



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 WEIS ENTERPRISES BUILDING



MASONTOWN, WEST VIRGINIA

LOCATION

Building Address - 342 VIP Drive
Masontown, WV 26542
Located in City Limits - No
Zoning - None
County - Preston
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - No
Flood Hazard Zone - Location is not within any identified flood hazard area (FEMA Issued Flood Map: 54077C0145D)

SIZE

Total Sq. Ft. - 12,500
Total Available Sq. Ft. - 12,500
Total Leased Sq. Ft. - 0
Acres - 9.91
Available Manufacturing/Warehouse Sq. Ft. - 10,000
Available Office Sq. Ft. - 2,500

CEILING HEIGHT

Manufacturing/Warehouse Space - 18' at eaves and 32' at center (Measurements taken underneath support beams)

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded -
Is There Additional Land Available - Yes

Number of Additional Acres -
Date of Construction - 2007
Dates of Expansion - None
Date Vacated - Currently occupied, need 60 to 90 days to vacate
Floor Thickness and Composition - 4" to 6" reinforced concrete
Wall Composition - Metal
Wall Insulation - R11 fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation - R30 fiberglass with vinyl backing
Column Spacing - Clear span
Type of Sprinkler System - None
Office HVAC - Central air
Manufacturing/Warehouse HVAC - 500,000 BTU waste oil and heating oil furnace
Type of Lighting in Manufacturing/Warehouse Space - MH 400 watt high bay fixtures
Number and Capacity of Overhead Cranes - 0
Number of Truck Docks - 0
Number and Size of Bay Doors - Two 14' wide x 16' high, Four 14' wide x 14' high and one 10' wide x 10' high
Number of Parking Spaces - 50 to 100 spaces unpaved
Previous use of the Building - Trucking business

TRANSPORTATION

Interstate/4 Lane Highway - 12 miles to I-68 Interchange Exit 4
Commercial Airport - 15 miles to Morgantown Municipal Airport
Railroad - None



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

UTILITIES

Electricity - Mon Power
Voltage - 208/120 (600 Amp main breaker with two additional 250 Amp and two additional 200 Amp breaker boxes)
Phase - 3

Gas - Lumberport Shinnston
Size of Service Line -
Gas Pressure -

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

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

Telephone Supplier - Frontier
Switching -
Broadband Service -

SALE/LEASE

Sale Price - \$975,000
Sale Terms - Minimum \$10,000 deposit with possession on closing
Lease Price - For sale only
Lease Terms - For sale only
Available Purchase or Lease Date - 60 to 90 days

FOR FURTHER INFORMATION CONTACT

Vickie Jenkins
Real Estate by Vickie Jenkins
18115 Veterans Memorial Highway
Kingwood, WV 26537
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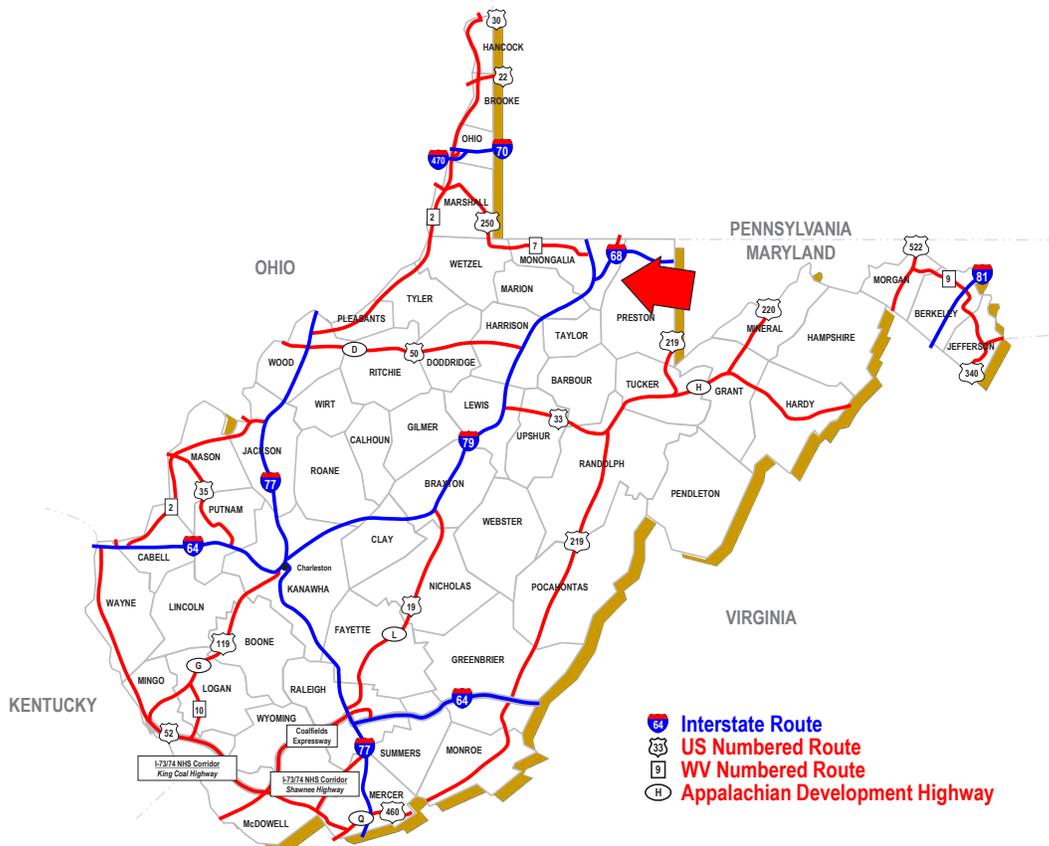
REMARKS

Building dimensions are 100' x 125'.
Three 1/2 baths and one full bath.

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.



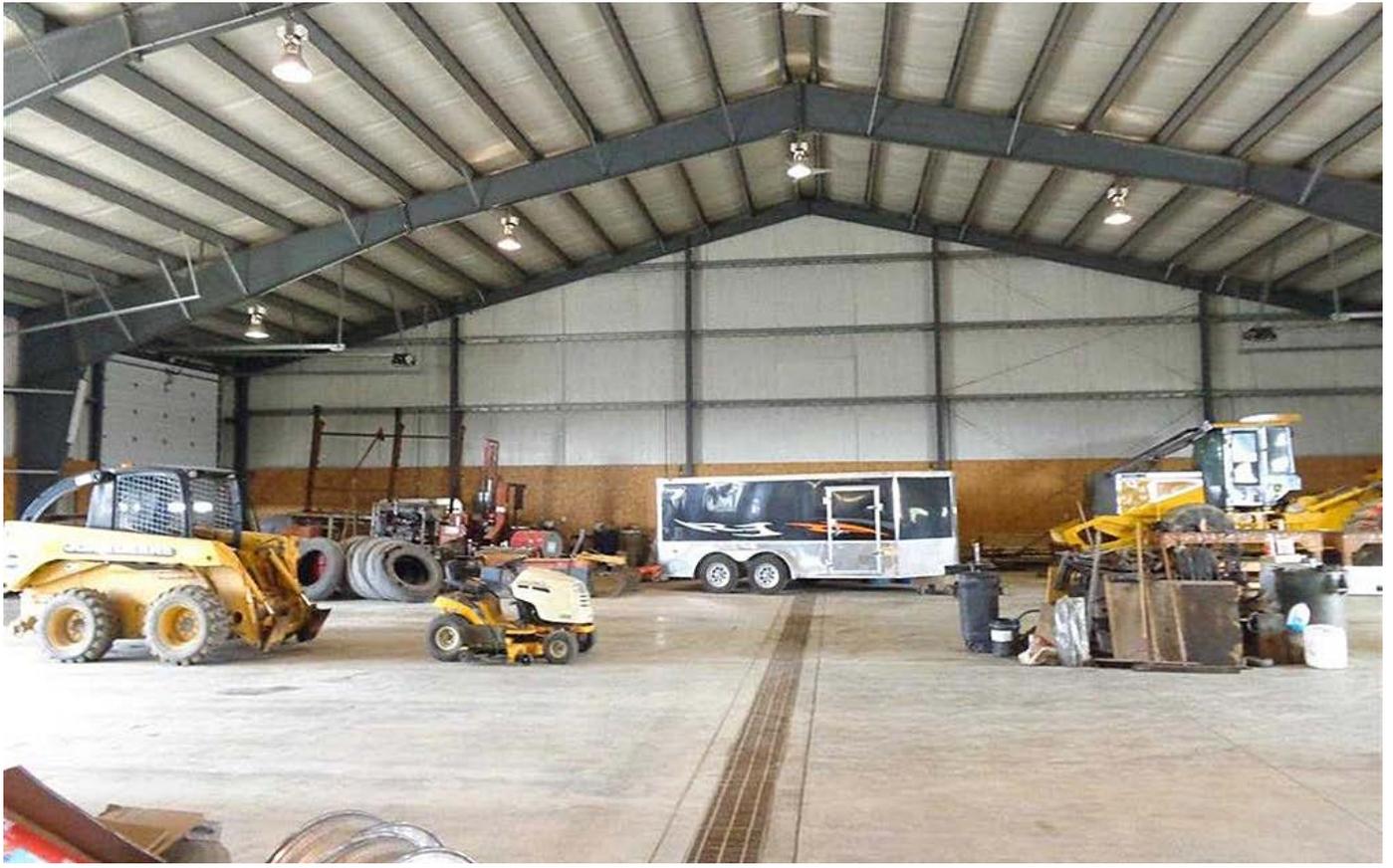
250 & 500 MILE RADIUS FROM MASONTOWN, WEST VIRGINIA



MASONTOWN, WEST VIRGINIA



BUILDING LOCATION NEAR MASONTOWN, WEST VIRGINIA



MANUFACTURING/WAREHOUSE SPACE



MANUFACTURING/WAREHOUSE SPACE



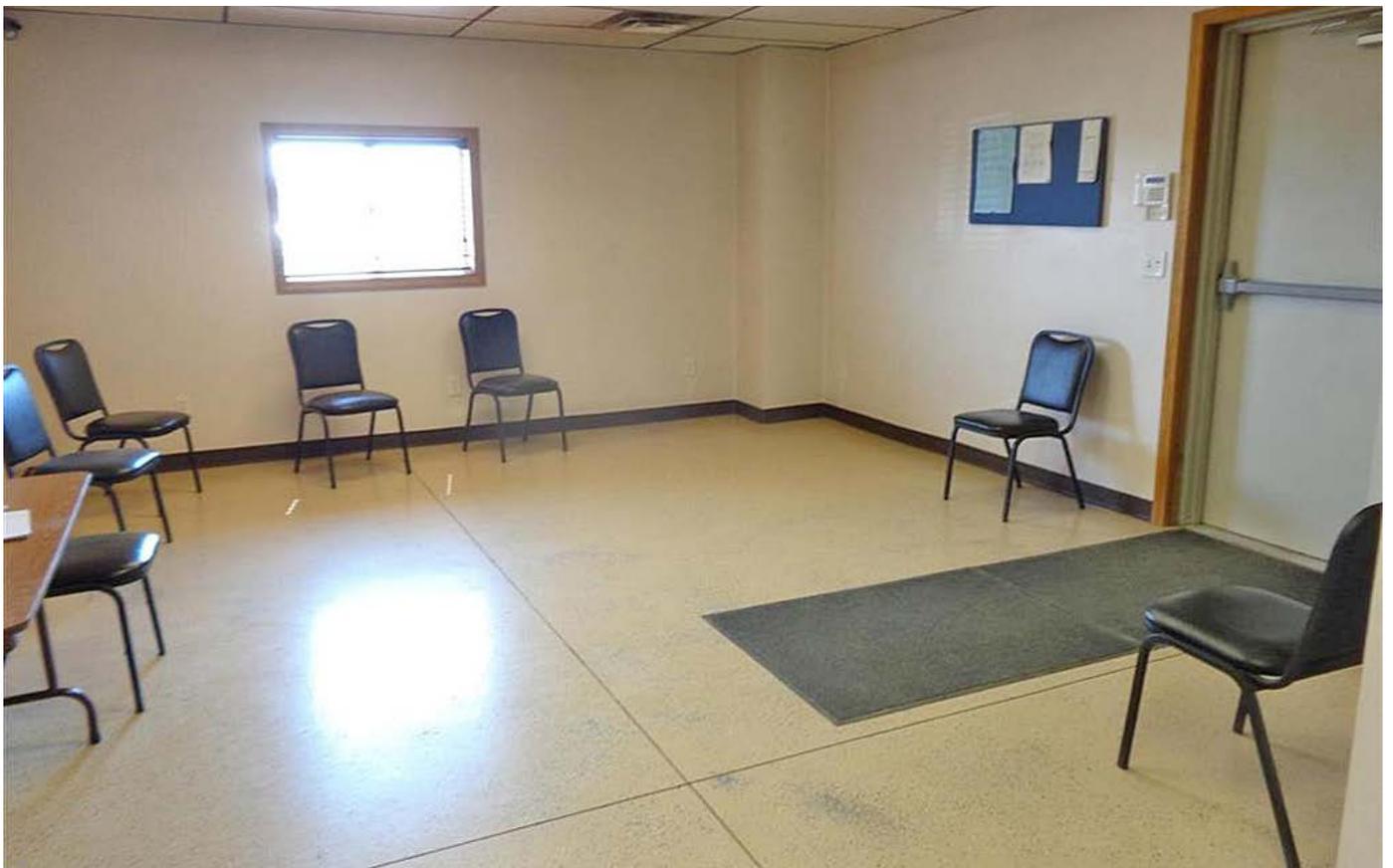
MANUFACTURING/WAREHOUSE SPACE



SPACE LOCATED ABOVE OFFICE AREA



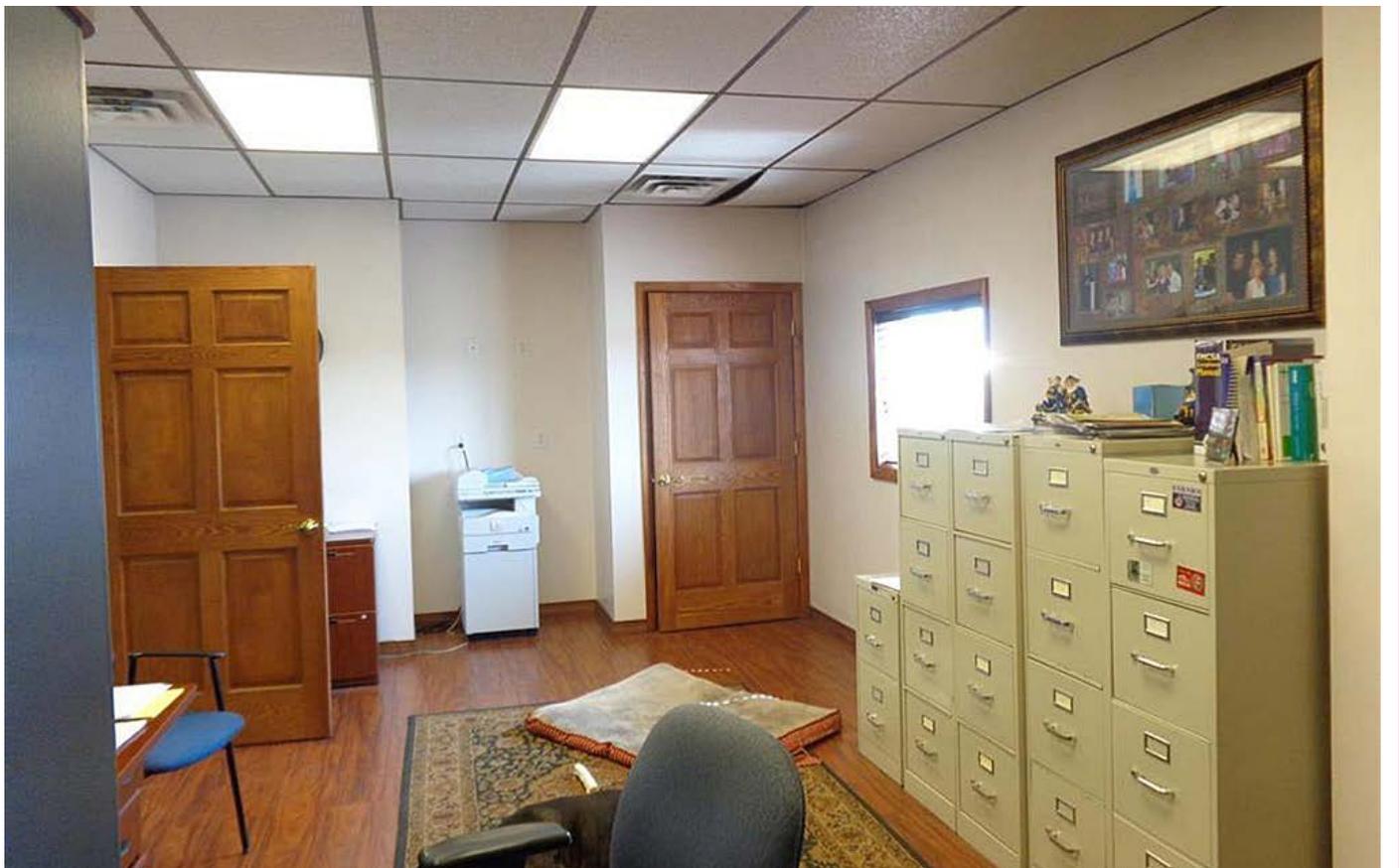
OFFICE SPACE



OFFICE SPACE



OFFICE SPACE



OFFICE SPACE



BREAK ROOM



RESTROOM