



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 UPPER KANAWHA VALLEY TECHNOLOGY COMMUNITY BUILDING



### LOCATION

**Address:** 326 3rd Avenue  
Montgomery, WV 25136  
**Zoning:** Commercial  
**County:** Fayette

### SIZE

**Total Square Feet Available:** 5,616 total leaseable space  
**Number of Floors:** 4  
**Available Square Feet per Floor:**  
0 sq. ft. of leaseable space 1st floor  
2,500 sq. ft. of leaseable space 2nd floor  
3,116 sq. ft. of leaseable space 3rd floor  
0 sq. ft. of leaseable space Basement  
**Will Owner Subdivide Space:** Yes  
**Acreage:**

### SPECIFICATIONS

**Former Use of the Building:** Office/New Construction  
**Broadband Service Available:** Yes  
**Proximity to Point of Presence (POP):**  
**Number of Park Spaces:** 84  
**Redundant Power Supply:** Backup generator  
**Redundant Telephone Service:** Yes, Frontier and nTelos,  
**Security System Installed:** Yes  
**Sprinkler System Installed:** The building is fully sprinkled  
**Date of Construction:** 2003  
**Elevators:** 1 passenger and 1 freight  
**Handicap Accessibility:**  
**HVAC System:** 6 Trane heat pumps  
**Build-Out Required:** Yes  
**Ceiling Height:** 10'  
**Flood Zone:** Location is not within any FEMA Zone

### TRANSPORTATION

**Interstate/4 Lane Highway:** 12 miles to I-64/77  
Interchange  
**Commercial Airport:** 35 miles to Yeager Airport  
**Railroad:** Amtrack

### UTILITIES

**Electricity Provider:** Appalachian Power Company  
**Gas Provider:** Southern Public Gas Company  
**Water Provider:** West Virginia American Water  
**Sewer Provider:** Montgomery Sanitary Board  
**Telephone Provider:** Frontier

### FOR SALE/LEASE

**Lease Rate:** Negotiable  
**Lease Terms:** Negotiable, NNN  
**Date Available:** Immediately

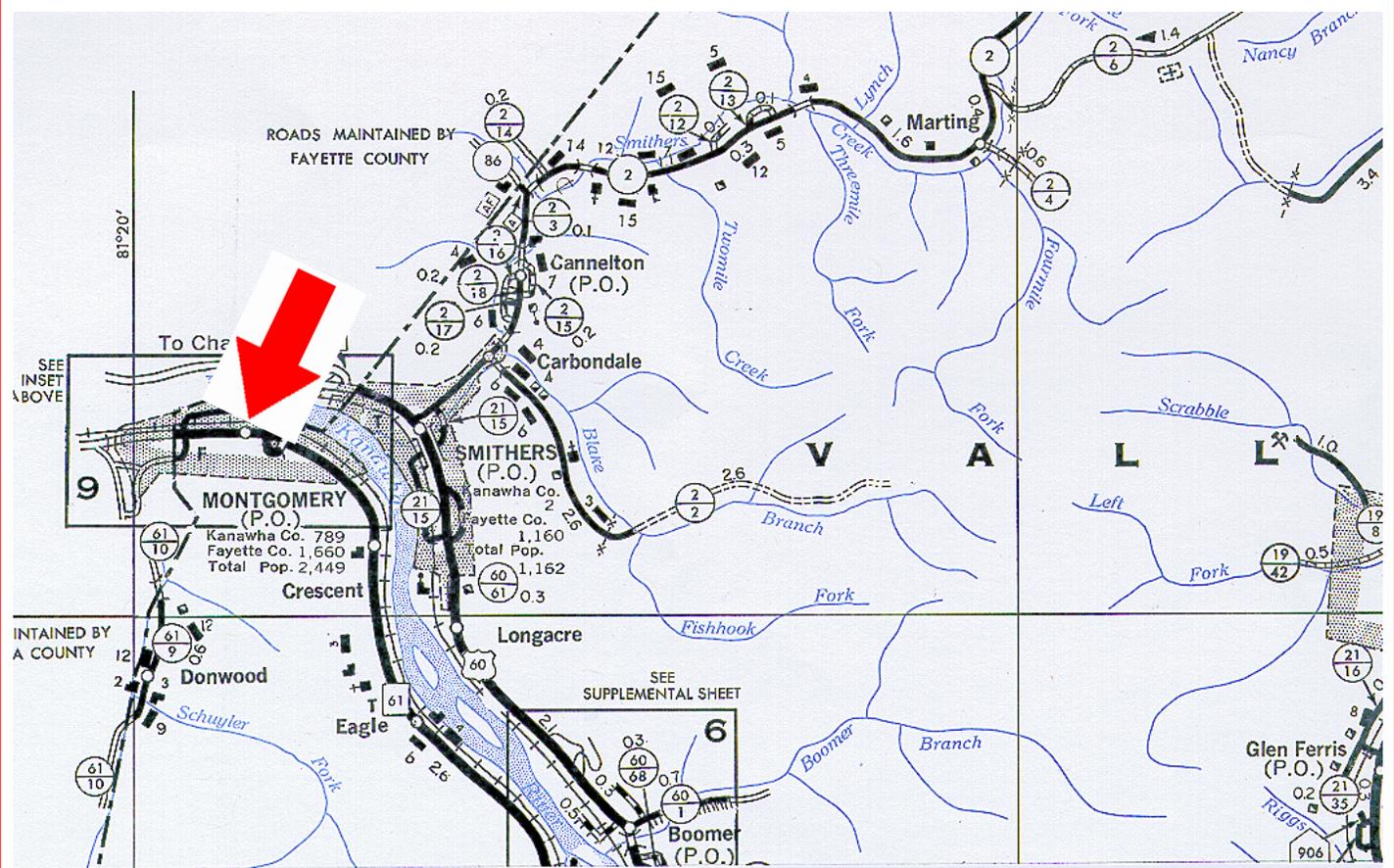
### FOR FURTHER INFORMATION CONTACT

Upper Kanawha Valley Economic Development Corp.  
PO Box 823  
326 3rd Avenue, Suite 307  
Montgomery, WV 25136  
Phone: (304) 981-6400  
Fax: (304) 981-6401  
Email: ukvedcdirector@gmail.com  
Website: www.ukvedc.org

**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.



**TRUCK DOCK LOCATED AT REAR OF BUILDING**



**MONTGOMERY, WEST VIRGINIA**



**2ND FLOOR (2,500 SF AVAILABLE)**



**2ND FLOOR SPACE (LEASED)**



**3RD FLOOR**



**3RD FLOOR CORRIDOR**



**3RD FLOOR KITCHEN (COMMON SPACE)**



**3RD FLOOR CONFERENCE ROOM (COMMON SPACE)**



**3RD FLOOR SUITE 309 (168 SF AVAILABLE)**



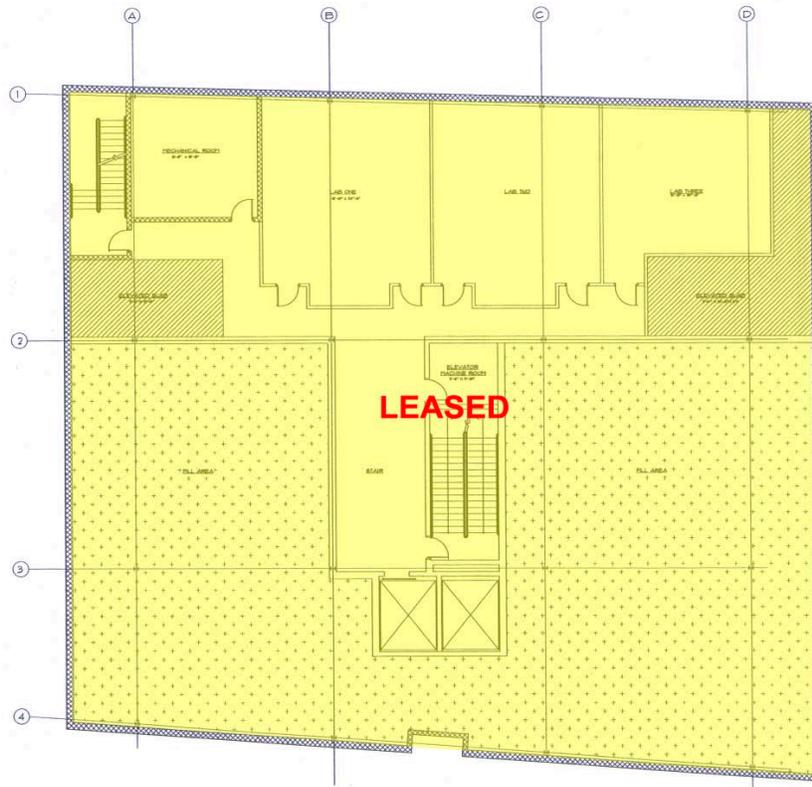
**3RD FLOOR SUITE 310 (224 SF AVAILABLE)**



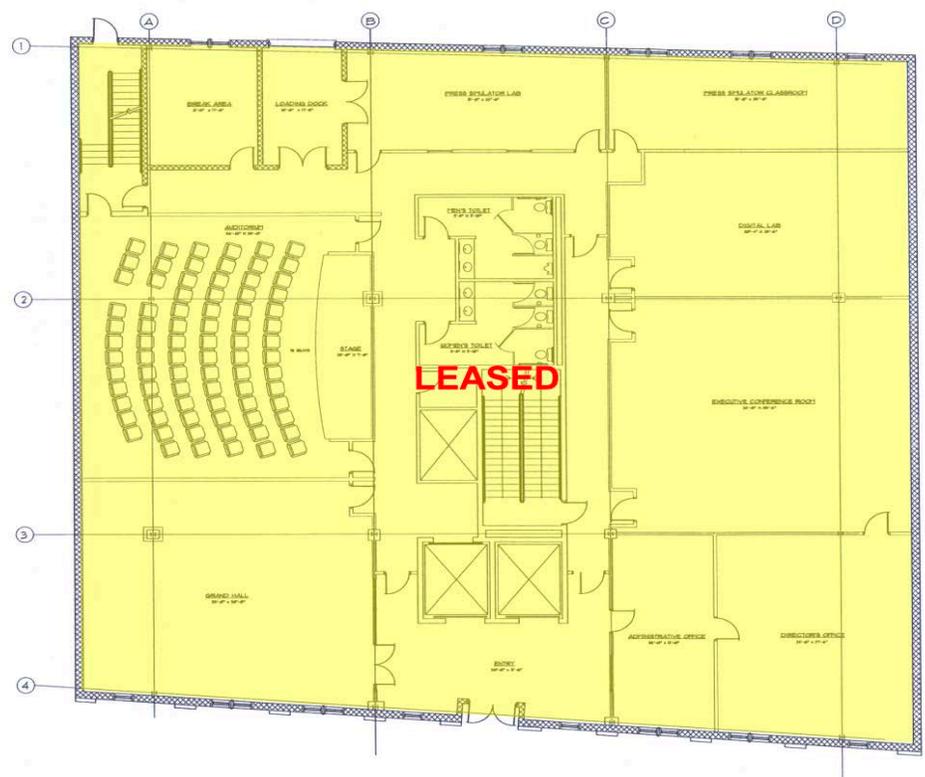
**3RD FLOOR CORRIDOR**



**3RD FLOOR BREAK ROOM (COMMON SPACE)**



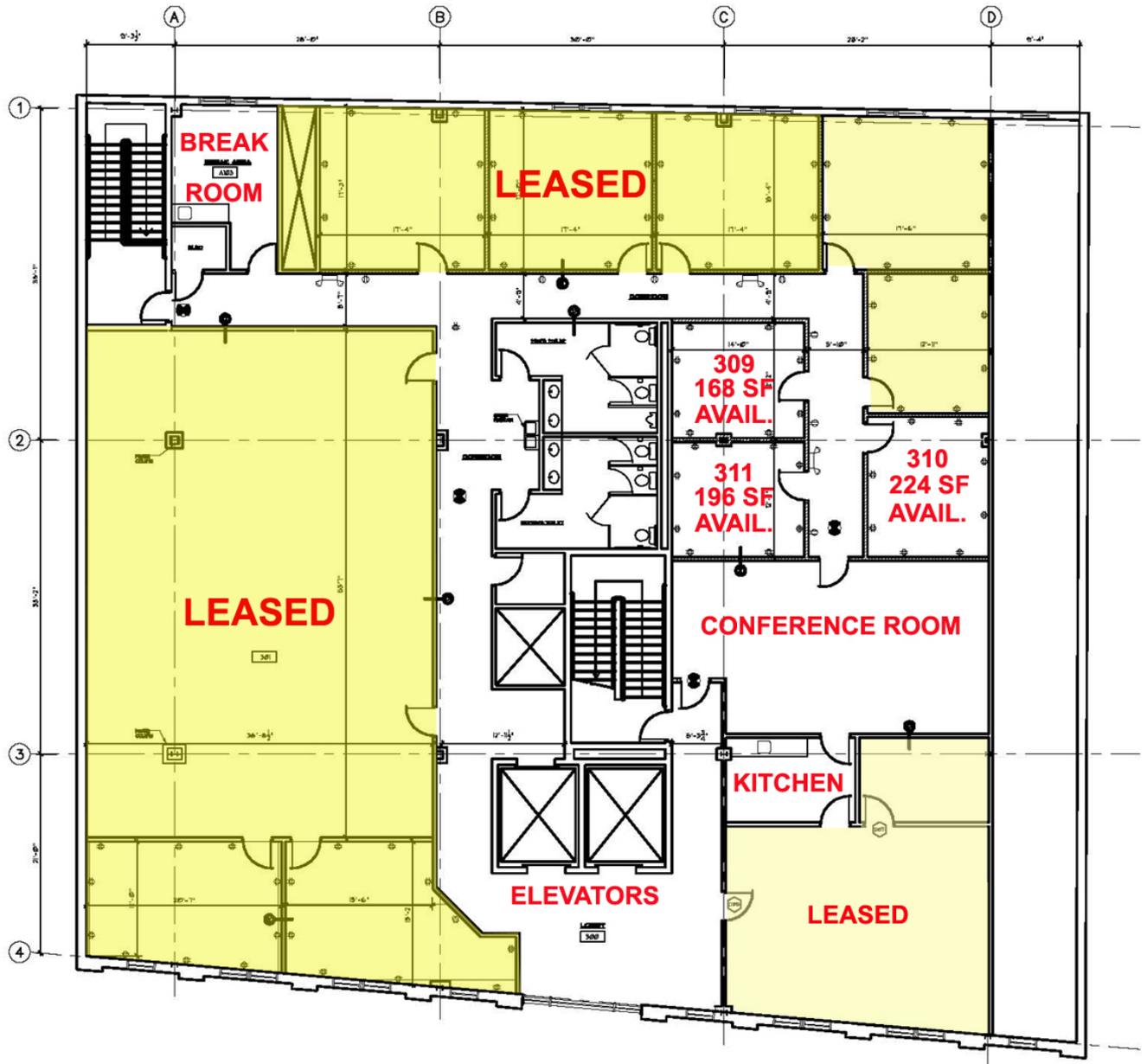
**LOWER FLOOR LAYOUT (NOT TO SCALE)**



**1ST FLOOR LAYOUT (NOT TO SCALE)**



**2ND FLOOR LAYOUT SHOWING AVAILABLE SPACE (NOT TO SCALE)**



**3RD FLOOR LAYOUT SHOWING AVAILABLE AND LEASED SPACE (NOT TO SCALE)**