



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

AVAILABLE SPACE 298 INDUSTRIAL DRIVE BUILDING



OAK HILL, WEST VIRGINIA

LOCATION

Building Address - 298 Industrial Drive
Oak Hill, WV 25901
Located in City Limits - No
Zoning - Industrial
County - Fayette
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - Yes
Flood Hazard Zone - Location is not within any FEMA Zone

SIZE

Total Sq. Ft. - 10,000
Total Available Sq. Ft. - 10,000
Total Leased Sq. Ft. - 0
Acres -
Available Manufacturing/Warehouse Sq. Ft. - 7,500
Available Office Sq. Ft. - 2,500

CEILING HEIGHT

Manufacturing/Warehouse Space - 16'-5" at eaves and 19'-11" clear height under steel beams

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded - 10,000
Is There Additional Land Available - Yes
Number of Additional Acres - 2 to 3 approx.

Date of Construction - 1995
Dates of Expansion - None
Date Vacated - Currently occupied, will need 60 days to vacate
Floor Thickness and Composition - 8" reinforced concrete
Wall Composition - Metal
Wall Insulation - Fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation - Fiberglass with vinyl backing
Column Spacing - Clear span
Type of Sprinkler System - None
Office HVAC - Gas heat
Manufacturing/Warehouse HVAC - Four gas radiant tube heaters
Type of Lighting in Manufacturing/Warehouse Space - Mercury Vapor
Number and Capacity of Overhead Cranes - 0
Number of Truck Docks - 0
Number and Size of Bay Doors - Three 14' wide x 16' high
Number of Parking Spaces - 30+
Previous use of the Building - Trucking company and answering service

TRANSPORTATION

Interstate/4 Lane Highway - 0.8 mile to US Route 19 and 14.8 miles to I-64/77 Interchange Exit 48
Commercial Airport - 23.5 miles to Raleigh County Memorial Airport
Railroad - None
Railroad Siding - None
Navigable Waterway - None



On-Site Barge Facility - None

UTILITIES

Electricity - Appalachian Power Company

Voltage - 240/480

Phase - 3

Gas - Mountaineer Gas Company

Size of Service Line -

Gas Pressure -

Water - West Virginia American Water

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - Oak Hill Sanitary

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier

Switching - Digital

Broadband Service - Yes

SALE/LEASE

Sale Price and Terms - Negotiable

Lease Price and Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Adona Pugh

Tri-County Delivery

PO Box 693

Oak Hill, WV 25901

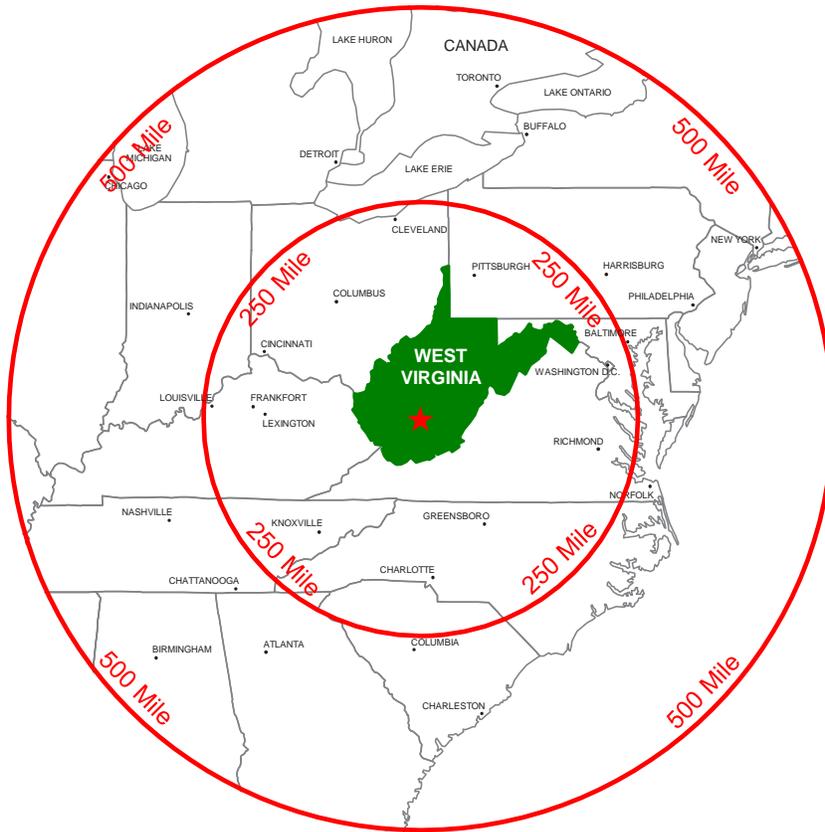
Mobile: (304) 673-1968

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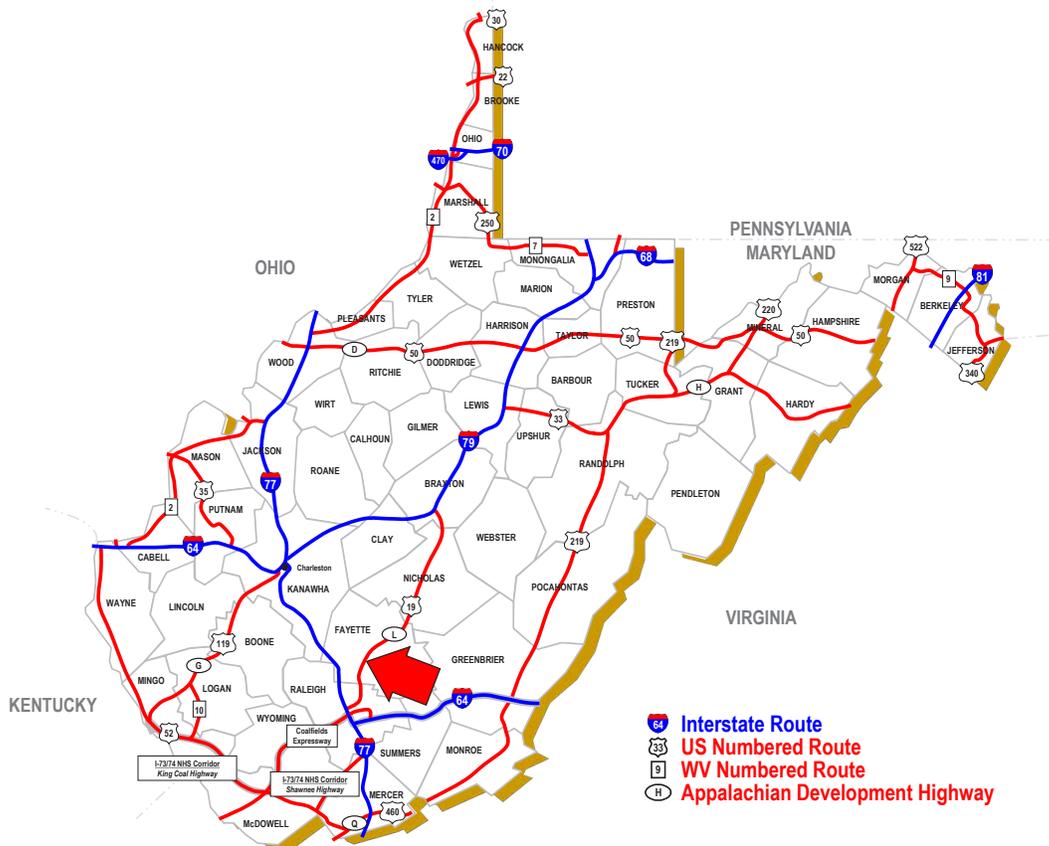
REMARKS

Owner is willing to enlarge office space as needed to suit tenant and that it is not mandatory they take any warehouse space.

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.



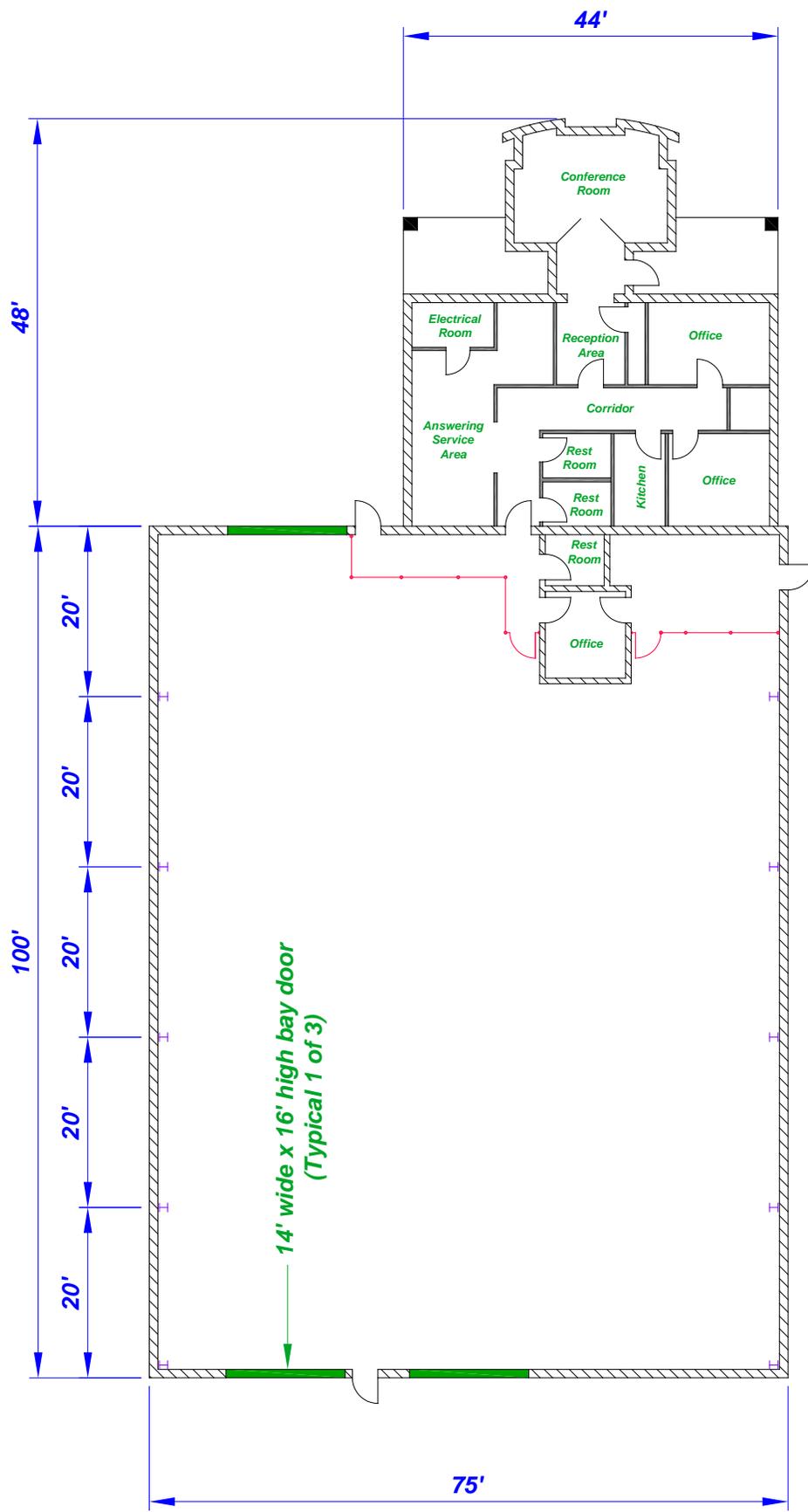
250 & 500 MILE RADIUS FROM OAK HILL, WEST VIRGINIA



OAK HILL, WEST VIRGINIA



BUILDING LOCATION NEAR OAK HILL, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



REAR VIEW OF BUILDING



MANUFACTURING/WAREHOUSE SPACE



MANUFACTURING/WAREHOUSE SPACE



RECEPTION AREA



OFFICE SPACE AREA



TYPICAL OFFICE



ANSWERING SERVICE AREA



ELECTRICAL ROOM



CONFERENCE ROOM



KITCHEN