



West Virginia Development Office
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AVAILABLE SPACE OLD COASTAL LUMBER BUILDING 401



BUCKHANNON, WEST VIRGINIA

LOCATION

Building Address - 61 5th Street, Building 401
Located in City Limits - Yes
County - Upshur
Located in Business/Industrial Park - No
Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 42,660
Total Available Sq. Ft. - 27,455
Total Leased Sq. Ft. - 15,205
Acres - 2
Total Manufacturing/Warehouse Sq. Ft. - 37,175
Available Manufacturing/Warehouse Sq. Ft. - 23,495
Total Office Sq. Ft. - 1,525
Available Office Sq. Ft. - 0 (Owner will build-out to suit tenant's needs)
Total Other Sq. Ft. - 3,960 (Shed)
Available Other Sq. Ft. - 3,960 (Shed)

CEILING HEIGHT

(All measurements taken under steel support beams)
Manufacturing/Warehouse Space - 13'-6" to 18'-5" in 5,675 sq. ft. section and 18'-8", 15'-10" to 19'-3" in 17,820 sq. ft. section
Office Space -
Other Space - 20' (Shed)

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded -
Is There Additional Land Available - Yes
Number of Additional Acres - 4
Date of Construction - 1980
Dates of Expansion -
Date Vacated - August 2010
Floor Thickness and Composition - 6" reinforced concrete
Wall Composition - Metal
Wall Insulation (Thickness & Type) - 3" fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation (Thickness & Type) - 3" fiberglass with vinyl backing
Column Spacing - 30'
Type of Sprinkler System (What Spaces Served) - None
Office HVAC - N/A (Build-out required)
Manufacturing/Warehouse HVAC - None (Build-out required)
Type of Lighting in Manufacturing/Warehouse Space - Mercury Vapor
Number and Capacity of Overhead Cranes - None
Number of Truck Docks - One could be made available
Number and Size of Drive-Through Bay Doors - Two 16'w x 16'h
Number of Parking Spaces -
Previous use of the Building - Warehouse for lumber



16'WIDE X 16'HIGH DRIVE-THRU BAY DOORS LOCATED AT REAR OF BUILDING

TRANSPORTATION

Interstate/4 Lane Highway - 1/4 mile to US Route 33 (Corridor H) and 14 miles to I-79 Interchange Exit 99

Commercial Airport - 38 miles to North Central West Virginia Airport

Railroad - A & O (Leased from CSXT)

Railroad Siding - Yes

Navigable Waterway - None

On-Site Barge Facility - None

UTILITIES

Electricity - Allegheny Power

Voltage - 480

Phase - 3

Gas - Mountaineer Gas Company

Size of Service Line - 4"

Gas Pressure -

Water - City of Buckhannon

Size of Service Line - 8"

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - City of Buckhannon

Size of Service Line - 8"

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - For lease only

Sale Terms - For lease only

Lease Price - \$6,000 per month, negotiable depending on build-out

Lease Terms - Minimum 1 year, negotiable depending on build-out

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

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Upshur County Development Authority

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Buckhannon, WV 26201

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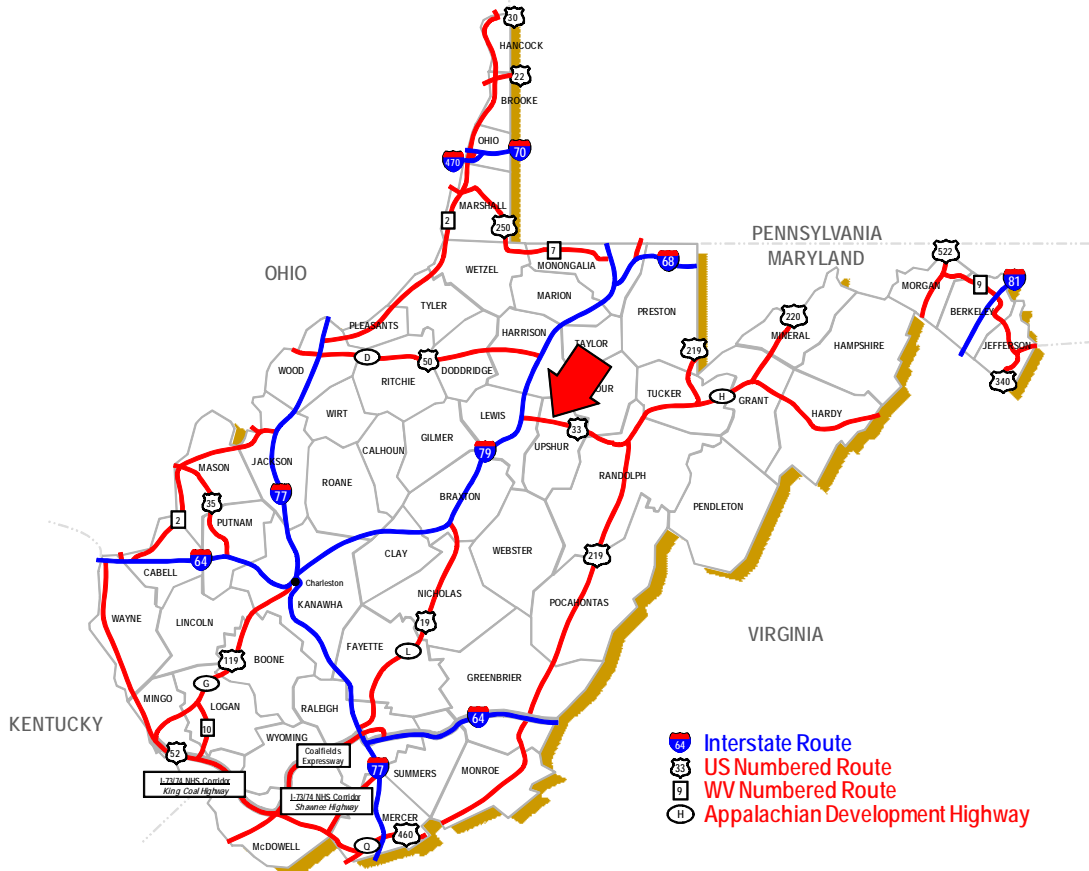
Email: info@upshurda.com

Website: www.upshurda.com

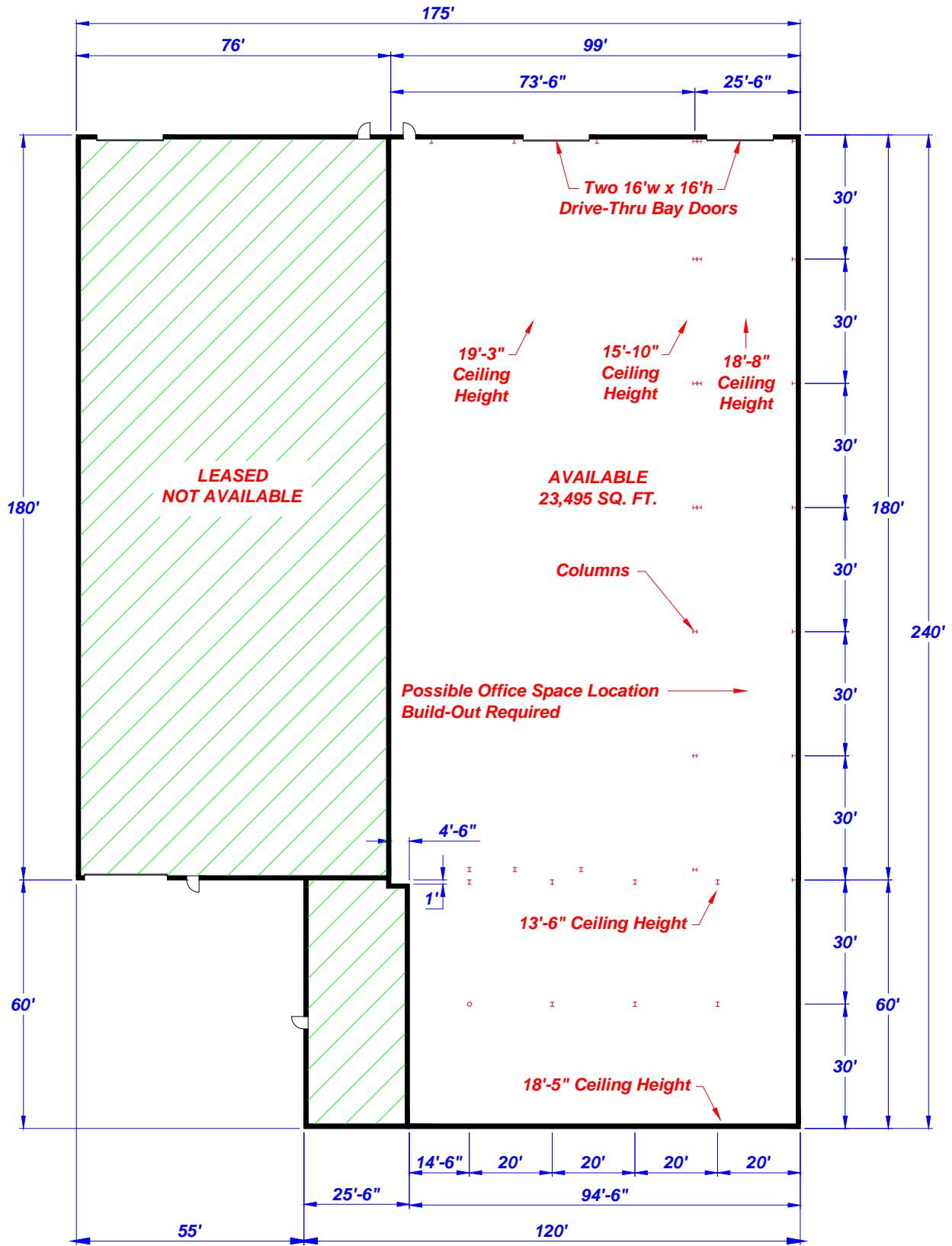
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250 & 500 MILE RADIUS FROM BUCKHANNON, WEST VIRGINIA



BUCKHANNON, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



AVAILABLE SECTION (23,495 SQ. FT.)



AVAILABLE SECTION (23,495 SQ. FT.)



AVAILABLE MANUFACTURING/WAREHOUSE SPACE (17,820 SQ. FT.)



AVAILABLE MANUFACTURING/WAREHOUSE SPACE (5,675 SQ. FT.)



POSSIBLE OFFICE SPACE BUILD-OUT LOCATION



3,960 SQ. FT. STORAGE SHED AVAILABLE (60' X 66' WITH 20' CEILING HEIGHT)