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
WAREHOUSE 2 CAMP CONLEY

POINT PLEASANT, WEST VIRGINIA

LOCATION

Building Address - 261 Camp Conley Road
Point Pleasant, WV 25550
Located in City Limits - No
Zoning - None
County - Mason
Located in Business/Industrial Park - No
Can the Building be Multi-Tenant - No
Flood Hazard Zone - Location is not within any FEMA Zone

SIZE

Total Sq. Ft. - 14,366
Total Available Sq. Ft. - 14,366
Total Leased Sq. Ft. - 0
Acres - 1.883 +/-
Available Manufacturing/Warehouse Sq. Ft. - 6,438
Available Office Sq. Ft. - 2,928
Available Temperature Controlled Sq. Ft. - 5,000

CEILING HEIGHT

Manufacturing/Warehouse Space - 21'-5" at eaves and 24'-7" at center in one section under steel beams and 20'-10" in temperature and humidity controlled space

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded - Several thousand
Is There Additional Land Available - No
Number of Additional Acres - N/A
Date of Construction - Unknown
Dates of Expansion - Unknown
Date Vacated - July 1, 2015
Floor Thickness and Composition - 6" reinforced concrete
Wall Composition - Metal
Wall Insulation - 6" fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation - 6" fiberglass with vinyl backing
Column Spacing - 25' x 50'
Type of Sprinkler System - None
HVAC - Forced air and Reznor suspended gas radiant heaters
Type of Lighting in Manufacturing/Warehouse Space - Fluorescent and high pressure
Number and Capacity of Overhead Cranes - None
Number of Truck Docks - One
Number and Size of Bay Doors - One 18' wide x 14' high and two 14' x 14'
Number of Parking Spaces - 8
Previous use of the Building - Drug warehouse, temperature and humidity controlled

TRANSPORTATION

Interstate/4 Lane Highway - 5.5 miles to US Route 35
Commercial Airport - 60 miles to Tri-State Airport

Railroad - None
Railroad Siding - None
Navigable Waterway - None
On-Site Barge Facility - None

UTILITIES
Electricity - Appalachian Power Company
Voltage - 240
Phase - 3

Gas - Mountaineer Gas Company
Size of Service Line - 2”
Gas Pressure -

Water - Mason County PSD
Size of Service Line - 1”
Static Pressure - 60 psi
Residual Pressure -
Excess Capacity of Treatment Plant (GPD) -

Sewer - Mason County PSD
Size of Service Line - 4”
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier/Suddenlink
Switching -
Broadband Service - Yes

SALE/LEASE
Sale Price and Terms - Contact owner
Lease Price and Terms - $3,500 per month through June 30, 2018 with potential for extensions
Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT
Thomas Willoughby
Fruth Pharmacy
4016 Ohio River Road
Point Pleasant, WV 25550
Phone: (304) 675-1612 ext. 163
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Fax: (304) 675-7338
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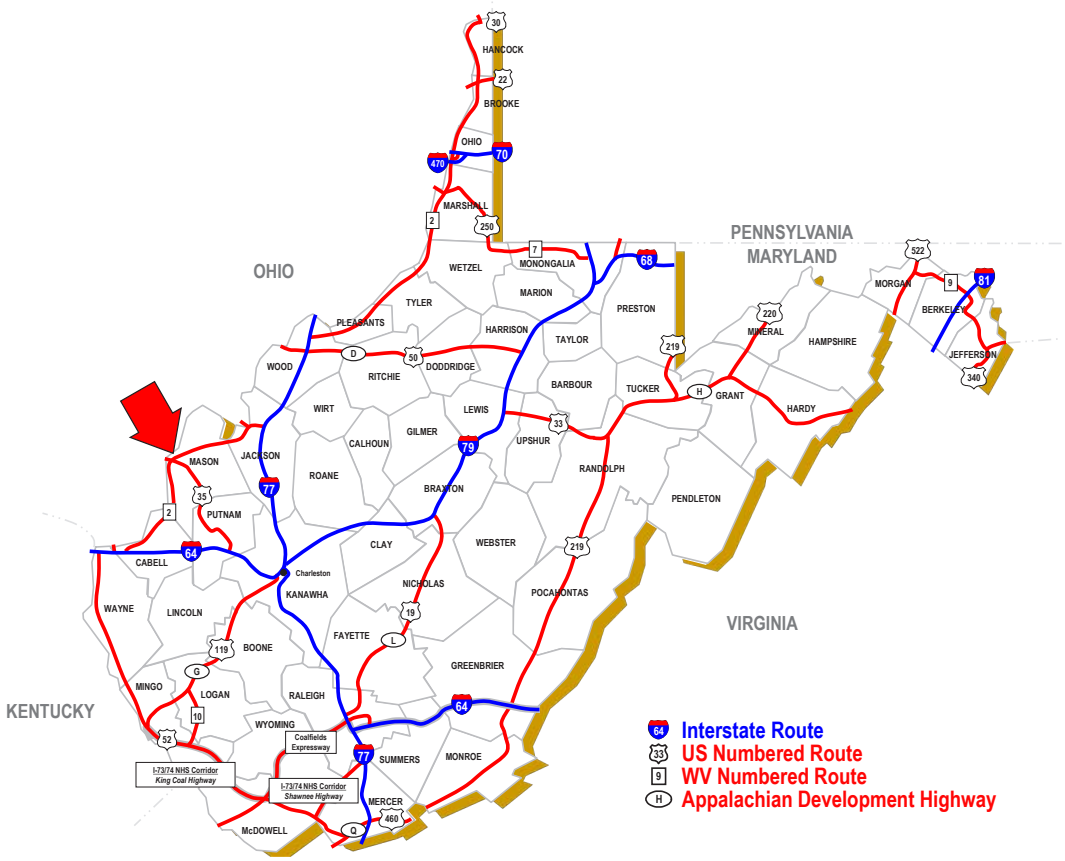
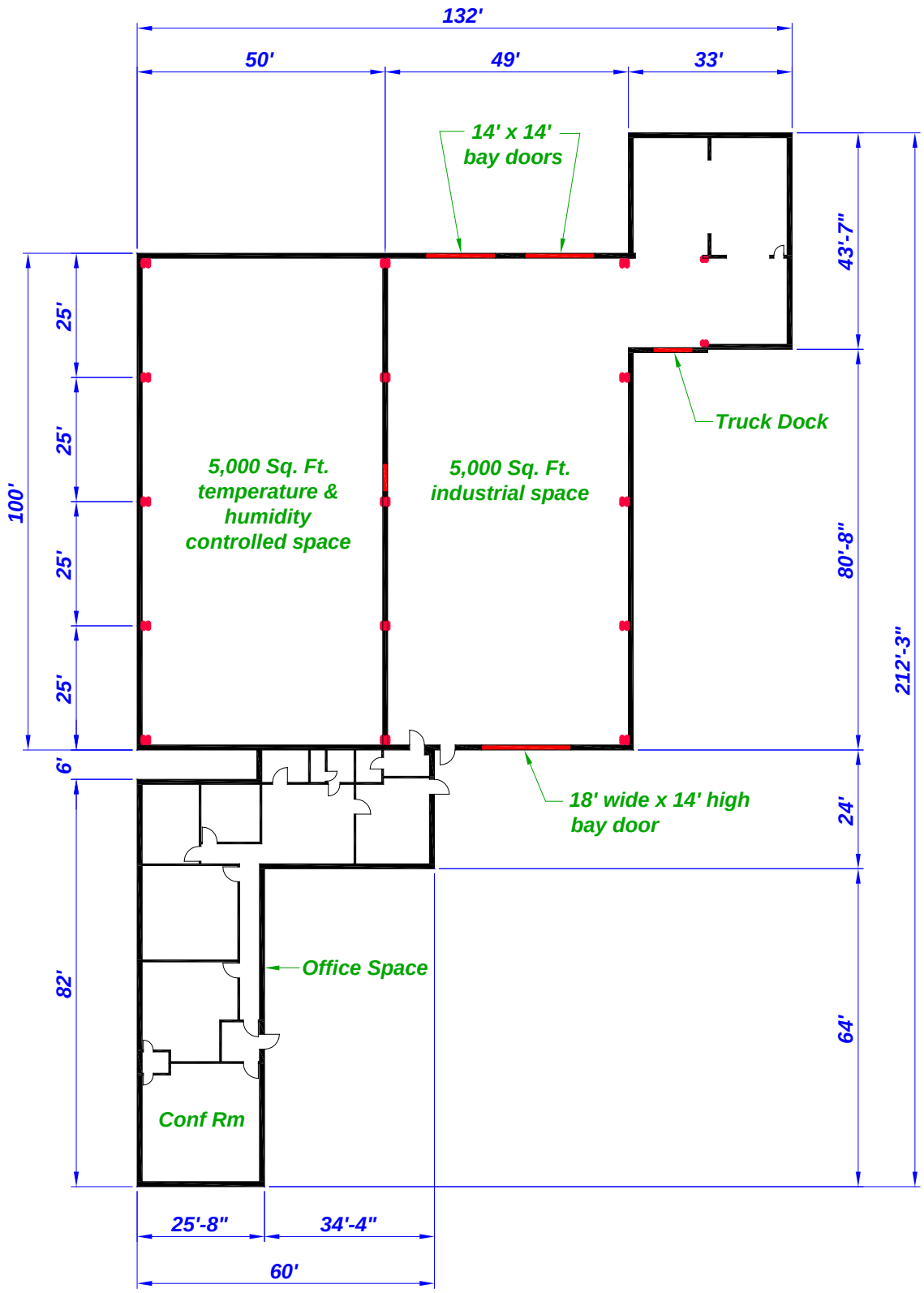
Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.

250 & 500 MILE RADIUS FROM POINT PLEASANT, WEST VIRGINIA

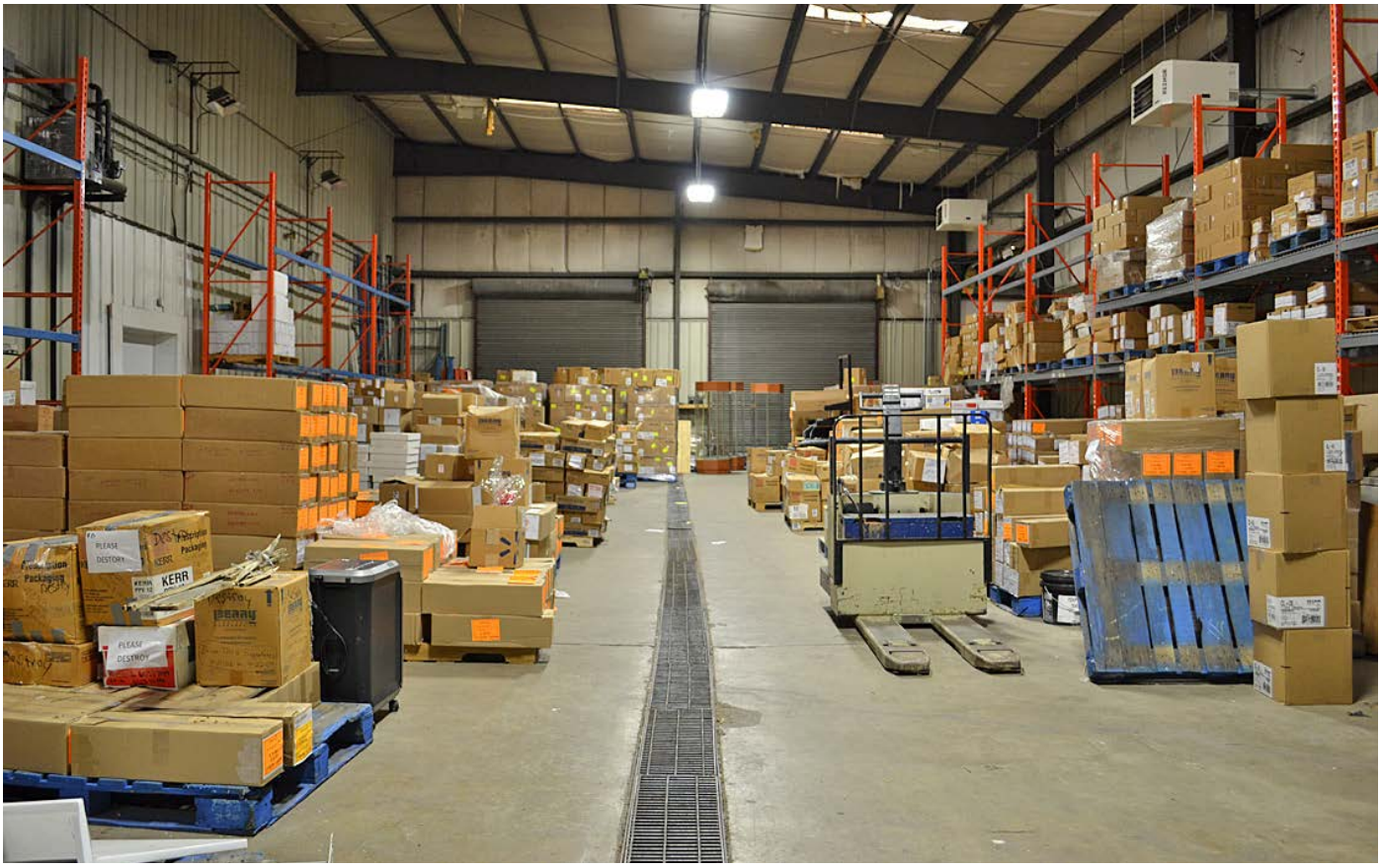


POINT PLEASANT, WEST VIRGINIA

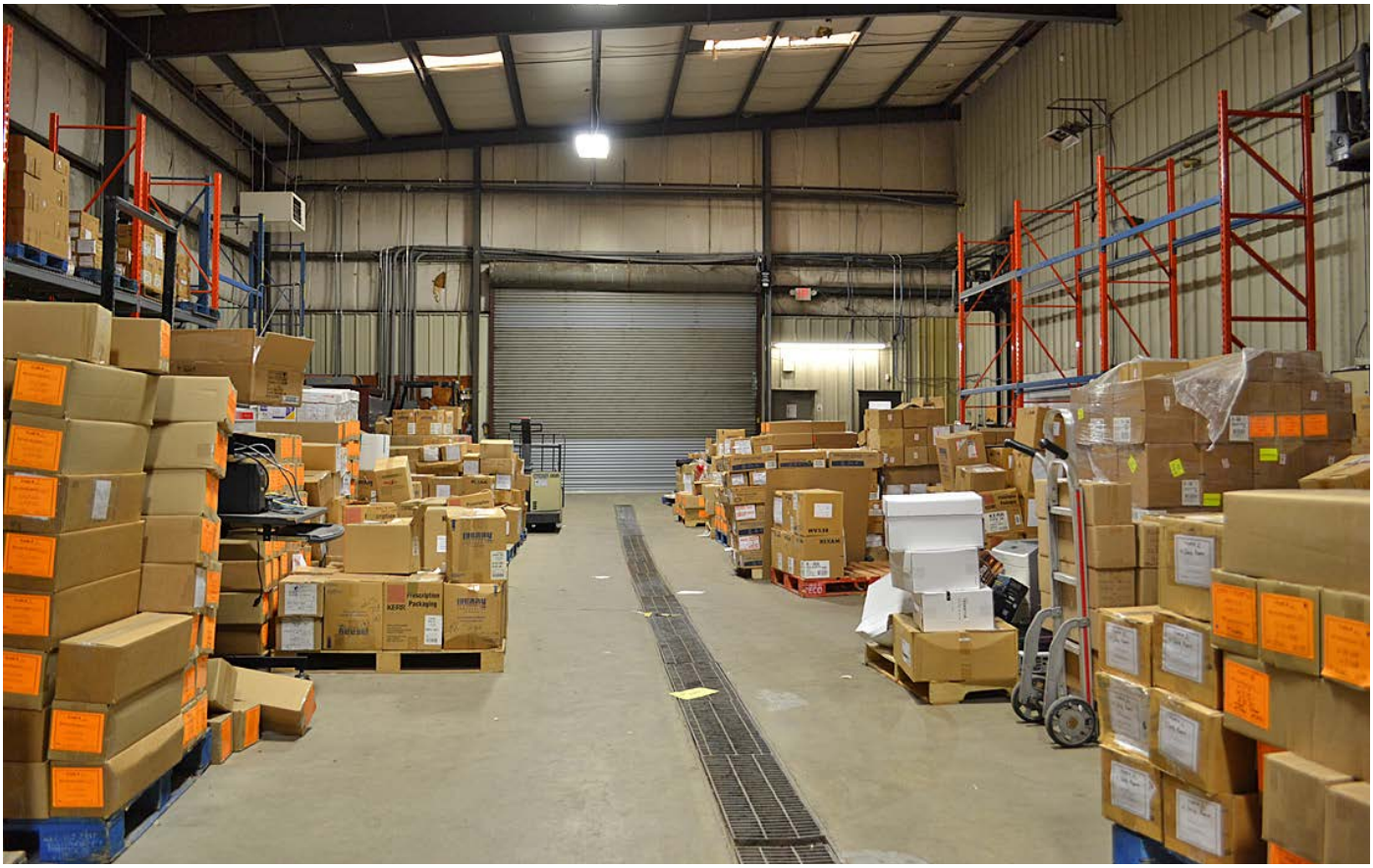
BUILDING LOCATION NEAR POINT PLEASANT, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



MANUFACTURING/WAREHOUSE SPACE



MANUFACTURING/WAREHOUSE SPACE

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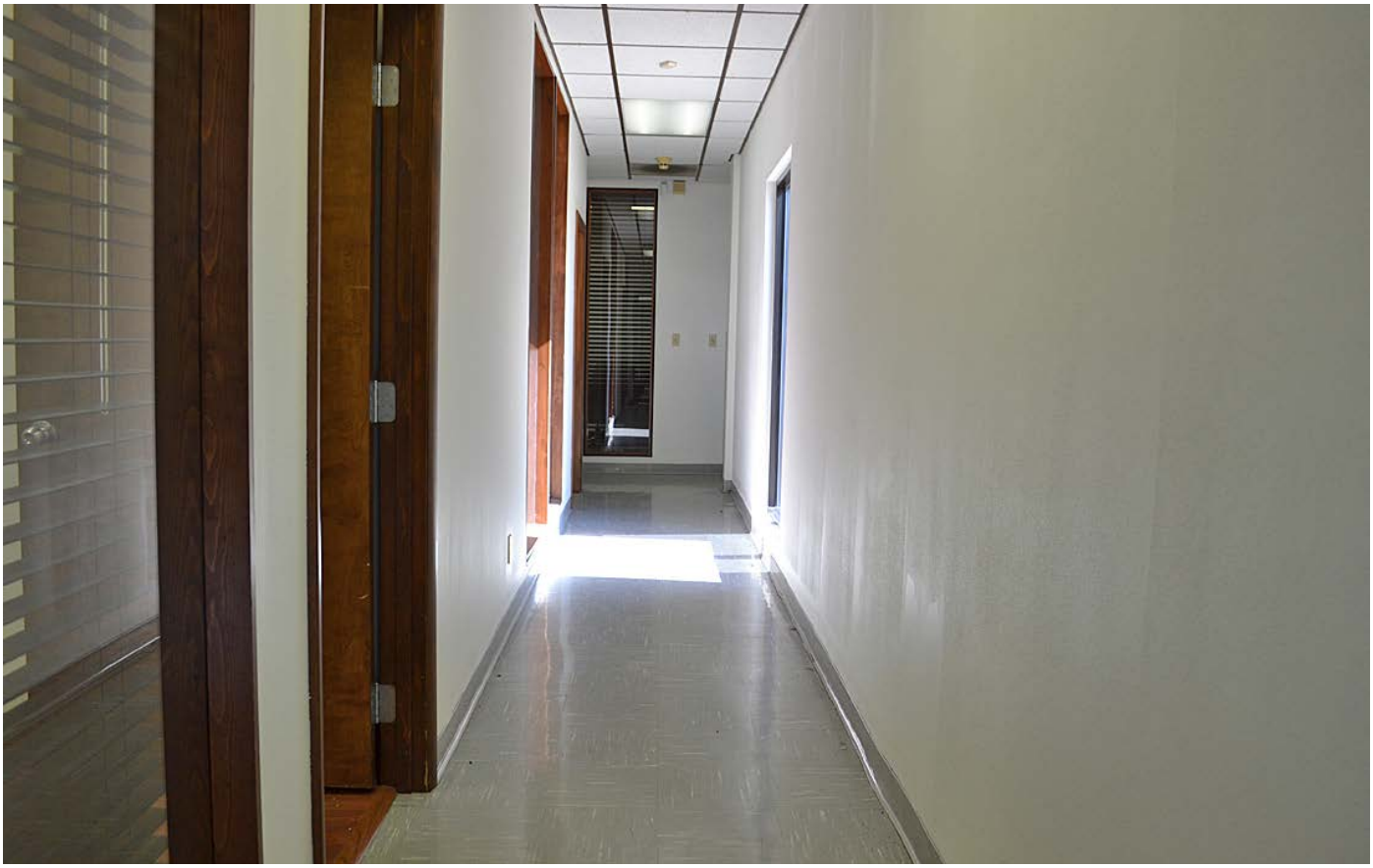
TEMPERATURE AND HUMIDITY CONTROLLED SPACE

CONFERENCE ROOM



OFFICE SPACE CORRIDOR

OFFICE SPACE

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