



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

AVAILABLE SPACE CENTRAL VAN & STORAGE BUILDING



POCA, WEST VIRGINIA

LOCATION

Building Address - 301 Jacobson Drive
 Poca, WV 25159

Located in City Limits - No

County - Putnam

Located in Business/Industrial Park - Yes

Can the Building be Multi-Tenant - No

SIZE

Total Sq. Ft. - 22,000

Total Available Sq. Ft. - 22,000

Acres - 2.8

Available Manufacturing/Warehouse Sq. Ft. - 17,600

Available Office Sq. Ft. - 4,400

CEILING HEIGHT

Manufacturing/Warehouse Space - 23'

Office Space - 8'

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded - 10,000

Is There Additional Land Available - No

Number of Additional Acres - 0

Date of Construction - 1976

Dates of Expansion - Remodeled in 2003

Date Vacated - Currently occupied, will need 90 days to vacate

Floor Thickness and Composition - 6" reinforced concrete

Wall Composition - Block

Wall Insulation (Thickness & Type) - None

Roof Composition - Flat, rubber w/steel underlayment

Roof Insulation (Thickness & Type) - 1/4" underlayment

Column Spacing - 35' x 55'

Type of Sprinkler System (What Spaces Served) - Wet system serves the entire building

Office HVAC - Two units, three years old

Manufacturing/Warehouse HVAC - Three units, one year old

Type of Lighting in Manufacturing/Warehouse Space - Halogen high bay

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - Four

Number and Size of Drive-Through Bay Doors - Two 12'w x 14'h

Number of Parking Spaces - 30 + auto & 20+ tractor trailer (Fenced in)

Previous use of the Building - Light manufacturing, machine shop, metal fabricator, warehouse, distribution

Building use is Best Suited for - Light manufacturing or warehouse

TRANSPORTATION

Interstate/4 Lane Highway - 1.2 miles to I-64 Interchange Exit 45

Commercial Airport - 20 miles to Yeager Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None



TRUCK DOCKS LOCATED AT REAR OF BUILDING

UTILITIES

Electricity - Appalachian Power Company

Voltage - 208 volts Y hookup

Phase - 3

Gas - Union Oil

Size of Service Line -

Gas Pressure -

Water - West Virginia American Water

Size of Service Line - 1" to 1-1/2"

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - City of Nitro

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier and nTelos

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - \$2.1 million, negotiable (prefer to sale)

Sale Terms - Negotiable

Lease Price - \$19,000 per month, price includes 22,000 sq. ft. building and 3 acre fenced-in storage area

Lease Terms - NNN

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Gene Papa

Central Holdings LLC

PO Box 626

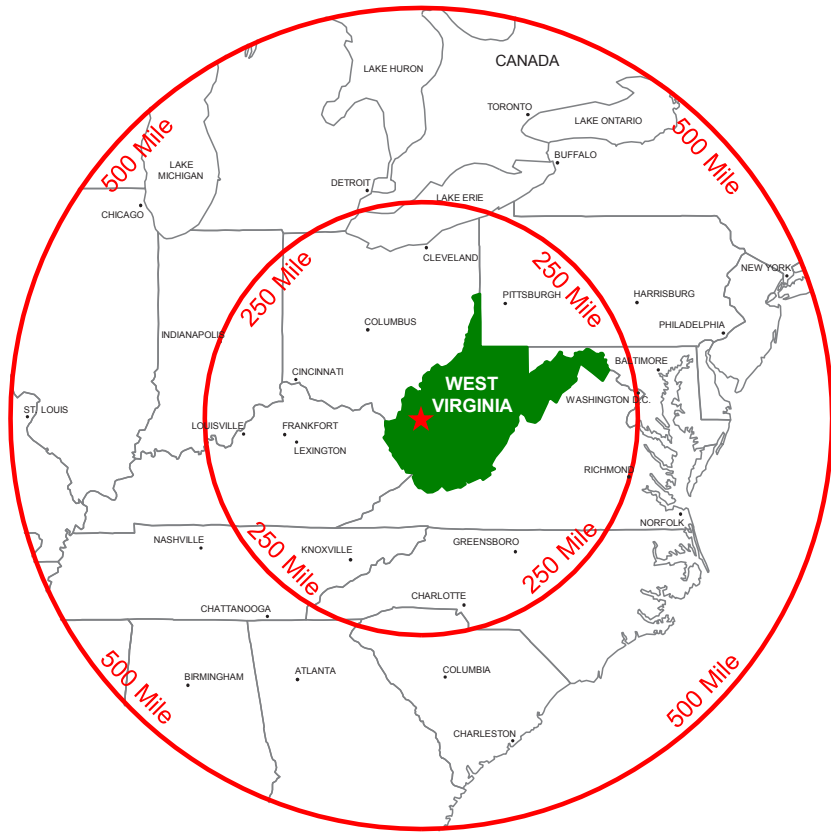
Poca, WV 25159

Phone: (304) 755-1898

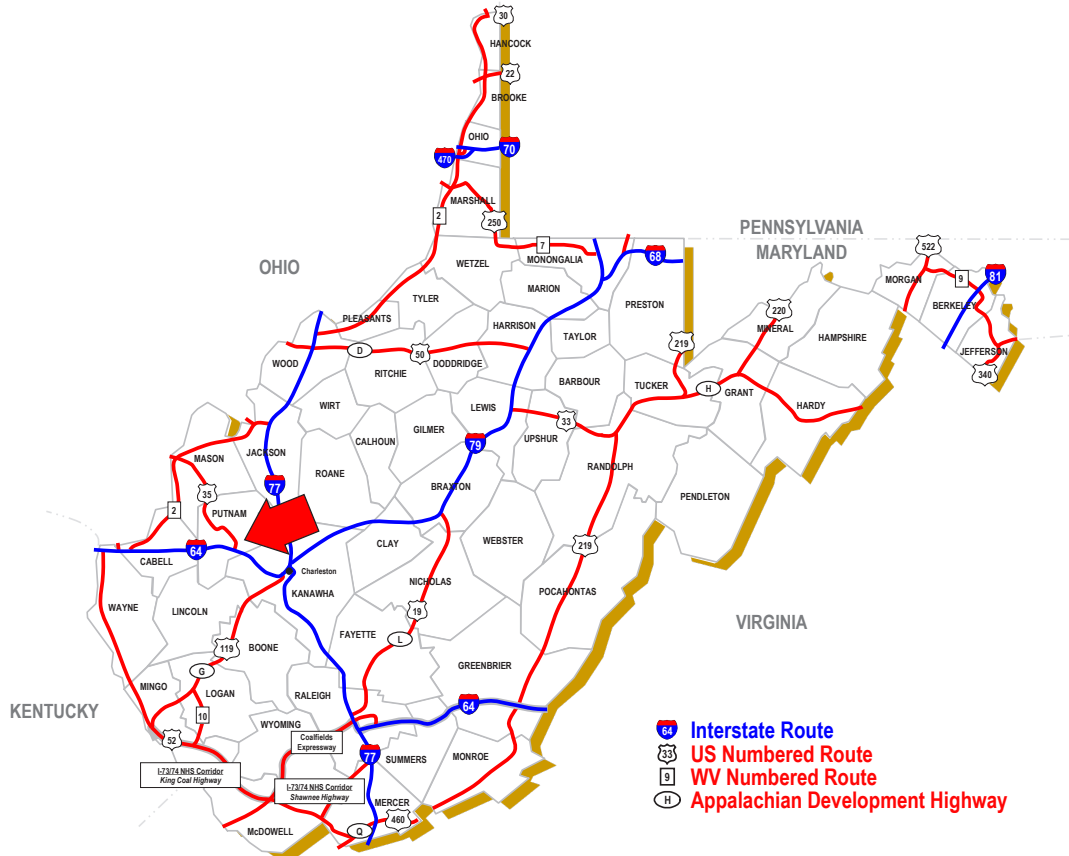
Fax: (304) 755-9871

Email: gpapa@centralvan.com

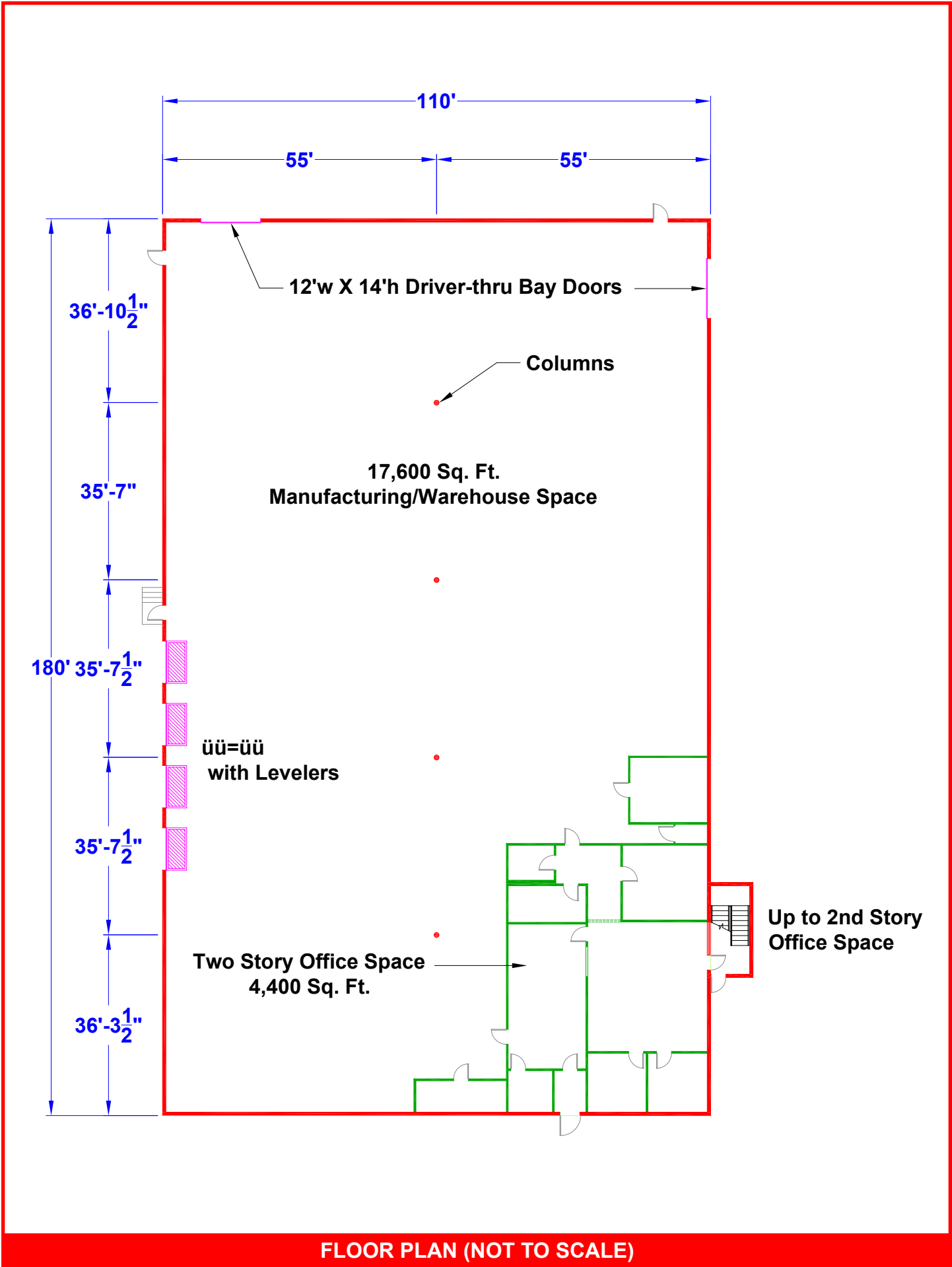
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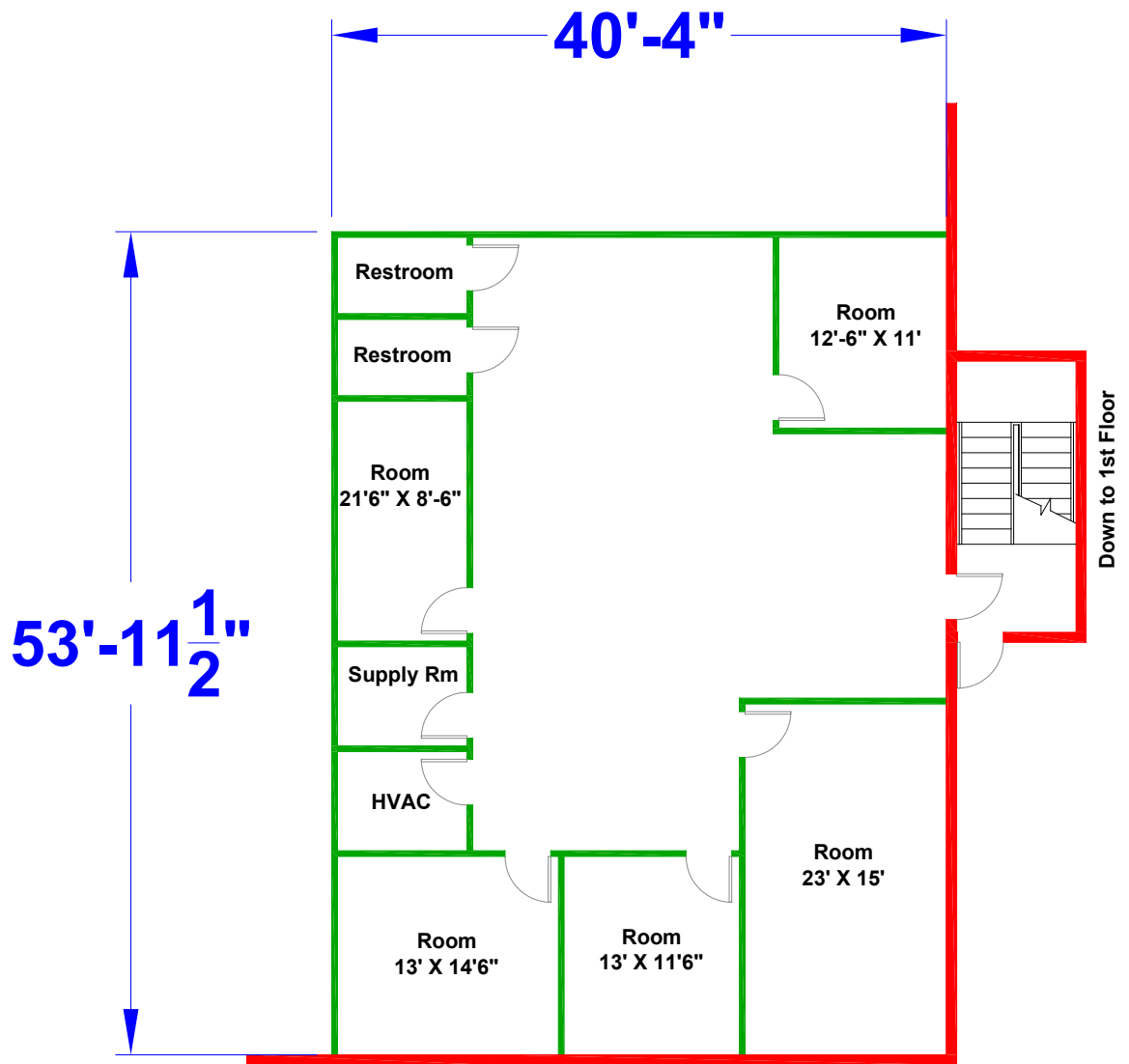
250 & 500 MILE RADIUS FROM POCA, WEST VIRGINIA



POCA, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



FLOOR PLAN 2ND STORY OFFICE SPACE; 2,200 SQ. FT. (NOT TO SCALE)



12' WIDE X 14' HIGH DRIVE-THRU BAY DOOR (TYPICAL 1 OF 2)



WAREHOUSE/MANUFACTURING AREA



WAREHOUSE/MANUFACTURING AREA



1ST FLOOR OFFICE AREA



1ST FLOOR TYPICAL OFFICE SPACE



1ST FLOOR BREAK ROOM



2ND FLOOR OFFICE AREA



2ND FLOOR EXECUTIVE OFFICE SPACE