



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 NUMBER EIGHT STONECREST DRIVE BUILDING



LOCATION

Address: 8 Stonecrest Drive
Huntington, WV 25701

Located in City Limits: No

Zoning: None

County: Cabell

Flood Hazard Zone: Location is not within any identified flood hazard area

SIZE

Total Square Feet Available: 12,016

Number of Floors: Two

Available Sq. Ft. per Floor: 1st floor - 8,816; 2nd floor - 3,200

Will Owner Subdivide Space: Yes, will lease each floor individually

Acreage: 1.33

SPECIFICATIONS

Former Use of the Building: Currently leased to accounting firm until February 28, 2016

If Former Call Center, how many Work Stations: N/A

Broadband Service Available: Yes, Lumos 800.320.6144

Proximity to Point of Presence (POP): Unknown

Number of Parking Spaces: 1st level front 21 spaces; 2nd level rear 16 spaces

Redundant Power Supply: Backup generator

Redundant Telephone Service: Yes, Comcast 800.391.3000

Security System Installed: Yes, National Central Alarm 304.523.8531

Sprinkler System Installed: No

Date of Construction: 1997

Elevators: None

ADA Compliant Restrooms: Yes

HVAC System: Six gas furnaces with A/C - one electric A/C with no heat for server room

Build-Out Required: No

Annual Taxes: \$11,500.00

UTILITIES

Electricity: Appalachian Power Company

Gas: Mountaineer Gas Company 800.834.2070

Water: West Virginia American Water 800.685.8660

Sewer: Huntington Sanitary Board 304.696.5564

Telephone: Lumos 800.320.6144

FOR SALE/LEASE

Sale Price: For lease only

Lease Rate: \$15.50 psf

Availability: March 1, 2016

FOR FURTHER INFORMATION CONTACT

Robert Duckworth

D&S Real Estate Holdings, LLC

PO Box 322

Barboursville, WV 25504

Mobile: (304) 633-9999

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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.

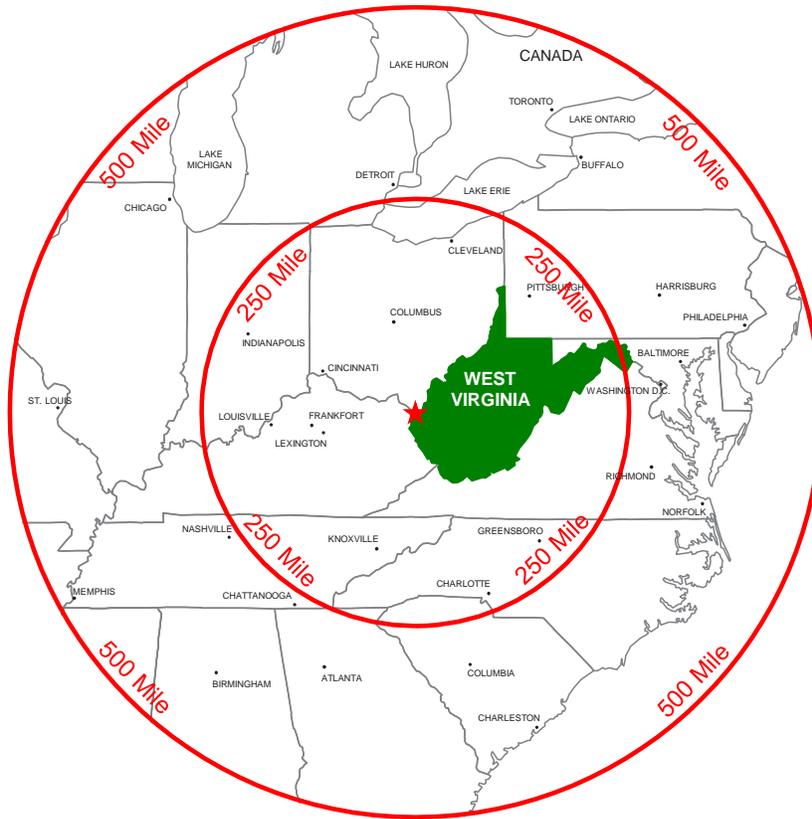




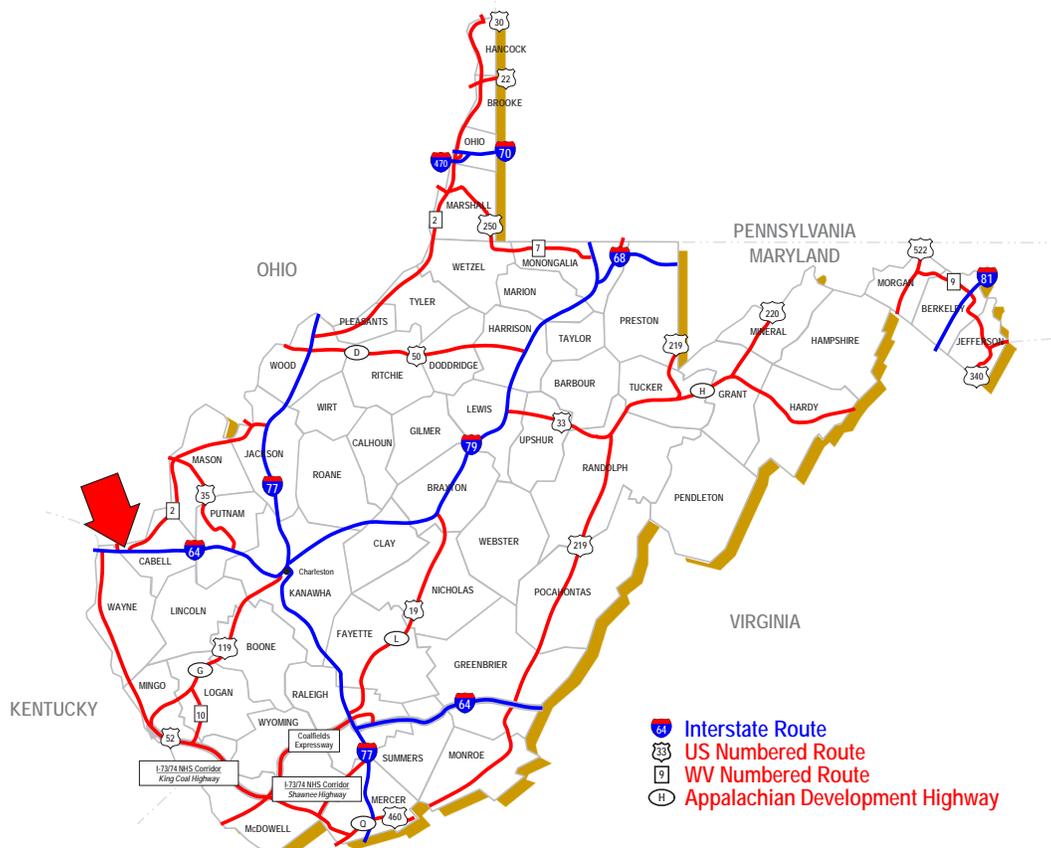
1ST LEVEL FRONT PARKING LOT (21 SPACES)



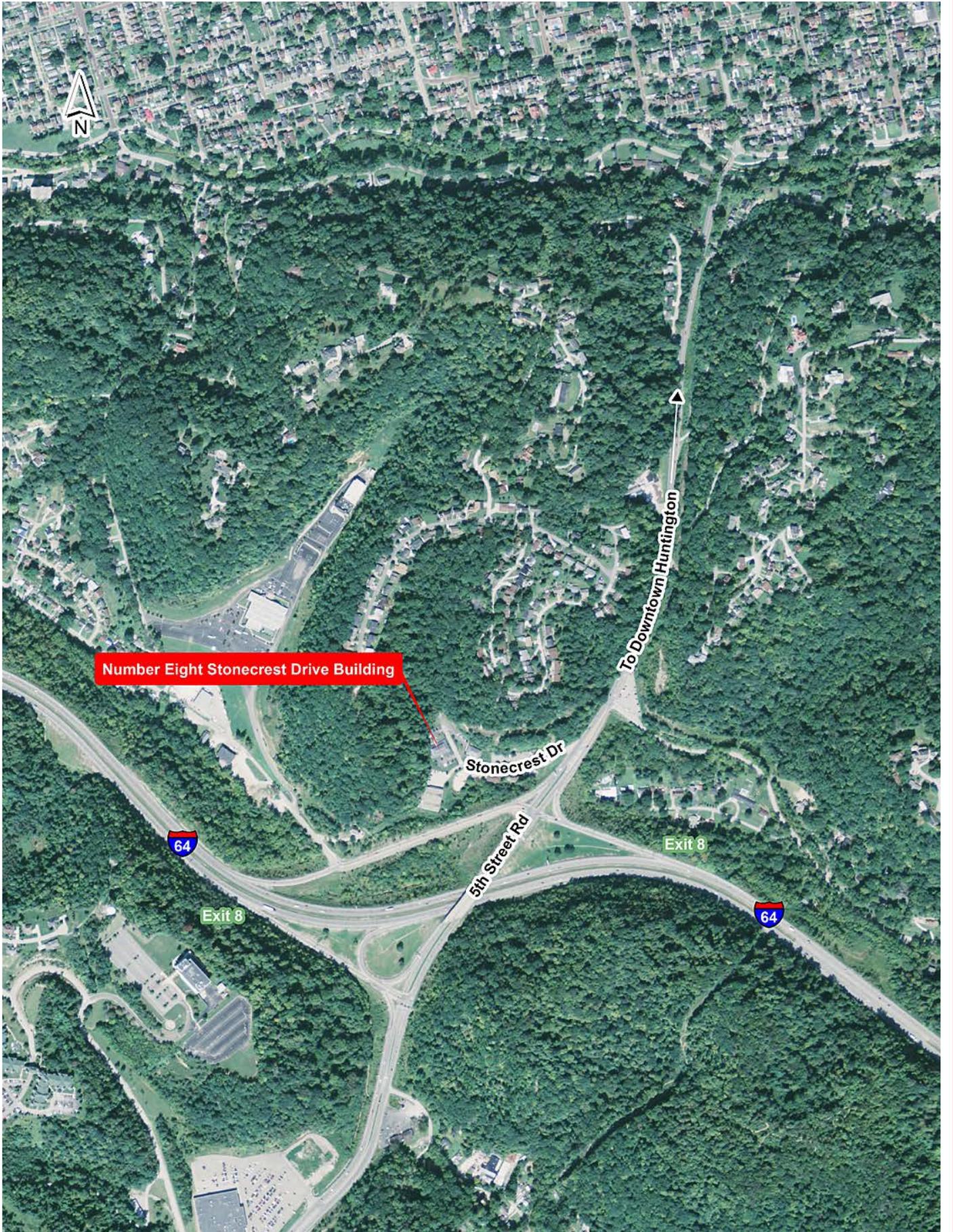
2ND LEVEL REAR PARKING LOT (16 SPACES)



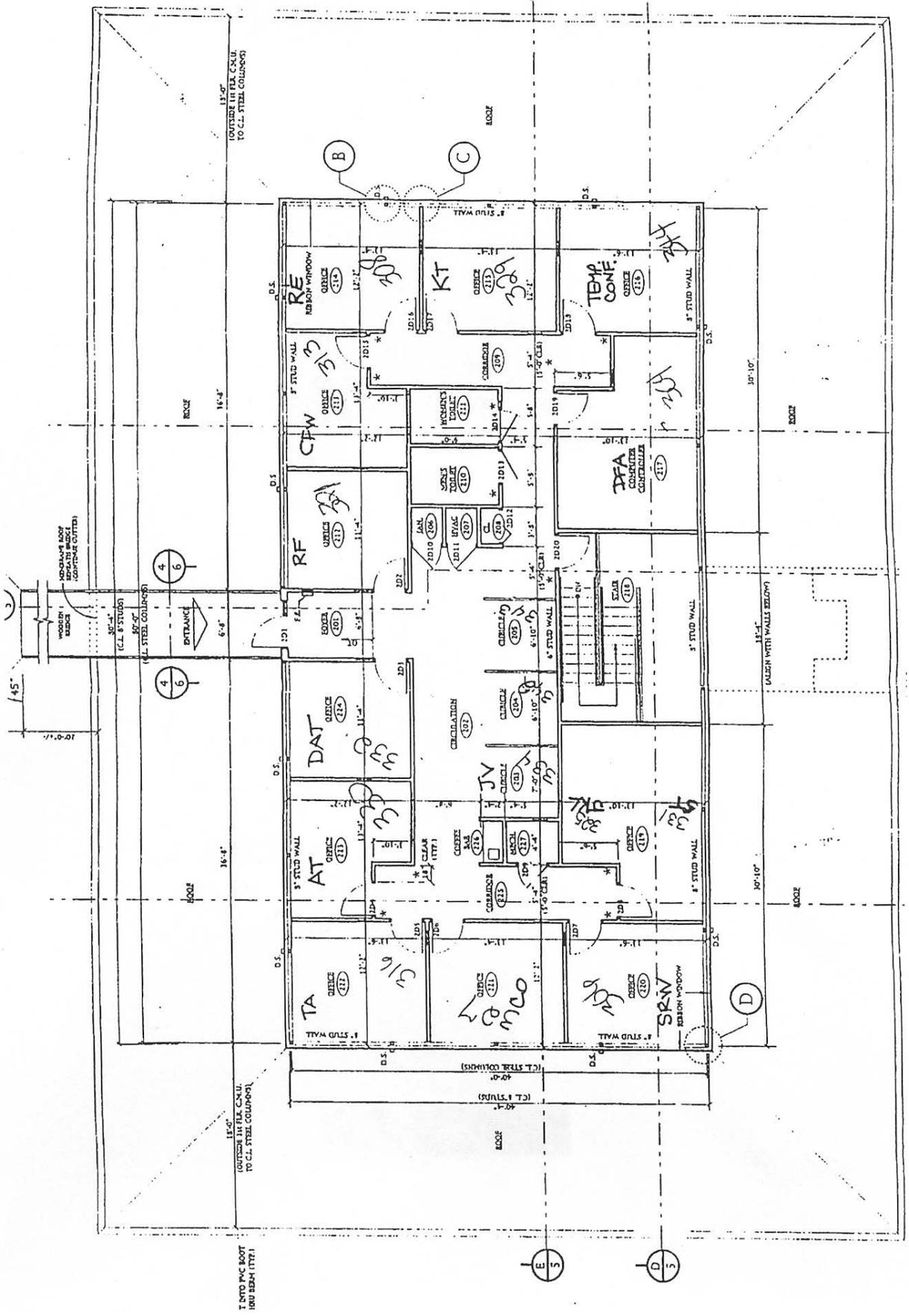
250 & 500 MILE RADIUS FROM HUNTINGTON, WEST VIRGINIA



HUNTINGTON, WEST VIRGINIA



BUILDING LOCATION IN HUNTINGTON, WEST VIRGINIA

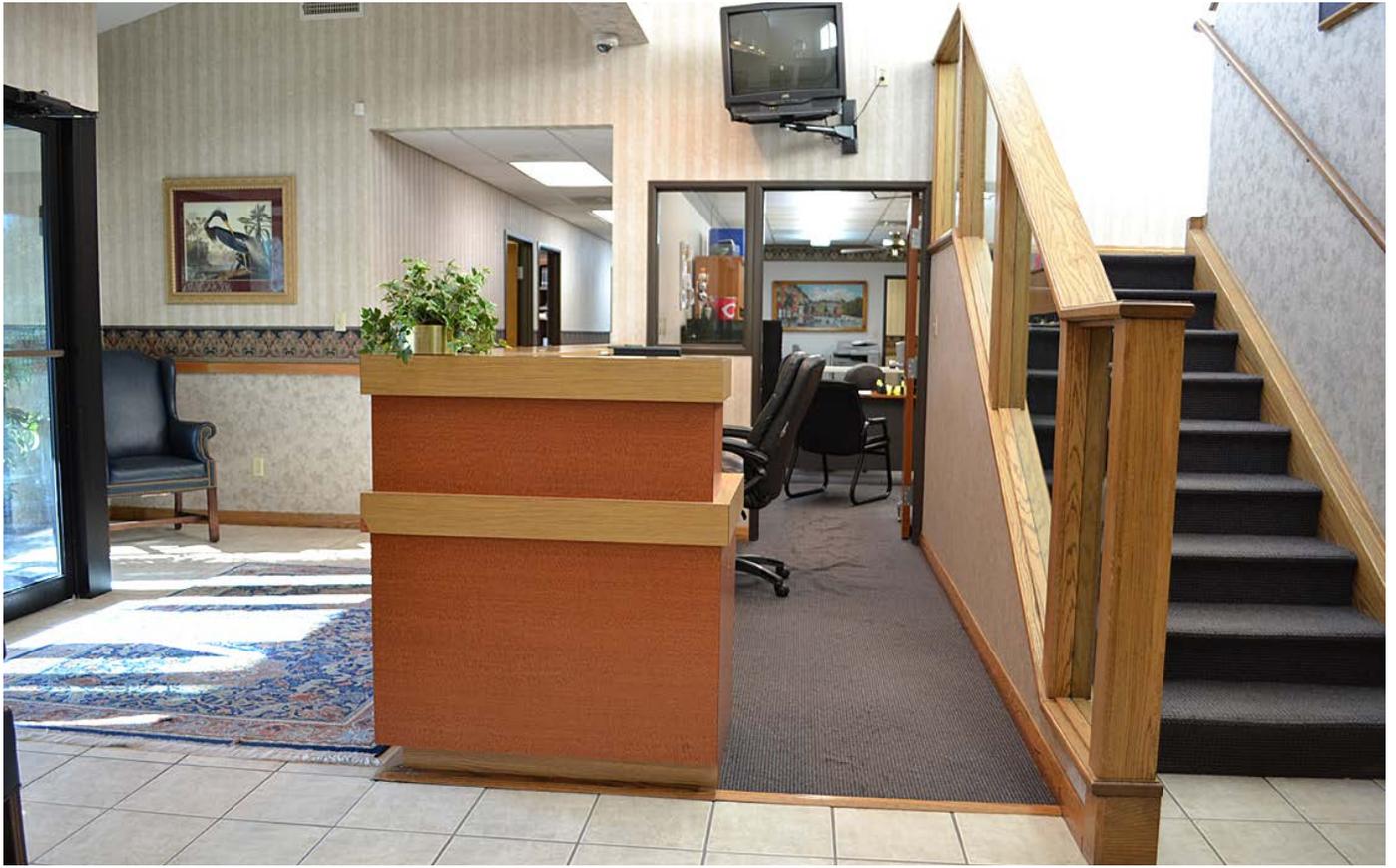


T INTO PVC ROOF
100 BENT (1771)

14'-0"
(OUTSIDE FIN. C.M.U.
TO C.L. STEEL COLUMN)

13'-0"
(OUTSIDE FIN. C.M.U.
TO C.L. STEEL COLUMN)

2ND LEVEL LAYOUT



1ST LEVEL RECEPTION AREA



1ST LEVEL CORRIDOR



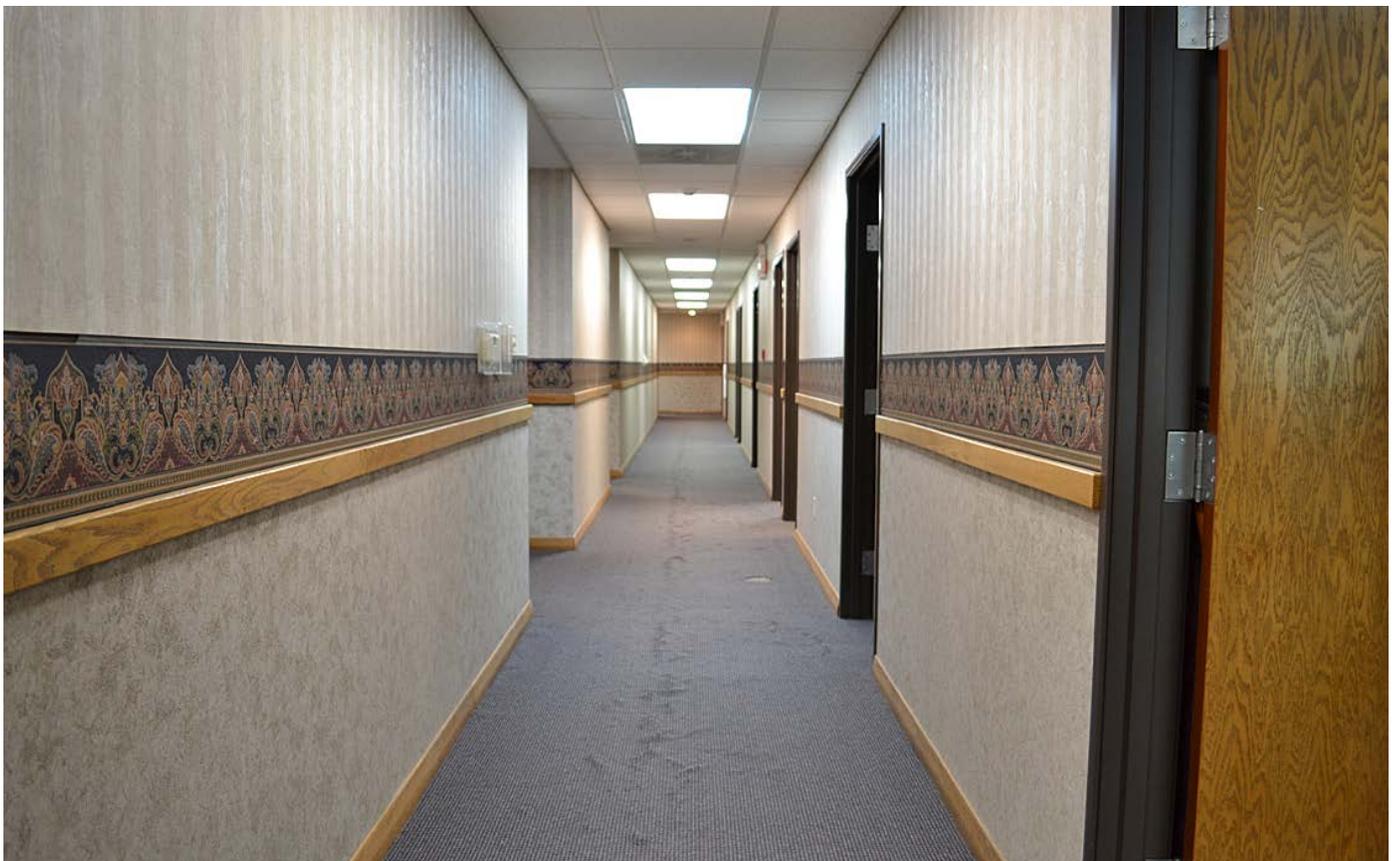
1ST LEVEL CONFERENCE ROOM



ONE OF THREE 1ST LEVEL CORNER EXECUTIVE OFFICES ALL WITH FULL BATH



1ST LEVEL SPACE



1ST LEVEL CORRIDOR



1ST LEVEL TYPICAL OFFICE SPACE



SERVER ROOM



BREAK ROOM



2ND LEVEL ENTRANCE



2ND LEVEL SPACE



2ND LEVEL CORRIDOR



2ND LEVEL TYPICAL OFFICE SPACE



2ND LEVEL CONFERENCE ROOM