



Berkeley Business Park

5550 Winchester Avenue
Martinsburg, WV 25405

Building Description:

- 92,400 Available Warehouse/Manufacturing Space
- Rail along rear of property
- 1/4 mile off of Exit 8 of I-81
- 7 dock doors with dock levelers and shields
- 24' x 40' bay size
- 24' clear warehouse ceiling height
- Ample employee parking

Building Construction:

- Structural steel frame
- Bar Joists and Metal Roof Deck
- Exterior Walls—Masonry Block and Steel Insulated Wall Panels
- Floor—6" Concrete with Non-Metallic Hardener
- 2" Insulation with EPDM Roofing
- Toilets and Employee Entrance 1,780 sq. ft.

Utilities:

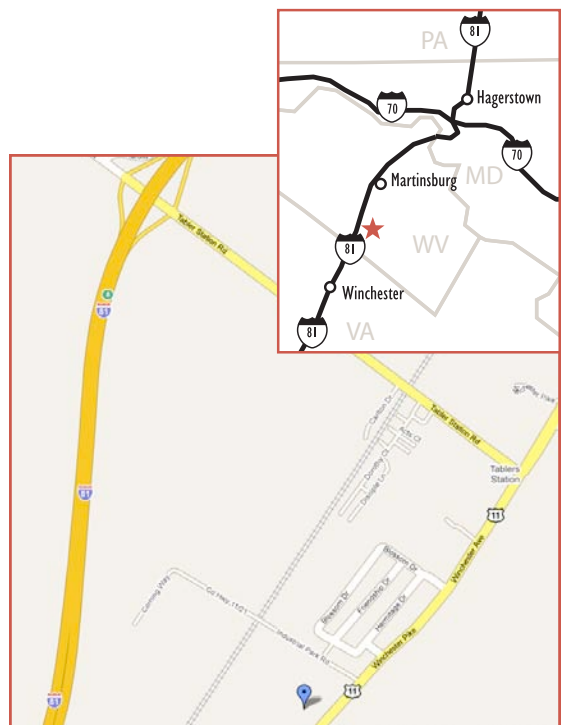
- Fire Protection - Wet Pipe System: .320 gpm/sf over the max. floor area of 4,000 sq. ft.
- Monitored Fire Alarm System
- Electric 400 AMP Service, 277/480 Volts, Three Phase
- Lighting Metal Halide Lighting
- Heating Gas Fired Unit Heaters
- Water 10" Berkeley County
- Sewer Berkeley County

About The Community:

- 56th fastest growing county in the United States
- Convenient to truck, CSX rail, & air freight capabilities
- State committed to improving business climate through new business-friendly initiatives
- Area houses a readily skilled workforce



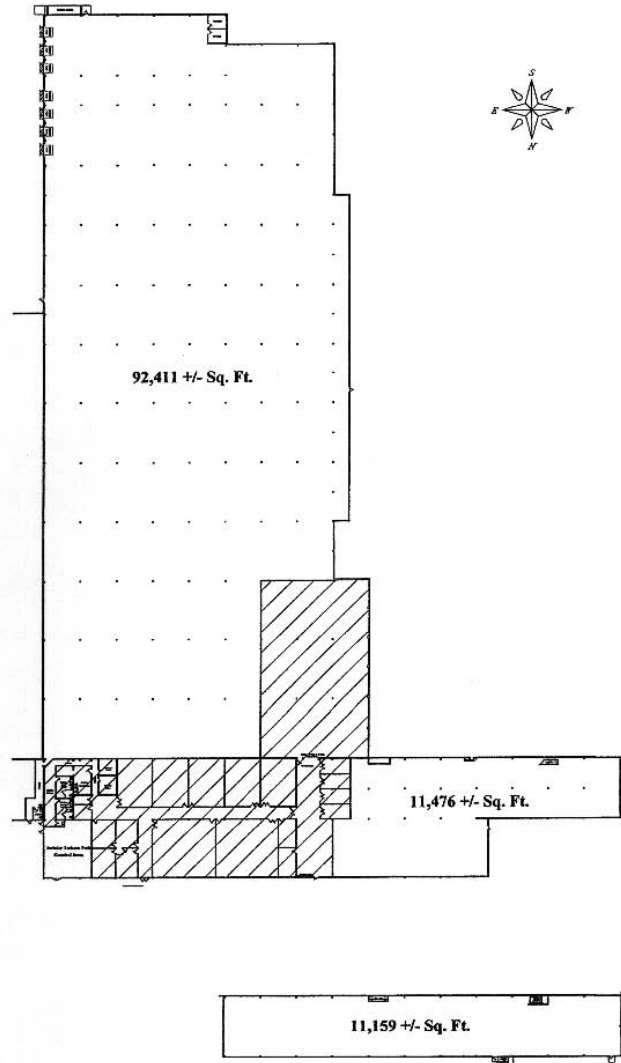
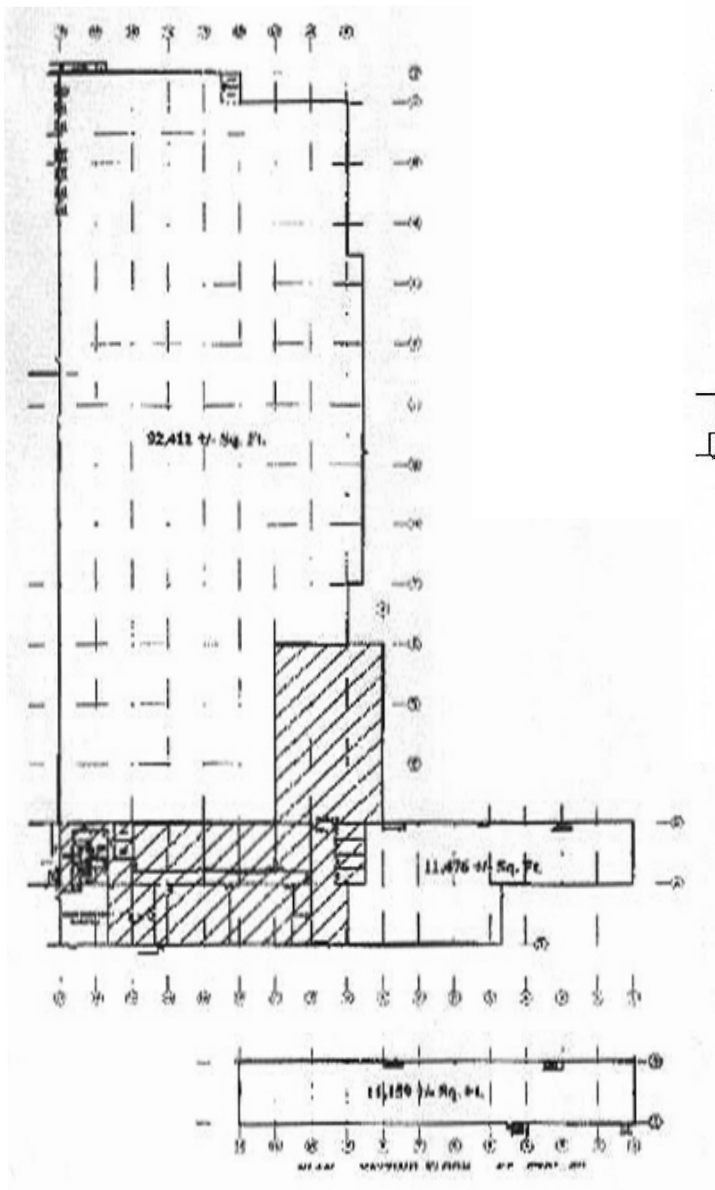
SEE FLOORPLANS ON REVERSE ▶





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PLAN - SECOND FLOOR - EL. 570'-6"