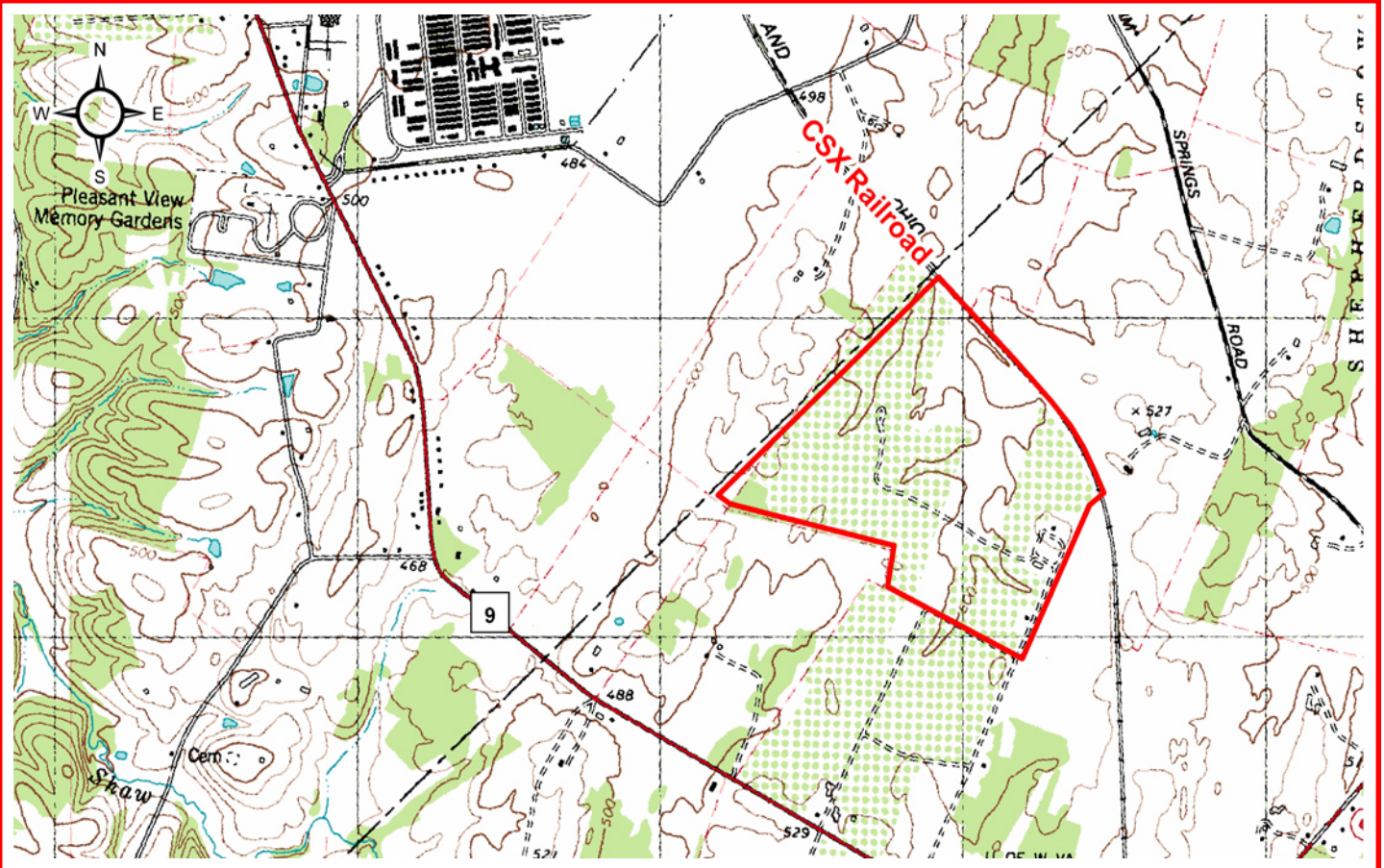
Shepherdstown, WV 25443

Phone: (304) 870-7001

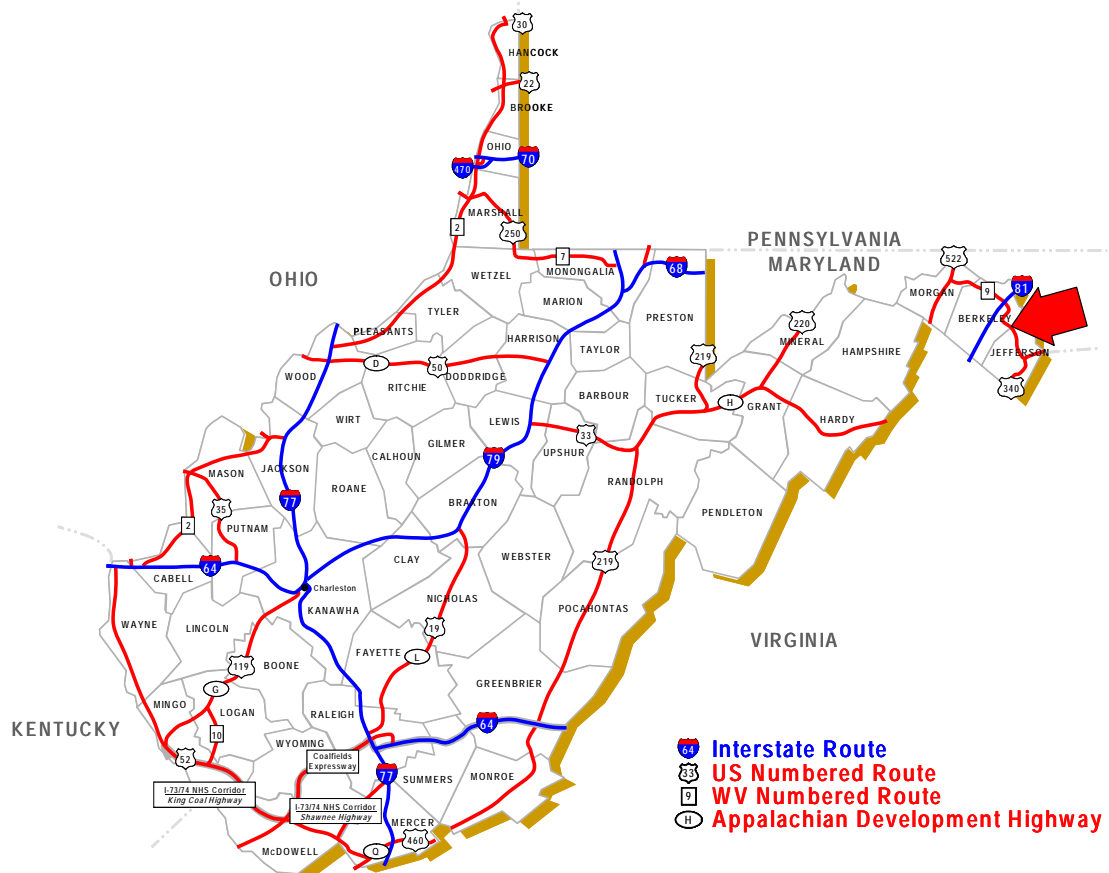
Fax: (304) 876-7001

Email: klowe@clarionshepherdstown.com

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'



KEARNEYSVILLE, WEST VIRGINIA