



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 JOHN D. ROCKEFELLER IV INDUSTRIAL PARK BUILDING 4



WOLF PEN, WEST VIRGINIA

LOCATION

Building Address - WV State Route 16
Wolf Pen, WV 24874
Located in City Limits - No
Zoning - None
County - Wyoming
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - No
Flood Hazard Zone - Location is not within any FEMA Zone

SIZE

Total Sq. Ft. - 11,250
Total Available Sq. Ft. - 11,250
Total Leased Sq. Ft. - 0
Acres - 1+
Available Manufacturing/Warehouse Sq. Ft. - 11,250
Available Office Sq. Ft. - 0

CEILING HEIGHT

Manufacturing/Warehouse Space - 20'-11" at eaves and 24'-9" at center

SPECIFICATIONS

Can the Building be Expanded - No
Number of Additional Sq. Ft. Building can be Expanded - 0
Is There Additional Land Available - No
Number of Additional Acres - 0

Date of Construction - January 2004

Dates of Expansion - None

Date Vacated - April 2014

Floor Thickness and Composition - 8" reinforced concrete

Wall Composition - Metal

Wall Insulation - 4" fiberglass with vinyl backing

Roof Composition - Metal

Roof Insulation - 4" fiberglass with vinyl backing

Column Spacing - Clear span

Type of Sprinkler System - Wet system serves entire building

HVAC - None

Type of Lighting in Manufacturing/Warehouse Space - Halogen

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - 0

Number and Size of Bay Doors - Two 16' wide x 18' high

Number of Parking Spaces - 50 plus available spaces for lease

Previous use of the Building - Vehicle maintenance

TRANSPORTATION

Interstate/4 Lane Highway - 37.2 miles to I-77 Interchange Exit 42

Commercial Airport - 47 miles to Raleigh County Memorial Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None



MANUFACTURING/WAREHOUSE SPACE

UTILITIES

Electricity - Appalachian Power Company

Voltage - 440

Phase - 3

Gas - Mountaineer Gas Company

Size of Service Line -

Gas Pressure -

Water - Welch Water Works

Size of Service Line - 6"

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) - 10,000

Sewer - On site waste water plant

Size of Service Line - 10"

Excess Capacity of Treatment Plant (GPD) - 10,000

Telephone Supplier - Frontier and Shentel

Switching - Digital

Broadband Service - Yes

SALE/LEASE

Sale Price - For lease only

Sale Terms - For lease only

Lease Price - \$2.50 psf yearly

Lease Terms - 2 year minimum

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Christy Laxton

Executive Director

Wyoming County EDA

PO Box 1828

506A River Road

Pineville, WV 24874

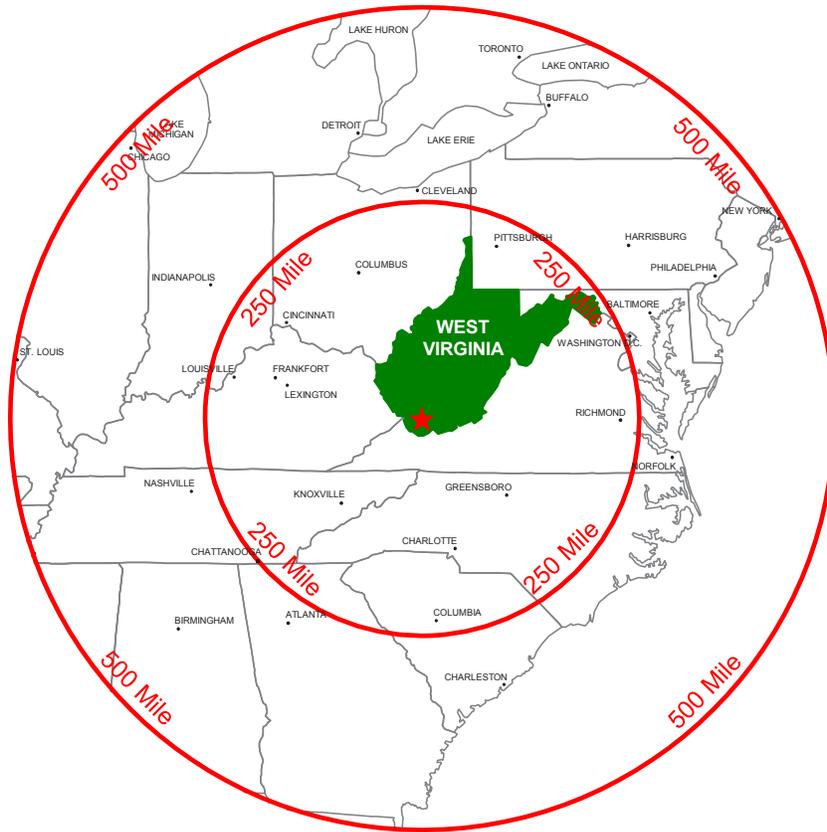
Phone: (304) 732-6707

Mobile: (304) 890-1338

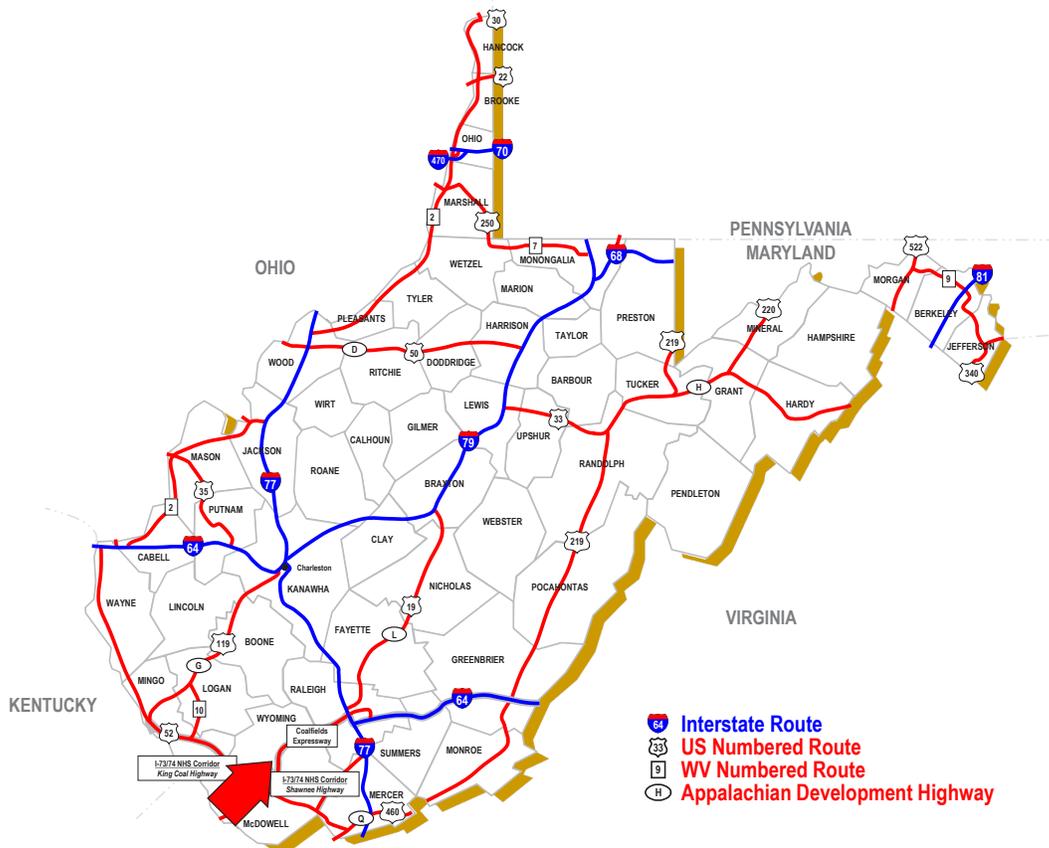
Fax: (304) 732-6963

Email: christylaxton@wyomingcounty.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.



250 & 500 MILE RADIUS FROM WOLF PEN, WEST VIRGINIA



WOLF PEN, WEST VIRGINIA

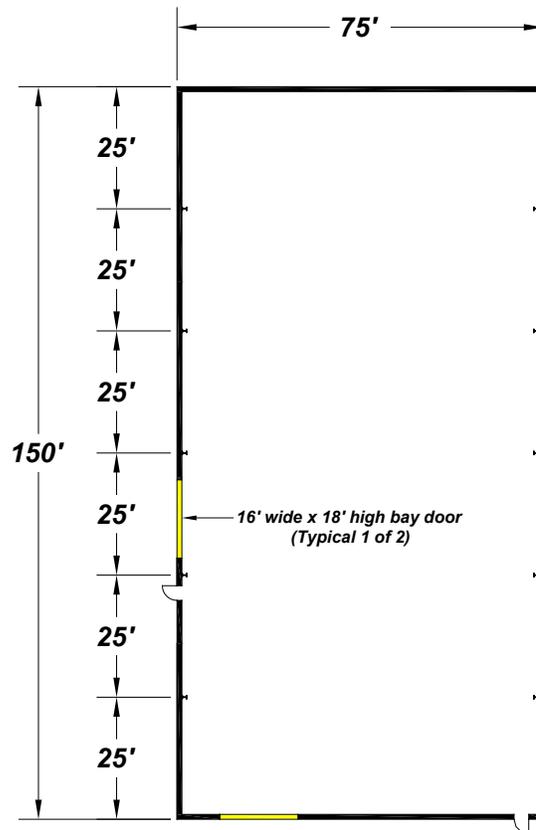


**John D. Rockefeller IV
Industrial Park Building 4**

BUILDING LOCATION NEAR WOLF PEN, WEST VIRGINIA



MANUFACTURING/WAREHOUSE SPACE



FLOOR PLAN (NOT TO SCALE)