



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 THE OLD HYDROPLATE BUILDING



PRINCETON, WEST VIRGINIA

LOCATION

Building Address - 300 Elmer Street
Princeton, WV 24740
Located in City Limits - No
County - Mercer
Located in Business/Industrial Park - No
Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 22,773
Total Available Sq. Ft. - 11,770
Total Leased Sq. Ft. - 11,003
Acres - 1.5 +/-
Available Manufacturing/Warehouse Sq. Ft. - 10,110
Available Office Sq. Ft. - 1,660

CEILING HEIGHT

Manufacturing/Warehouse Space - 17'-6" at eaves and 19'-6" at center, measurements taken under steel support beams

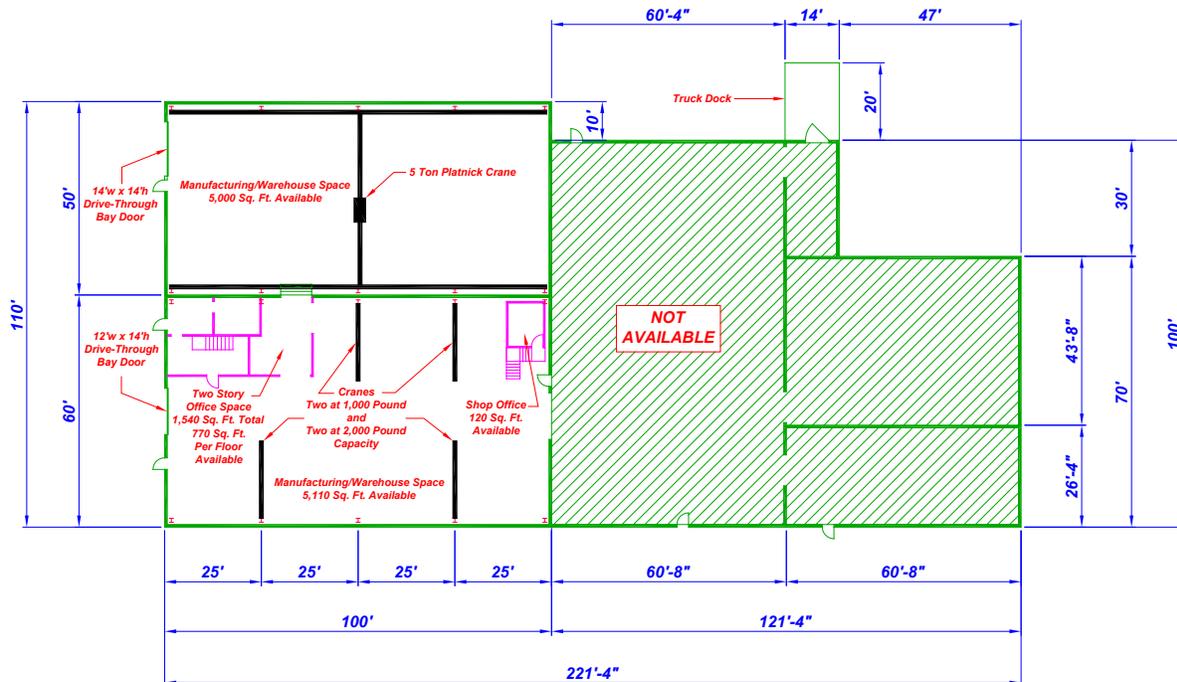
SPECIFICATIONS

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 -
Dates of Expansion -

Date Vacated - October 2010 for available space
Floor Thickness and Composition - 12" reinforced concrete
Wall Composition - Metal
Wall Insulation (Thickness & Type) - 4" fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation (Thickness & Type) - 4" fiberglass with vinyl backing
Column Spacing - 25'
Type of Sprinkler System (What Spaces Served) - None
Office HVAC - Central air
Manufacturing/Warehouse HVAC - Electric heaters
Type of Lighting in Manufacturing/Warehouse Space - Metal Halide
Number and Capacity of Overhead Cranes - One 5 ton Platnick, two 1,000 lb and two 2,000 lb jib cranes
Number of Truck Docks - One
Number and Size of Drive-Through Bay Doors - One 14'w x 14'h and one 12'w x 14'h
Number of Parking Spaces - 10 +/-
Previous use of the Building - Hydraulic machine and rebuild shop

TRANSPORTATION

Interstate/4 Lane Highway - 2 miles to US Route 460 and 5 miles to I-77 Interchange Exit 9
Commercial Airport - 42.2 miles to Raleigh County Memorial Airport
Railroad - None
Railroad Siding - None
Navigable Waterway - None
On-Site Barge Facility - None



FLOOR PLAN (NOT TO SCALE)

UTILITIES

Electricity - Appalachian Power Company
Voltage - 480
Phase - 3

Gas - Mountaineer Gas Company
Size of Service Line - 1 1/2"
Gas Pressure - 5 psi

Water - West Virginia American Water
Size of Service Line - 1"
Static Pressure -
Residual Pressure -
Excess Capacity of Treatment Plant (GPD) -

Sewer - Greenvalley-Glenwood PSD
Size of Service Line -
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier
Switching -
Broadband Service - Yes

SALE/LEASE

Sale Price - For lease only
Sale Terms - For lease only
Lease Price - \$5.25 psf, negotiable
Lease Terms - NNN, 5 year lease term, negotiable
Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Merritt Blankenship
Specialty Products and Services, L.L.C.
300 Elmer Street
Princeton, WV 24740
Phone: (304) 920-5968
Email: merritt_blankenship@yahoo.com

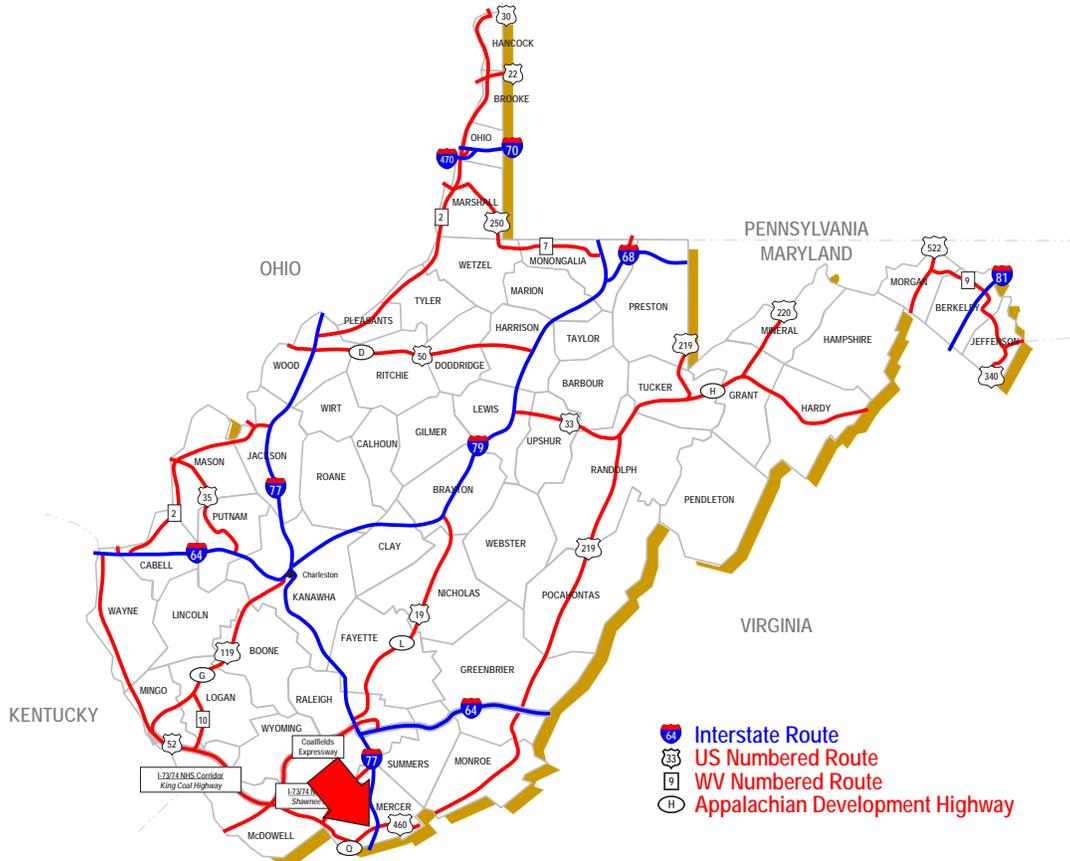
REMARKS

Available space is plumbed with air lines and water lines throughout. Available space also has numerous 480 volt disconnects. Additional space may become available. Owner will allow tenant to use truck dock if needed.

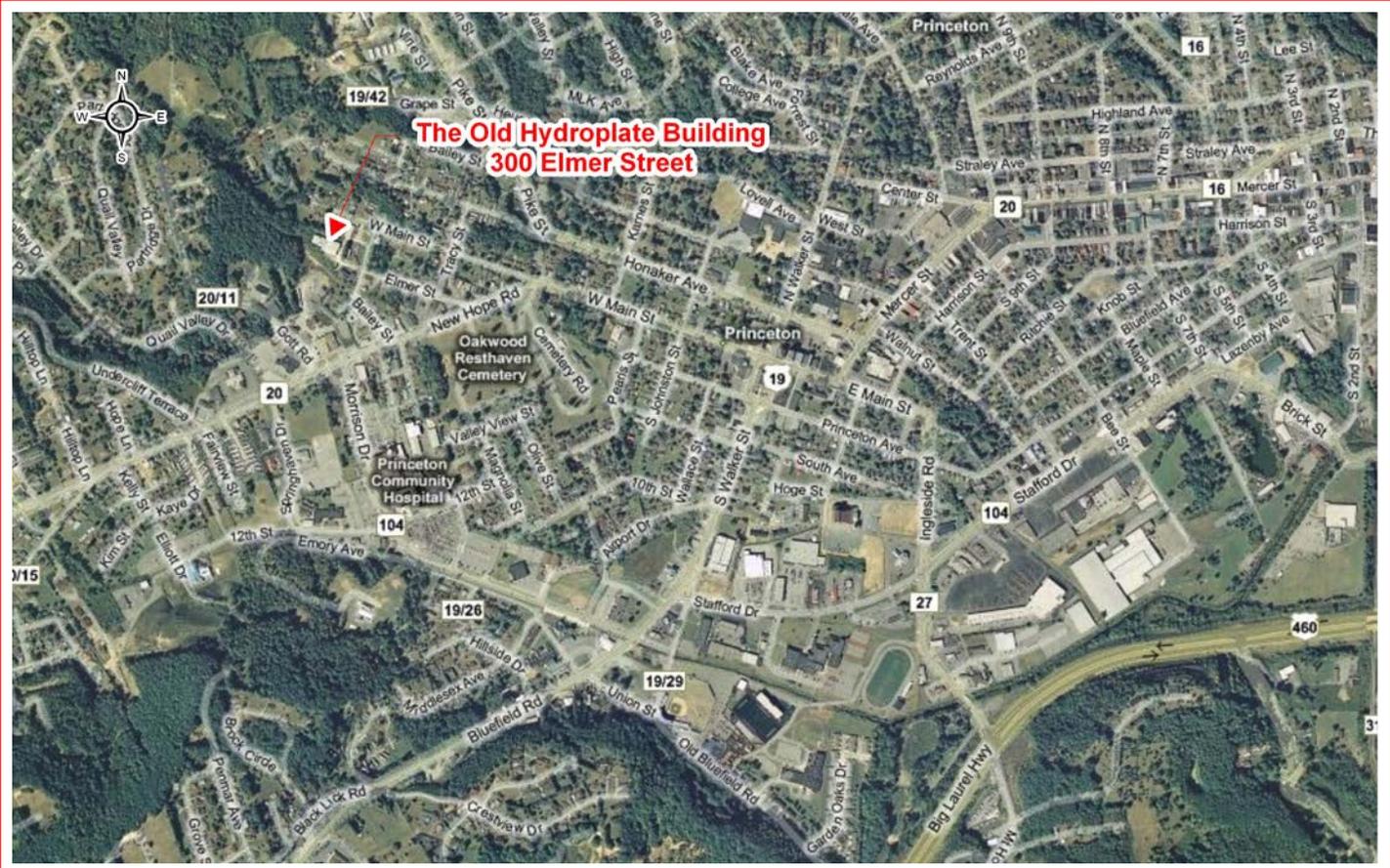
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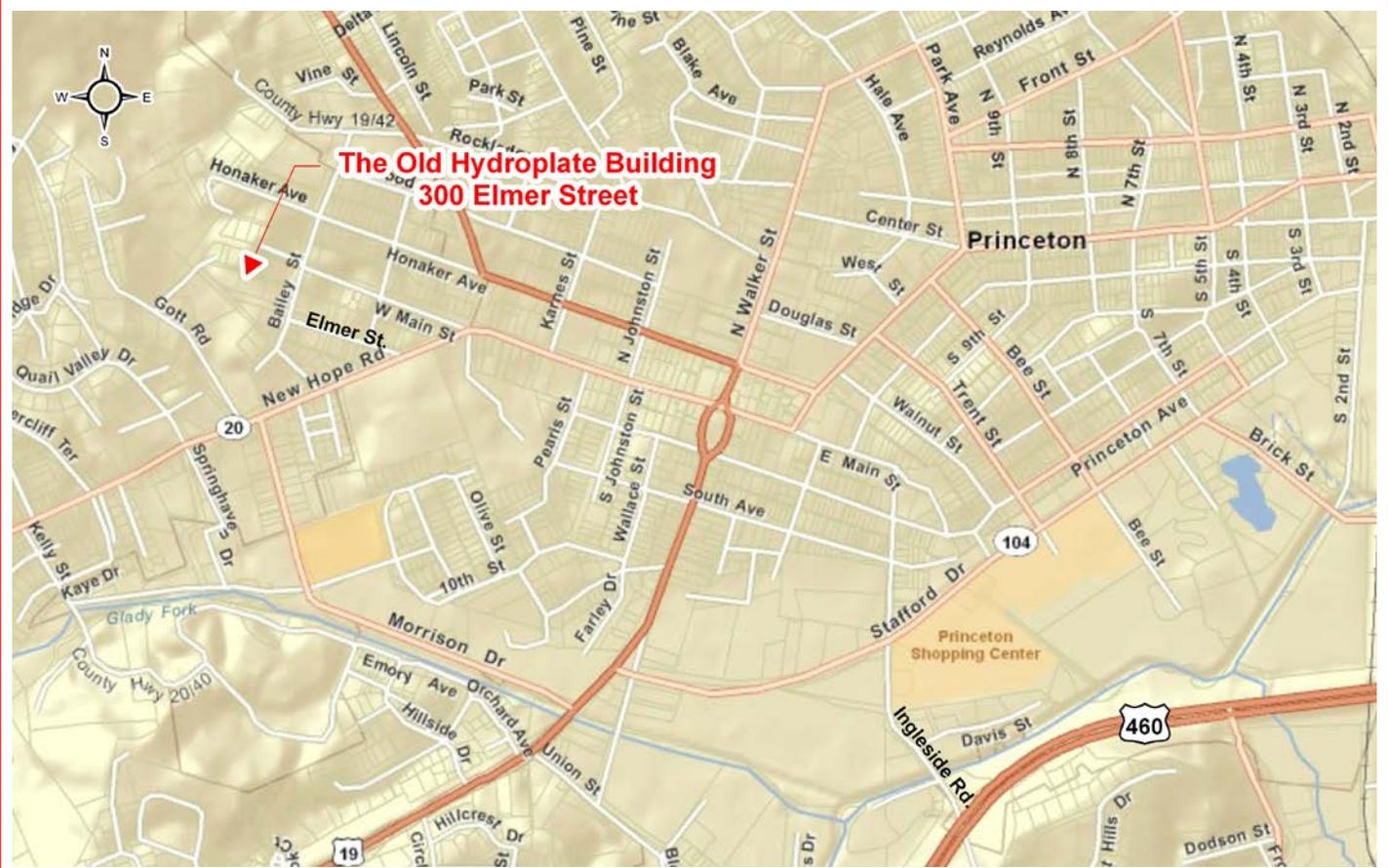
250 & 500 MILE RADIUS FROM PRINCETON, WEST VIRGINIA



PRINCETON, WEST VIRGINIA



AERIAL MAP SHOWING BUILDING LOCATION IN PRINCETON, WEST VIRGINIA



STREET MAP SHOWING BUILDING LOCATION IN PRINCETON, WEST VIRGINIA



AVAILABLE MANUFACTURING/WAREHOUSE SPACE (5,110 SQ. FT. SECTION)



AVAILABLE MANUFACTURING/WAREHOUSE SPACE (5,110 SQ. FT. SECTION)



AVAILABLE TWO STORY OFFICE SPACE (1,540 SQ. FT.)



AVAILABLE SHOP OFFICE (120 SQ. FT.)



AVAILABLE MANUFACTURING/WAREHOUSE SPACE (5,000 SQ. FT. SECTION)



AVAILABLE MANUFACTURING/WAREHOUSE SPACE (5,000 SQ. FT. SECTION)