



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 OFFICE EQUIPMENT SERVICES BUILDING



### PAW PAW, WEST VIRGINIA

#### LOCATION

**Building Address** - 350 Bevans Industrial Lane  
Paw Paw, WV 25434

**Located in City Limits** - Yes

**County** - Morgan

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

**Can the Building be Multi-Tenant** - No

#### SIZE

**Total Sq. Ft.** - 14,000

**Total Available Sq. Ft.** - 14,000

**Total Leased Sq. Ft.** - 14,000

**Acres** - 10.93

**Available Manufacturing/Warehouse Sq. Ft.** - 10,000

**Available Office Sq. Ft.** - 4,000

#### CEILING HEIGHT

**Manufacturing/Warehouse Space** - 15'-4" at eaves and 18'-4" at center

**Office Space** - 8'

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes

**Number of Additional Sq. Ft. Building can be Expanded** - 14,000

**Is There Additional Land Available** - Yes

**Number of Additional Acres** - 14.41

**Date of Construction** - 1995

**Dates of Expansion** - None

**Date Vacated** - Currently leased, tenant needs 60 days to vacate

**Floor Thickness and Composition** - Reinforced concrete

**Wall Composition** - Metal

**Wall Insulation (Thickness & Type)** - Fiberglass with vinyl backing

**Roof Composition** - Metal

**Roof Insulation (Thickness & Type)** - Fiberglass with vinyl backing

**Column Spacing** - 25' x 40'

**Type of Sprinkler System (What Spaces Served)** - None

**Office HVAC** - Two heat pumps

**Manufacturing/Warehouse HVAC** - Three York heating and air conditioning units

**Type of Lighting in Manufacturing/Warehouse Space** - Mercury Vapor and Metal Halide

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

**Number of Truck Docks** - 0

**Number and Size of Drive-Through Bay Doors** - One 12'w x 12'h and one 8'w x 10'h

**Number of Parking Spaces** - 38

**Previous use of the Building** - Remanufacture of copier subassemblies

#### TRANSPORTATION

**Interstate/4 Lane Highway** - 31 miles to I-70 Interchange

**Commercial Airport** - 26 miles to Cumberland Regional Airport

**Railroad** - CSX

**Railroad Siding** - None

**Navigable Waterway** - None

**On-Site Barge Facility** - None



### **UTILITIES**

Electricity - Potomac Edison  
Voltage - 480  
Phase - 3

Gas - None  
Size of Service Line -  
Gas Pressure -

Water - Paw Paw Water Department  
Size of Service Line - 8" main  
Static Pressure -  
Residual Pressure -  
Excess Capacity of Treatment Plant (GPD) -

Sewer - Paw Paw Sewer Department  
Size of Service Line - 8" main  
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier  
Switching -  
Broadband Service -

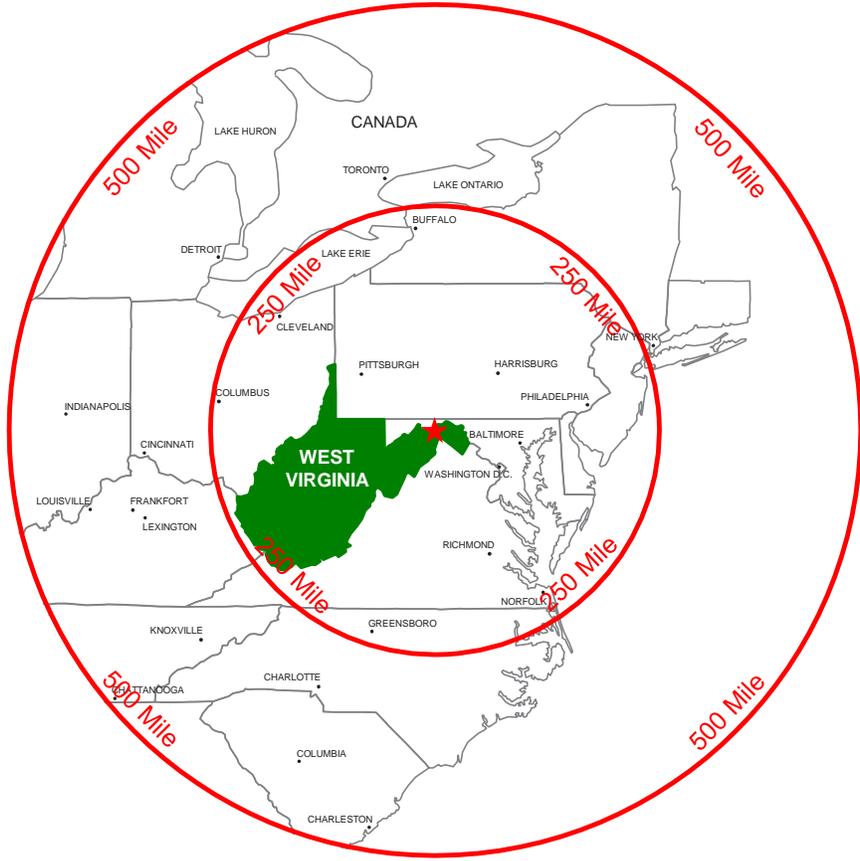
### **SALE/LEASE**

Sale Price - \$325,000 Negotiable  
Sale Terms -  
Lease Price - TBD  
Lease Terms -  
Available Purchase or Lease Date - 60 days

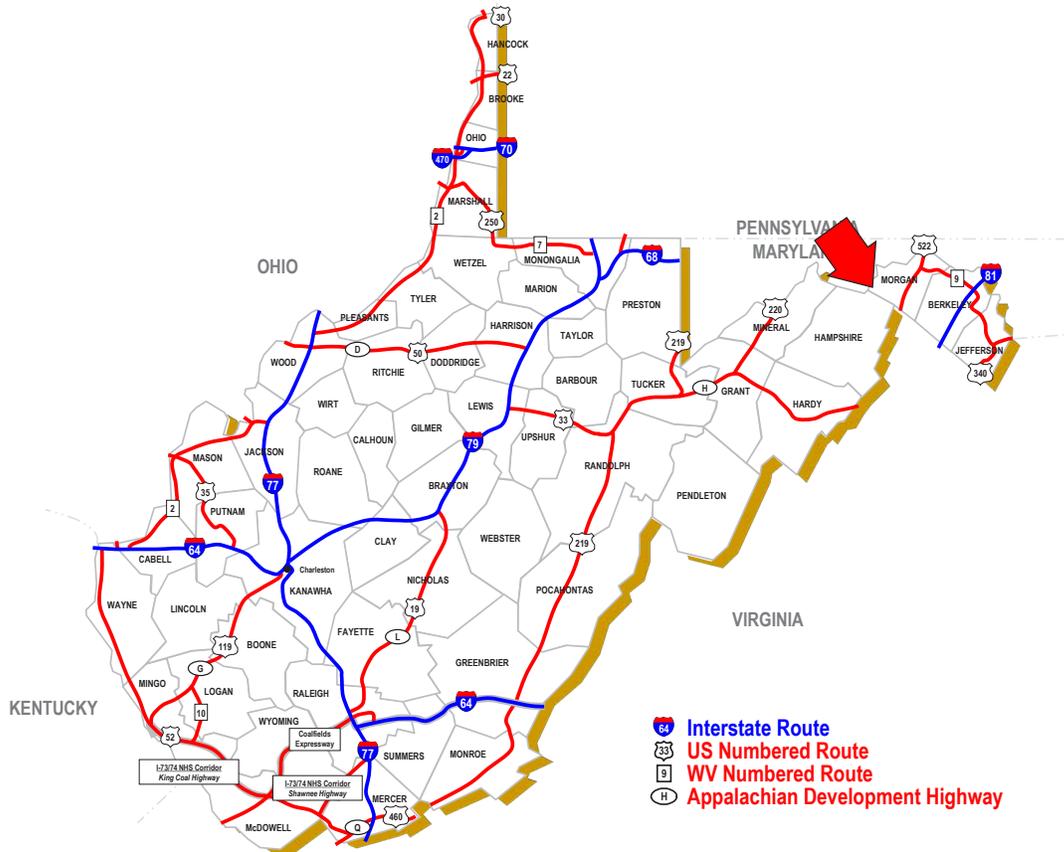
### **FOR FURTHER INFORMATION CONTACT**

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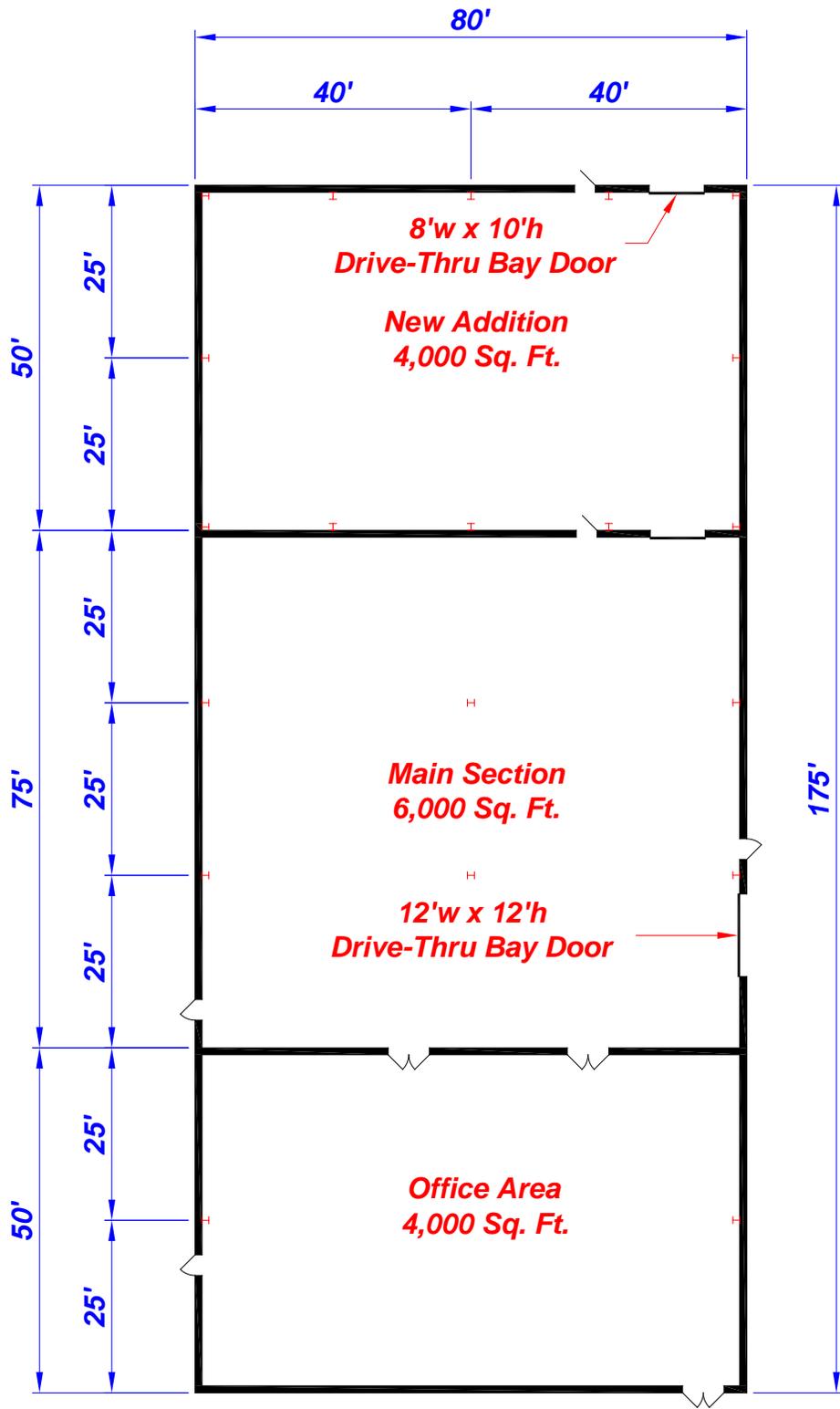
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**250 & 500 MILE RADIUS FROM PAW PAW, WEST VIRGINIA**



**PAW PAW, WEST VIRGINIA**



**FLOOR PLAN (NOT TO SCALE)**



**NEW ADDITION**



**NEW ADDITION**



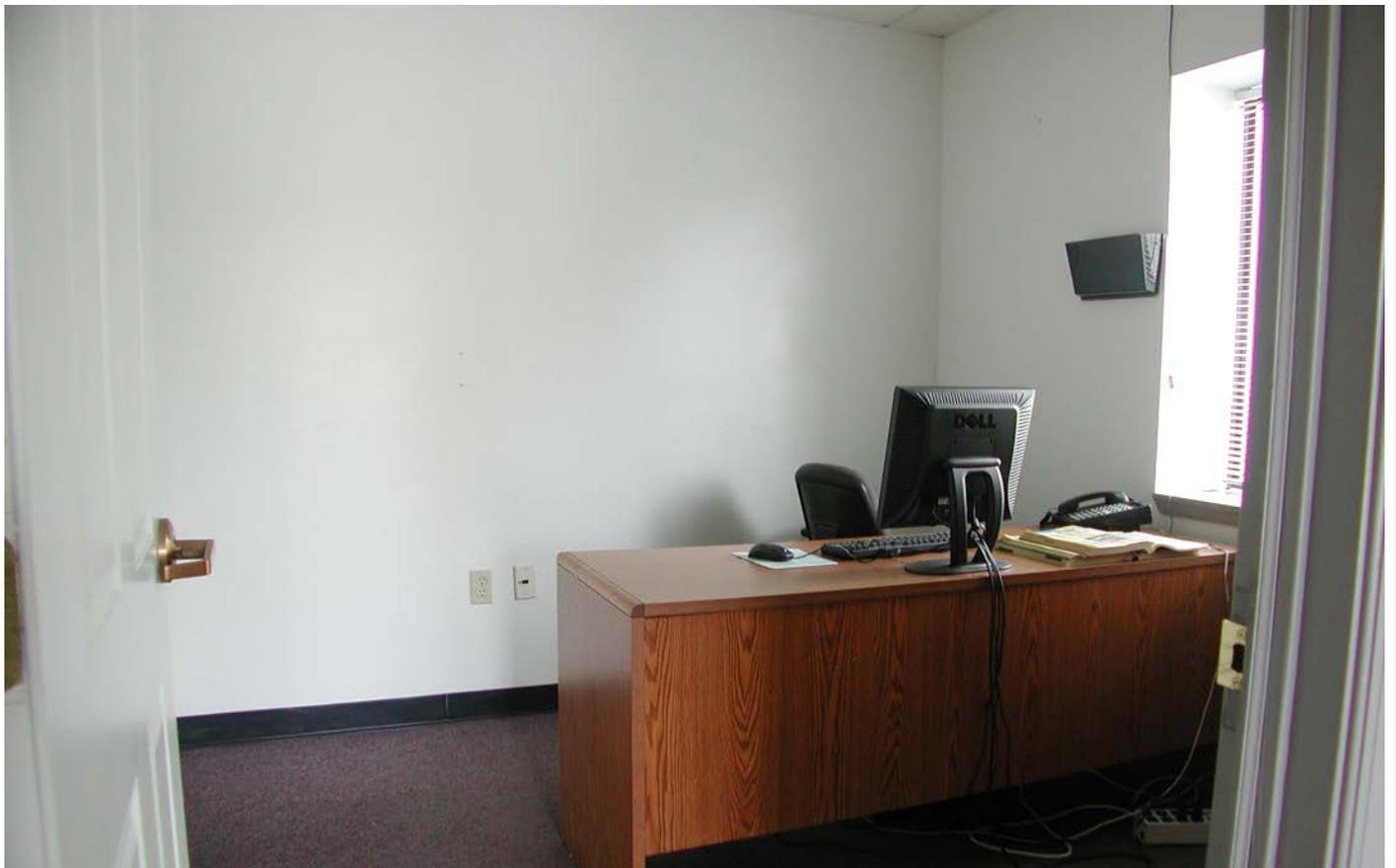
**MAIN SECTION**



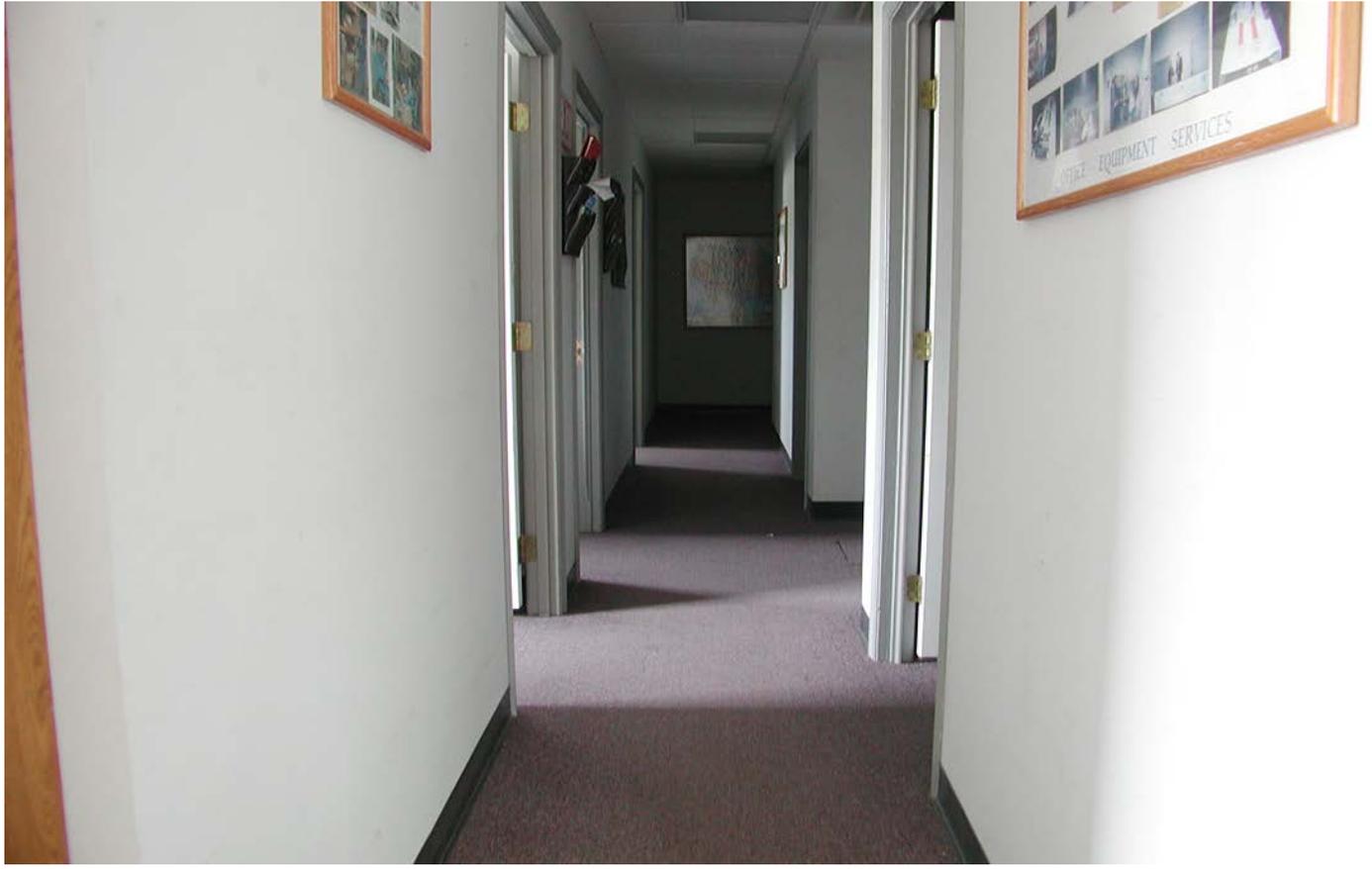
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**RECEPTION AREA**



**TYPICAL OFFICE SPACE**



**OFFICE SPACE CORRIDOR**



**CONFERENCE ROOM**