

SHOCKEY Commerce Center

Shockey Commerce Center

891 Auto Parts Place

Martinsburg, WV 25403

Building Description:

- 938,000 Available Manufacturing/Warehousing Sq. Ft.
- In place sidetracks from CSX Railroad to building
- Can be subdivided
- 19,000 Available Office Sq. Ft.
- 62 Dock Doors
- 8 Drive-Through Bay Doors
- 2,277,000 Total Sq. Ft.
- Additional Land Available on 125 Acres
- 700+ Parking Spaces
-

Building Construction:

- Roof: Membrane with 2" fiberglass insulation
- Ceiling Height: Manufacturing/Warehouse - 27'-8"
Office Ceiling Height: 9 ft.
- Floors: 6" to 8" concrete
- Walls: Painted block and insulated metal panels with 1" fiberglass insulation
- Column Spacing: 50' x 50'
- Sprinkler System: Wet pipe system: Flow Rate: 6,750 gpm, Static Pressure: 155 psi, Density: 85 gpm/sf over the most remote of 2,500 sf, Residual Pressure: 103 psi
- HVAC: Gas fired roof heaters in warehouse & manufacturing areas. Gas fired, hot water system, chilled water units in office areas
- Lighting: Metal halide and new energy saving fluorescent in warehouse/manufacturing areas

Utilities:

- Electric: Allegheny Power 3-phase 277/480 volt
- Gas: Mountaineer Gas 6" service line
- Water: Berkeley County 12" main, 72 psi static pressure, 65 psi residual pressure
- Sewer: Berkeley County 12" Service line
- Telephone: Verizon Digital switching, Broadband



About The Community:

- 56th fastest growing county in the United States
 - Located on the I-81 "Distribution Corridor"
 - Property is located in a "Hub Zone"
 - Convenient to truck, CSX rail, & air freight capabilities
 - State committed to improving business climate through the "Open For Business" initiative
- Area houses a readily skilled workforce

Lease Terms:

- Warehouse space - \$3.50/SF, NNN
- Estimated Taxes - \$0.19/SF
- Insurance - \$0.08/SF
- CAM - \$0.13/SF

SEE FLOORPLAN
ON REVERSE ▶



SHOCKEY Commerce Center

Shockey Commerce Center

891 Auto Parts Place

Martinsburg, WV 25403

