



WEST VIRGINIA DEVELOPMENT OFFICE  
1900 Kanawha Boulevard East  
Charleston, WV 25305-0311  
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## AVAILABLE SPACE BUILDING THREE



### FRIENDLY, WEST VIRGINIA

#### LOCATION

**Building Address** - 4203 South State Route 2  
Friendly, WV 26146

**Located in City Limits** - No

**Zoning** - None

**County** - Tyler

**Located in Business/Industrial Park** - Yes

**Can the Building be Multi-Tenant** - Yes

**Flood Hazard Zone** - Location is NOT WITHIN any identified flood hazard area

#### SIZE

**Total Sq. Ft.** - 9,800

**Total Available Sq. Ft.** - 9,800

**Total Leased Sq. Ft.** - 0

**Acres** - 50

**Available Manufacturing/Warehouse Sq. Ft.** - 8,300

**Available Office Sq. Ft.** - 3,300 total (1,500 sq. ft. located at building and additional 1,800 sq. ft. building located close by)

**Available Locker and Shower Room Building Sq. Ft.** - 1,300

#### CEILING HEIGHT

**Manufacturing/Warehouse Space** - 16' at eaves and 20' at center

#### 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** - 30

**Date of Construction** - 1992

**Dates of Expansion** -

**Date Vacated** - August 2013

**Floor Thickness and Composition** - 8" reinforced concrete

**Wall Composition** - Metal

**Wall Insulation** - 3.5" wrap fiberglass

**Roof Composition** - Metal

**Roof Insulation** - 6" wrap fiberglass

**Column Spacing** - Varied

**Type of Sprinkler System** - None

**Office HVAC** - Natural gas heat and electric A/C

**Manufacturing/Warehouse HVAC** - Natural gas tube heat

**Type of Lighting in Manufacturing/Warehouse Space** - 400 watt multi-vapor high bay and fluorescent

**Number and Capacity of Overhead Cranes** - 0

**Number of Truck Docks** - 0

**Number and Size of Bay Doors** - Three 12' x 14' and two 14' x 16'

**Number of Parking Spaces** -

**Previous use of the Building** - Maintenance shop

#### TRANSPORTATION

**Interstate/4 Lane Highway** - 24.4 miles to I-77 Interchange Exit 179

**Commercial Airport** - 22.6 miles to Mid-Ohio Valley Regional

**Airport**

**Railroad** - CSX



Railroad Siding - Yes  
Navigable Waterway - Ohio River  
On-Site Barge Facility - Yes

#### **UTILITIES**

Electricity - Mon Power  
Voltage - 480 V AC 200 and 400 amp  
Phase - 3

Gas - Dominion  
Size of Service Line - 1.25"  
Gas Pressure - 40 psi

Water - Friendly PSD  
Size of Service Line - 1"  
Static Pressure - 40 psi  
Residual Pressure -  
Excess Capacity of Treatment Plant (GPD) -

Sewer - Friendly PSD  
Size of Service Line - 4" Vacuum system  
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier  
Switching - Analogue  
Broadband Service - No

#### **SALE/LEASE**

Sale Price - Negotiable  
Sale Terms - Negotiable  
Lease Price - Negotiable  
Lease Terms - Negotiable  
Available Purchase or Lease Date - Immediately

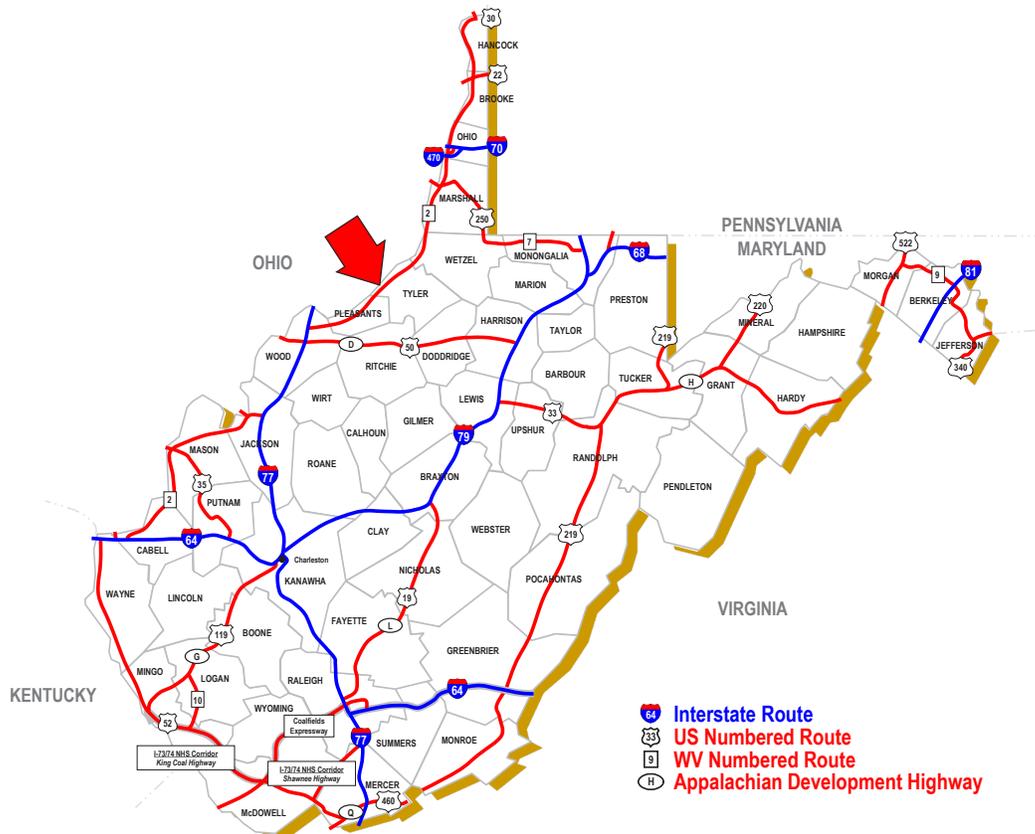
#### **FOR FURTHER INFORMATION CONTACT**

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**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 FRIENDLY, WEST VIRGINIA**



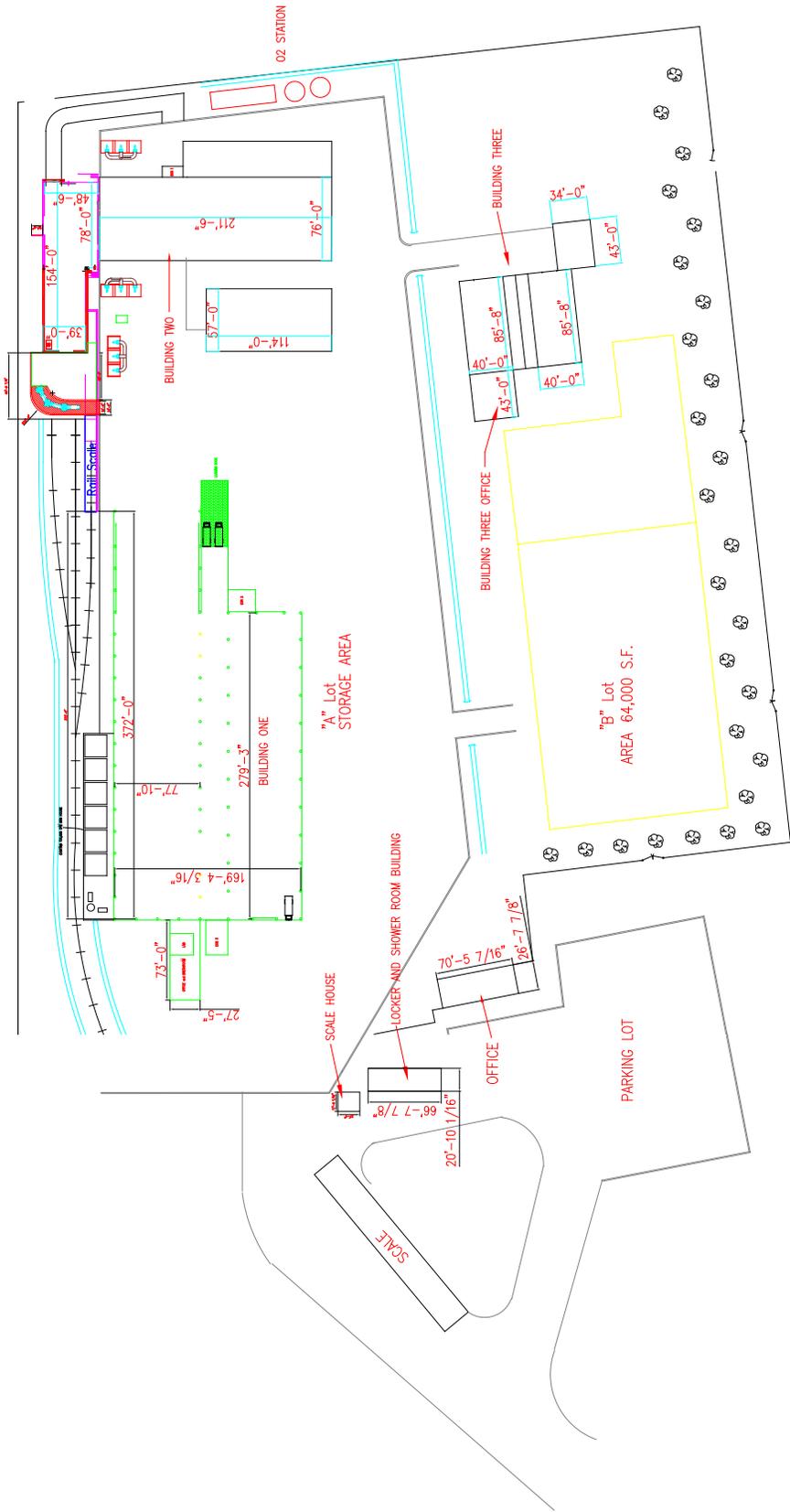
**FRIENDLY, WEST VIRGINIA**



**Legend**

 Bens Run Industrial Park South (50 Acres Total)

**BUILDING LOCATION NEAR FRIENDLY, WEST VIRGINIA**



FLOOR PLAN (NOT TO SCALE)





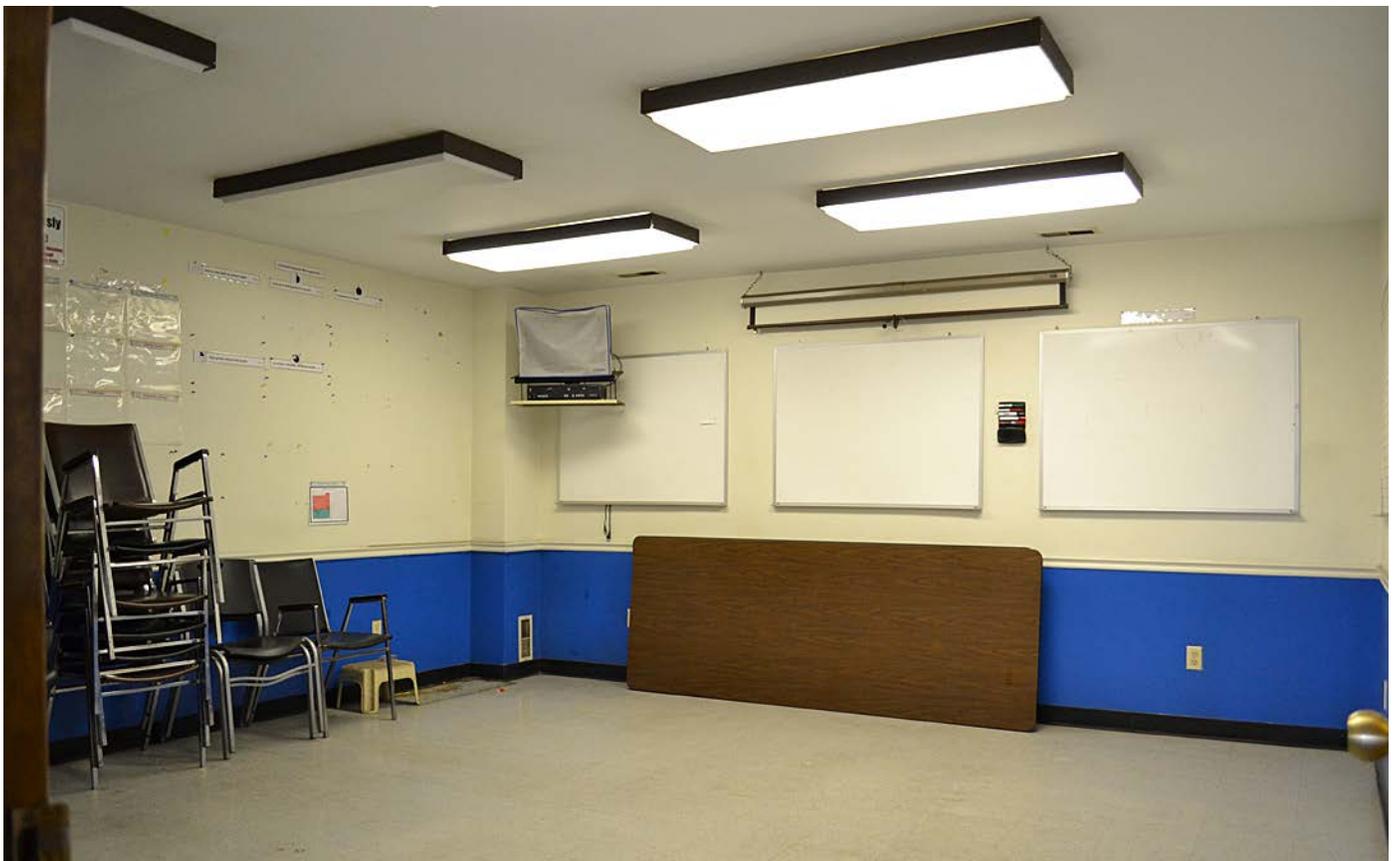
**5,000 SQ. FT. SECTION INCLUDING OFFICE SPACE**



**OFFICE SPACE**



**OFFICE SPACE**



**CONFERENCE ROOM**



**3,400 SQ. FT. SECTION**



**1,400 SQ. FT. SECTION**



**ADDITIONAL OFFICE SPACE AVAILABLE (1,800 SQ. FT.)**



**LOCKER AND SHOWER ROOM BUILDING AVAILABLE (1,300 SQ. FT.)**